

2023年 8月 3 日

Appendix I of RNTPC
Paper No. A/HSK/487

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

31 AUG 2023

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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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

2302400

31.8.2023

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/HSK 1487
	Date Received 收到日期	31 AUG 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Team Harvest Limited (屯豐有限公司)

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

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

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 8,348 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 8.8 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial (1)" ("C(1)") and area shown as "Road"
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Equipment and Construction Materials (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☒ published notices in local newspapers on 28/08/2023 (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
23/08/2023 (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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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) 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))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
		<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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> </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"/>																															

	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)

(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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/ HSK / 251
(b) Date of approval 獲批給許可的日期	23/10/2020 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	14/11/2023 (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 Equipment and Construction Materials
(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 3 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to attached Planning Statement.

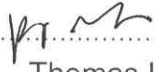
8. Declaration 聲明

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


.....
Thomas LUK

Name in Block Letters
姓名（請以正楷填寫）

N.A.

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

Aikon Development Consultancy Limited



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

Date 日期

30/08/2023

(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	Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第124約地段第3376號(部分)、第3377號(部分)、第3378號(部分)、第3379號(部分)、第3380號、第3381號(部分)、第3382號(部分)、第3383號(部分)、第3384號(部分)、第3385號(部分)、第3386號(部分)、第3387號(部分)、第3388號(部分)、第3389號(部分)、第3390號、第3391號(部分)、第3392號(部分)及第3393號(部分)
Site area 地盤面積	8,348 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖 (編號：S/HSK/2)
Zoning 地帶	"Commercial (1)" ("C(1)") and an area shown as "Road" 「商業(1)」及顯示為「道路」的地方
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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	Renewal of Planning Approval of Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years 臨時露天存放建築器材及建築材料的規劃許可續期 (為期 3 年)

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	8.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	2.6	<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	0.105 % <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		2
	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) 24 tonnes Goods Vehicle; Dimension: 11m(L) x 3.5m(W))		2
	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) 24 tonnes Goods Vehicle; Dimension: 11m(L) x 3.5m(W))		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
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 checked="" type="checkbox"/>
Location plan, Lot Index Plan, Outline Zoning Plan extract, site photos		
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。



Section 16 Planning Application
Renewal of Planning Approval under
Application No. A/HSK/251

Temporary Open Storage of Construction
Equipment and Construction Materials for
a Period of 3 Years

Lots 3376 (Part), 3377 (Part), 3378 (Part),
3379 (Part), 3380, 3381 (Part), 3382
(Part), 3383 (Part), 3384 (Part), 3385
(Part), 3386 (Part), 3387 (Part), 3388
(Part), 3389 (Part), 3390, 3391 (Part),
3392 (Part) and 3393 (Part) in D.D. 124,
Ping Shan, Yuen Long, New Territories

Planning Statement

Prepared by
Aikon Development Consultancy Ltd.

Address:
Unit 1310, Level 13, Tower 2 Metroplaza,
No. 223 Hing Fong Road, Kwai Chung, Hong Kong
Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email: info@aikon.hk

August 2023

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years (hereinafter referred to as “the proposed uses”) at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed uses in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/HSK/251) approved on 23.10.2020 (hereinafter referred to “the last approved application”) which will be expired on 14.11.2023 such that the applicant will be given an opportunity to continue utilizing the application site for the proposed uses under the circumstances that, there would be no changes in the nature and operation of the proposed uses.

The majority of the application site currently falls within an area zoned “Commercial (1)” (“C(1)”) with some area designated as “Road” on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018. As detailed throughout this Planning Statement, the proposed uses are well justified on the grounds that:-

- (a) *The application site is subject to 3 previous planning approvals for uses being the same as the proposed use;*
- (b) *There is an imperative need for storage of construction equipment and materials due to the fast-growing demands on construction and civil engineering works being initiated by the Government in the recent years.*
- (c) *It will be in line with Town Planning Board Guidelines No. 34D as there will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) *It will not be contrary to the Town Planning Board Guidelines No. 13G;*
- (e) *Valuable land resources can be optimized since lengthy and Complicated Processes including land resumption, construction and approvals/consents from Government departments (if any) would be required to put forth the planning intention of “C(1)” zone prior to the commencement of permanent development and it is unlikely that the aforesaid will be completed within the next 3 years;*
- (f) *Temporary nature of the current application should not jeopardize nor pre-empt the future development of “C(1)” zone should the application site be resumed to the Government for any work commencement in accordance with Hung Shui Kiu New Development Area (HSK NDA) in future, which normally require a long process. The application site will become an optimum use before the commencement of development works;*
- (g) *No adverse infrastructural, environmental nor traffic impact are anticipated since there*

- will be no major changes in terms of site configuration, no. of trips involved, nature of use and operation. Moreover, the existing drainage provision and landscape treatment would be continued to be properly maintained;*
- (h) *No adverse drainage impact nor flooding problems is envisaged since the application site has accessed existing drainage channel for discharge, and the Applicant has submitted and implemented detailed drainage proposal; and*
- (i) *No undesirable precedent will be set considering the approval of similar applications by the Board previously.*

In view of the list of planning justifications detailed in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the proposed uses for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作為期三年臨時露天存放建築器材及建築材料用途（以下簡稱「擬建用途」）。該申請涉及地點位於新界元朗屏山丈量約份第 124 約地段第 3376 號（部份）、第 3377 號（部份）、第 3378 號（部份）、第 3379 號（部份）、第 3380 號、第 3381 號（部份）、第 3382 號（部份）、第 3383 號（部份）、第 3384 號（部份）、第 3385 號（部份）、第 3386 號（部份）、第 3387 號（部份）、第 3388 號（部份）、第 3389 號（部份）、第 3390 號、第 3391 號（部份）、第 3392 號（部份）及第 3393 號（部份）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬建用途作城規會考慮。

該申請是為了城規會於 2020 年 10 月 23 日批准並將於 2023 年 11 月 14 日到期的規劃許可（申請編號：A/HSK/251）續期。申請地點的用途在性質及運作並沒有改變，申請人希望城規會給予機會可於申請地點繼續用作擬建用途。

申請地點現時於 2018 年 10 月 26 日刊憲公佈之洪水橋及廈村分區計劃大綱（編號：S/HSK/2）內大部份被劃為「商業(一)」地帶及少部分被定為「道路」。此規劃報告書詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 申請地點先前 3 次獲城規會批准作擬議用途或類似擬議用途；
- (二) 由於近年政府積極推行工程及基礎建設項目，建築器材及材料需求上升，在一個已完成工程地盤後和展開一個新工程地盤前確實有急切需要一個可容納存放建築器材及材料的中轉地方；
- (三) 擬議用途符合城規會規劃指引編號：34D，因為批准該申請不會對規劃情況帶來重大改變及申請人已証明其履行先前的規劃許可所附帶的所有規劃條件；
- (四) 擬議用途不會與城規會規劃指引編號：13G 相抵觸；
- (五) 批准該申請有助善用寶貴的土地資源，因為在永久發展動工前，要提出「商業(一)」地帶的規劃意圖，需要冗長及複雜的程序，包括收回土地、工程及由政府部門(如有)批准/同意，而這些程序將不會在未來 3 年內完成；
- (六) 其臨時性質不會阻礙履行長遠的「其他指定用途」註明「企業及科技園」地帶規劃意向以及落實洪水橋新發展區；
- (七) 不會造成嚴重的基建、環境或交通影響，理由是地盤設計，所涉及的車輛進出數量，擬建用途的性質和運作沒有重大變化。再者，現時所提供的渠務裝置及園林種植將會繼續保持。
- (八) 不會造成嚴重的排水或水浸問題，理由是申請地點已連接現有的排水網絡。再者，申請人已提交並履行詳細渠務報告，確保擬議用途不會造成嚴重排水或水浸問題；
- (九) 不會造成嚴重的交通問題，理由是所涉及的車輛進出申請地點流量不高，加上申請地點已提供足夠空間作停車位、上落貨位及車輛轉向；及
- (十) 考慮到城規會先前批准的類似規劃申請，批准該申請不會構成不良先例。

鑑於以上及此規劃報告書所提供的詳細理據，敬希城規會各委員酌情考慮批准該申請作臨時 3 年擬建用途。

Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Objectives of the Current Application	4
1.3	Structures of the Planning Statement	4
2	SITE PROFILE	6
2.1	Location and Current Condition of the Application Site	6
2.2	Surrounding Land-use Characteristics	6
3	THE PLANNING CONTEXT	7
3.1	The Current OZP	7
3.2	Similar Approved Uses in the Vicinity and the Previous Approved Planning Application	7
3.3	Town Planning Board Guidelines (TPB PG-No. 13G)	8
3.4	Similar Applications	8
3.5	Town Planning Board Guidelines (TPB PG-No. 34D)	9
4	DEVELOPMENT PROPOSAL	10
4.1	Layout & Design Parameters	10
4.2	Operation & Vehicular Access Arrangement	12
4.3	Provision of Existing Landscape Treatment	12
4.4	Provision of Existing Drainage Facilities	12
4.5	Provision of Fire Service Installations	13
5	PLANNING JUSTIFICATIONS	14
5.1	Application Site is Subject to Previous Planning Approval for Same Use	14
5.2	Imperative Need for Interim Storage of Construction Equipment and Materials	14
5.3	Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)	14
5.4	Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)	15
5.5	Optimization of Valuable Land Resources	15
5.6	Temporary Nature Would Not Jeopardize its Planning Intension of “C(1)” Zone	15
5.7	The Application Site as an Ideal Site for the Proposed Uses being Not Incompatible with the Surrounding Land Use Character	16
5.8	No Adverse Infrastructural, Environmental nor Traffic Impacts	16
6	CONCLUSION	17

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000114225_001
Figure 3	Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Figure 4	Approved Site for Similar Uses
Figure 5	Indicative Layout Plan

List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Condition Record of Existing Landscape Treatment and Boundary Fencing Implemented since previous planning approvals
Illustration 3	Condition Record of Existing Drainage Facilities Implemented since previous planning approvals

List of Tables

Table 1	Comparison of Major Parameters/Items of the Current Application and the Last Approved Planning Application No. A/HSK/251
Table 2	Approved Planning Applications for Uses being similar to the Proposed Use within the "C" Zones covered by the HSK OZP since 2017
Table 3	Compliance with Planning Approval Conditions under the Last Approved Application (A/HSK/251)

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/HSK/251
Appendix II	Letter from Planning Department dated 25.11.2020 for Compliance with Condition (i) on the submission of a condition record of the existing drainage facilities
Appendix III	Letter from Planning Department dated 14.12.2020 for Compliance with Condition (j) on the provision of fire extinguisher(s) and submission of a valid fire certificate (FS251)
Appendix IV	Letter from Planning Department dated 10.9.2021 for Compliance with Condition (k) on the submission of a fire service installations proposal
Appendix V	Letter from Planning Department dated 22.11.2021 for Compliance with Condition (l) on the implementation of the fire service installations proposal

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years** (hereinafter referred to as “the proposed uses”) at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed uses in order to facilitate the consideration by the Board. The application site has a total area of approximately 8,348m². The location of the application site is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of the Applicant, Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under Planning Application (No. A/HSK/251) approved on 23.10.2020 (hereinafter referred to “the last approved application”) which will be lapsed on 14.11.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed uses under the circumstances that there would be no changes in the nature/operation of the proposed uses and the overall physical setting surrounding the application site.
- 1.1.3 The application site currently and largely falls within area zoned “Commercial (1)” (“C(1)”) with some area being designated as “Road” on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “C” zone attached to the Notes of the Current OZP, the proposed uses is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (9)(c) of the Notes of the Current OZP, “...*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...*”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed uses on a **temporary basis of 3 years**.
- 1.1.4 Before designating as “C(1)” zone on the Current OZP, the application site was zoned “Undetermined” (“U”) within which majority of the land was for open storage or

workshop uses which were either subject to approved planning applications or considered as “Existing Uses” being in existence immediately before the gazettal of the Ping Shan Development Permission Area (DPA) Plan No. DPA/YL-PS/1 exhibited for public inspection on 18.06.1993. The rezoning from “U” zone to “C(1)” zone was initiated by the Hung Shui Kiu New Development Area (hereinafter referred to as “HSK NDA”) by the Government to provide housing land and employment opportunities for Hong Kong and be the next generation new town. The first population intake is expected in 2024 and the development of HSK NDA is expected to be fully completed by 2037/38. The Application Site is located within the area designated as “Phase 2” of development of the HSK NDA. As “Phase 1” development including land resumption commenced in mid-2020, and proposed road works and sewerage works under “Phase 2” development has just gazetted in the end of 2022, the proposed uses on a temporary basis of 3 years on the application site should not in any sense contradict to the development of HSK NDA as it is highly unlikely that any permanent development within the application site would commence in the near future due to the anticipated lengthy land resumption and detailed design process. Moreover, the Applicant is prepared and willing to accept a shorter approval period of fewer than 3 years and hand over the application site unconditionally should the Government launches the land resumption work of the application site to put forth permanent development.

1.2 Objectives of the Current Application

1.2.1 The current application strives to achieve the following objectives:-

- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no changes in the nature/operation of the proposed use and the overall physical setting surrounding the application site;*
- (b) To temporarily maximize land utilization in an area already subject to the preponderance of open storage activities which are subject to planning approvals;*
- (c) To be given an opportunity to serve the local construction needs and support those fast-growing infrastructures initiated by the Government recently ;*
- (d) To be given an opportunity to put forth the proposed uses under proper planning control by the Board and/or other relevant Government department(s); and*
- (e) To induce no adverse traffic, environmental nor infrastructural impacts of its surroundings by providing adequate protection and mitigation measures whilst on the other hand no residential dwellings are found nearby.*

1.3 Structures of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed uses. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed uses.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 As shown on **Figure 1**, the application site is directly accessible by a 10m wide local van track directly branching off from Yick Yuen Road which abuts Castle Peak Road (Hung Shui Kiu Section). **Illustration 1** indicates that current conditions of the application site and Yick Yuen Road.

2.2 Surrounding Land-use Characteristics

- 2.2.1 Notwithstanding that the locality of the application site as a whole is rural in character, the immediate northeast and east of the application site are at present being utilised for open storage of construction materials and machineries and storage of tools and parts with ancillary site office which are subject to valid planning approval under Planning Application (No. A/HSK/330). This approved site falls into **the same “C(1)” zone as that covering the application site** on the Current OZP (please refer to **Figure 4**). There is traditional village settlement namely Yick Yuen Tsuen and high-rise residential development namely Yick Yuen Court to the further southeast with a distance of at least 200m away from the application site.

3 THE PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site currently largely falls within an area zoned “C(1)” with some area designated as “Road” on the Current OZP (please refer to **Figure 3**). According to the Notes of the Current OZP, “C” zone is *“intended primarily for commercial development, which may include uses such as office, shop services, place of entertainment, eating place and hotel, functioning as territorial business/financial center and regional or district commercial/shopping center. These areas are usually major employment nodes”*. Notwithstanding the above, it is foreseen that the aforesaid planning intention will require at least 3 years or more to be materialised due to the lengthy land resumption and construction processes.
- 3.1.2 According to the Schedule of Uses for “C” zone attached to the Notes of the Current OZP, the proposed uses is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (9)(c) of the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed uses on a **temporary basis of 3 years**.
- 3.1.3 As stated in the Notes of the Current OZP, *“In any area shown as “Road”, all uses or developments... require permission from the Town Planning Board”*. Therefore, planning permissions are needed for the proposed use.

3.2 Similar Approved Uses in the Vicinity and the Previous Approved Planning Application

- 3.2.1 Notwithstanding that the locality of the application site as a whole is rural in character, the immediate northeast and east of the application site are at present being utilised for open storage of construction materials and machineries and storage of tools and parts with ancillary site office which are subject to valid planning approval under Planning Application (No. A/HSK/330). This approved site falls into **the same “C(1)” zone as that covers the application site** on the current OZP (please refer to **Figure 4**).
- 3.2.2 The application site is subject to 3 previous approved planning applications (No. A/YL-PS/460, A/HSK/21, A/HSK/251) under the same proposed use approved by the Board on 14.11.2014, 10.11.2017 and 23.10.2020 respectively. As compared with the scheme under the last approved application (No. A/HSK/251), there is no major change in the current application in terms of nature and operation of the proposed use. The application site configuration and layout remain the same except the replacement of 2 containers by 2 meter rooms. Excluding the removal of 2 containers, there would be no change in site configuration, number of trips

involved, nature of use and operation.

3.3 Town Planning Board Guidelines (TPB PG-No. 13G)

- 3.3.1 In April 2023, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G). According to the said revised Guidelines, the application site falls entirely within the planning boundary of HSK NDA. It is stipulated that *“For existing open storage and port back-up uses **with previous planning approval(s)** and/or permitted under the previous OZPs, **sympathetic consideration may be given to the application... until the concerned site is required for implementation of NDA development**, provided that the relevant approval conditions, if any, have been complied with... the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.”*
- 3.3.2 Based upon the fact that development works of HSK NDA involving the application site are not foreseen to be commencing in the coming few years, and that all approval conditions as laid down in the last approved application (No. A/HSK/251) has been duly complied with (see **Table 1**), the current application is considered **not contrary** to the aforesaid Guidelines. **Appendices I to V** attaches the previous approval letter and relevant discharge letters for approval condition.

Table 1: Compliance with Planning Approval Conditions under the Last Approved Application (A/HSK/251)

Planning Approval Conditions		Discharged Date
(i)	the submission of a condition record of the existing drainage facilities site	25.11.2020
(j)	the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251)	14.12.2020
(k)	the submission of a fire service installations proposal	10.9.2021
(l)	the implementation of the fire service installations proposal	22.11.2021

3.4 Similar Applications

- 3.4.1 Since 2017, there have been 4 planning applications approved by the Board which included open storage use within the “C” zones covered by the HSK OZP. **Table 2** below encapsulates these approved planning applications.

Table 2: Approved Planning Applications for Uses being similar to the Proposed Use within the “C” Zones covered by the HSK OZP since 2017

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSL/21 A/HSK/251*	Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	"Commercial (1)" and area shown as 'Road'	10/11/2017 23/10/2020

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/96 A/HSK/330	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	"Commercial (1)", "Open Space", "Open Space (1)" and area shown as 'Road'	05/10/2018 24/09/2021

- 3.4.2 Considering the approved similar applications for similar temporary open storage uses within the "C" zones on the same OZP, the approval of current application of temporary nature is not considered as an undesirable precedent nor jeopardising the long-term planning intention of the areas. The previous approved similar applications may suggest that certain degree of flexibility **could be tolerated** by the Board to permit temporary uses within the area.

3.5 Town Planning Board Guidelines (TPB PG-No. 34D)

- 3.5.1 The nature of the current application in terms of approval period sought and proposed uses are same as that proposed in the last approved application (No. A/HSK/251). With the exception of the removal of 2 containers and addition of 2 meter rooms, there would be no change in terms of site configuration, number of trips involved, nature of use and operation. No complaint regarding the operation of the proposed uses at the application site has been received throughout the approval period of the last approved application (No. A/HSK/251). In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under the last approved application (No. A/HSK/251), which shall be deemed capable of being considered favourably and processed as an application of renewal of planning approval.

4 DEVELOPMENT PROPOSAL

4.1 Layout & Design Parameters

- 4.1.1 It is proposed to continue utilising the application site for **the proposed uses (i.e. open storage of construction equipment and construction materials)**. As compared with the last approved scheme under the last approved application (No. A/HSK/251), there will be no significant change in the nature and operation of the current application. The application site has a total area of approximately 8,348m².
- 4.1.2 The ingress/egress point is near the southeastern corner of the application site facing east with a width of 10m for vehicular access (please refer to **Figure 5**). For screening and minimising visual impact, fencing wall with a minimum height of 2m together with landscape strip along the periphery of the application site will be maintained. **Table 3** below encapsulates a comparison of the major development parameters/items of the current application and the last approved application.

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Planning Application No. A/HSK/251

Major Parameters/Items	Last Approved Application (No. A/HSK/251)	Current Application	Difference
Site Area (m ²)	About 8,348 m ²	About 8,348 m ²	No Change
Proposed uses(s)	Temporary Open Storage of Construction Equipment & Construction Materials	Temporary Open Storage of Construction Equipment & Construction Materials	No Change
Operation Time	From 8:00 a.m. to 6:00 p.m. (Monday to Saturday, excl. Sunday & Public Holidays)	From 8:00 a.m. to 6:00 p.m. (Monday to Saturday, excl. Sunday & Public Holidays)	No Change
Ingress/Egress			
Total No.	1	1	No Change
Function	Vehicular Access	Vehicular Access	No Change
Width	10m	10m	No Change
Delivery Vehicle			
Type of Delivery Vehicle	24-tonnes Goods Vehicle (as defined under Cap.374 of Road Traffic Ordinance)	24-tonnes Goods Vehicle (as defined under Cap.374 of Road Traffic Ordinance)	No Change
Trip of Delivery Vehicle	Not more than 15 trips daily	Not more than 15 trips daily	No Change
Parking Space			
Total No.	2	2	No Change
Type	24-tonnes Goods Vehicle (as defined under Cap.374 of Road Traffic Ordinance)	24-tonnes Goods Vehicle (as defined under Cap.374 of Road Traffic Ordinance)	No Change
Dimension	11m(L)x3.5m(W)	11m(L)x3.5m(W)	No Change
L/UL Bay			
Total No.	2	2	No Change
Type	24-tonnes Goods Vehicle (as defined under Cap.374 of Road Traffic Ordinance)	24-tonnes Goods Vehicle (as defined under Cap.374 of Road Traffic Ordinance)	No Change
Dimension	11m(L)x3.5m(W)	11m(L)x3.5m(W)	No Change
No. of Structures	2 containers	2 meter rooms	No Change

4.2 Operation & Vehicular Access Arrangement

- 4.2.1 As shown per **Table 1**, the width of the ingress/egress point of the application site abutting Yick Yuen Road is about 10m and **Figure 5** shows that there will be no difficulties in internal traffic circulation sense due to sufficient space for manoeuvring of vehicles is allowed within the application site. Two L/UL bays and two parking spaces for 24-tonnes Goods Vehicles (as defined under Cap. 374 of Road Traffic Ordinance) within the application site with sufficient manoeuvring spaces will ensure that no queuing of vehicles will occur along the local van track and/or Yick Yuen Road. According to the Applicant, trips for transporting the construction equipment and materials to/from the application site by the goods vehicles involving will be no more than 15 trips daily. As for the proposed uses, it will only serve those infrastructural/engineering sites requiring temporary storage of their construction equipment and/or materials.
- 4.2.2 Construction equipment and construction materials to be stored within the application site will be **non-polluted and non-dangerous in nature** and will remain stagnant all the time. Other than two parking spaces and two L/UL bays, no visitor parking is considered required within the application site. On the whole, all storage activities will only be confined to within the application site.

4.3 Provision of Existing Landscape Treatment and Boundary Fencing

- 4.3.1 The approval conditions (f) and (g) pertaining to landscape as laid down by the Board for the last approved application (No. A/HSK/251) were that *'all existing trees and plantings within the site shall be maintained at all times during the planning approval period'* and *'the existing boundary fencing should be maintained at all times during the planning approval period'*. The approval conditions have been well complied with that the existing trees and fencing within the application site have been properly maintained and in good condition (see **Illustration 2**). The Applicant will continue to properly maintain all existing trees and fencing during the approval period should the current application be approved by the Board.

4.4 Provision of Existing Drainage Facilities

- 4.4.1 The approval condition (h) under the last approved application that *'the existing drainage facilities on site shall be maintained at all times during the planning approval period'* was fully complied by the Applicant. The existing drainage facilities are well managed and operated in good condition (see **Illustration 3**). The Applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board. If required, the Applicant is willing to further submit a condition record of the existing drainage facilities to the satisfaction of relevant Government department(s) concerned by way of compliance of approval condition(s) once the current application is allowed by the Board.

4.5 Provision of Fire Service Installations

- 4.5.1 The Applicant is committed that the existing fire services installations, including generator, emergency lighting, exit sign, sprinkler system, hose reel, fire alarm system, fire detection system, street fire hydrant system and fire extinguishers, already implemented on site when complying relevant approval conditions (j), (k) and (l) laid down per the last planning approval under Application No. A/HSK/251 will be continued to be properly maintained during the approval period once the current application is approved by the Board.

5 PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approval for Same Use

- 5.1.1 The application site is subject to **3 previous planning approvals** (Applications No. A/YL-PS/460, A/HSK/21 and A/HSK/251). The last approved planning application No. A/HSK/251 involves the same use as the proposed use of the current application. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility being given to the proposed use at the application site on a temporary basis regardless of the planning intention of “C(1)” zone.

5.2 Imperative Need for Interim Storage of Construction Equipment and Materials

- 5.2.1 The Applicant wishes to continue utilizing the application site of which its size is capable of catering for imperative open storage of construction equipment and materials due to the fast-growing demands on construction and civil engineering works being initiated by the Government in the recent years. As a matter of fact, the Government recently urges to review possible sites which are suitable to cater for the housing and infrastructural demands in the near future, particularly in the New Territories. Hence, construction works for housing development and the associate infrastructural works are expected to increase for the next several years to come. As such, construction equipment and materials will become essential for the construction sites whereas when one construction site has been transformed into a developed site or a completed infrastructural network, construction materials/equipment would have to be removed and/or temporarily stored within another interim site which needs to be sizeable enough before they are further transported to another new construction site. However, land throughout urban area has almost been developed and green field sites in rural area are always subject to sensitive environmental concerns. Hence, it is almost impossible to find suitable brownfield site for the proposed uses as interim place. The application site, being previously approved for open storage uses, is therefore considered as an ideal site for the proposed uses.

5.3 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

- 5.3.1 The nature of the current application in terms of approval period sought and proposed use is the **same as** that proposed in the last approved application (No. A/HSK/251). There would be **no substantial changes in the nature and operation** of the proposed uses when comparing to the last approved application (No. A/HSK/251). In addition, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact complied **with all planning conditions under last approved application** within specified time limits. In view of this, the current application shall be deemed capable of being considered favourably and processed similar to an application of renewal of planning approval. In view of this, the current application shall be deemed capable of being **entitled to be considered as an application of renewal of planning approval** according to Town Planning Board Guidelines (TPB PG-No. 34D).

5.4 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

- 5.4.1 According to the Board's Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G), the application site falls entirely within the planning boundary of HSK NDA. It is stipulated that sympathetic consideration may be given to application of existing open storage sites with previous planning approval(s) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions have been complied with and no adverse impact is to be posed to the vicinity. Concerns of the departments and local residents can be addressed through the implementation of the approval conditions. Based upon the fact that development works of HSK NDA involving the application site are not foreseen to be commenced in the coming few years, and that all approval conditions as laid down in the last approved application (No. A/HSK/251) has been duly complied with by the Applicant, the current application is considered **not contrary** to the aforesaid Guidelines.

5.5 Optimization of Valuable Land Resources

- 5.5.1 Albeit the application site has been zoned "C(1)", it is anticipated that any permanent development within the application site to materialise the planning intention is highly unlikely to commence in the following years since the process of land resumption, detailed design and approvals/consents from Government departments (if any) is anticipated to be **complicated and lengthy, approval of the current renewal application would allow optimization of valuable land resources**. Howbeit, the Applicant is well prepared to accept a shorter approval period of fewer than 3 years should the application site is required to be resumed to Government to put forth permanent development.

5.6 Temporary Nature Would Not Jeopardize its Planning Intension of "C(1)" Zone

- 5.6.1 Notwithstanding the application site falls within two respective area zoned "C(1)" and designated as "Road" on the Current OZP and that it is subject to the last approved application (No. A/HSK/251) for uses being the same as the proposed uses, the temporary nature of the current application will by no means jeopardize the long term planning intention of "C(1)" nor "Road" should it be considered essential to be implemented by the Board in future. The proposed uses in the current application is only being applied for a period of 3 years, with similar temporary nature to the adjacent approved site for open storage uses (Planning Application No. A/HSK/330) and therefore it should not jeopardize nor pre-empt the future development of the "C(1)" zone and "Road" use should any development in accordance with HSK NDA from the Board and/or relevant Government departments be put forth in the future. Moreover, while the application site falls within the "Phase 2" development area of the HSK NDA, the detailed design of Phase 2 development works has not yet commenced. **Considering the long time required for land resumption and detailed design, the proposed uses on a temporary basis of 3 years should not in any sense contravene the development of the HSK NDA in the next three years and it can remain an optimum use before the first population intake in 2024, and at the same time continuously and flexibly meet the demands for the proposed uses.**

- 5.6.2 Furthermore, it is the mere fact that the period of planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed uses is further allowed or not, especially if the application site is required to be developed in the future. In this connection, the temporary nature of the proposed uses would not in any sense jeopardize nor pre-empt the “C(1)” zone nor “Road” use under any circumstances.

5.7 The Application Site as an Ideal Site for the Proposed Uses being Not Incompatible with the Surrounding Land Use Character

- 5.7.1 The application site is considered as an ideal place for the proposed uses due to the fact that it is **directly accessible** to/from Yick Yuen Road with size being capable of storing construction equipment and materials **at interim**. It is also **immediately adjacent to an open storage of construction materials and machineries and storage of tools and parts with ancillary office to its immediate northeast and east approved under Application No. A/HSK/330**. More importantly, there is **no residential dwellings/uses are found within 100m distance nearby**.

5.8 No Adverse Infrastructural, Environmental nor Traffic Impacts

- 5.8.1 With the exception of including 2 additional meter rooms in replacement of 2 containers, there would be **no change in the nature and operation** of the proposed uses when comparing to the last approved application (No. A/HSK/251). More importantly, the existing drainage provision, fencing and landscape treatment would be continued to be **properly maintained** all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the open storage use since it came into operation for the past years, no infrastructural nor environmental impacts are envisaged should the permission for the proposed uses be granted by the Board.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the proposed uses at the application site. The Planning Statement serves to provide background information and planning justifications in support of the proposed uses in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/HSK/251) approved on 23.10.2020 (hereinafter referred to “the last approved application”) which will be expired on 14.11.2023 such that the applicant will be given an opportunity to continue utilizing the application site for the proposed uses under the circumstances that, save and except the addition of 2 on-site containers, there would be no changes in the nature and operation of the proposed uses.
- 6.1.3 The majority of the application site currently falls within an area zoned “Commercial (1)” (“C(1)”) with some area designated as “Road” on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018. As detailed throughout this Planning Statement, the proposed uses are well justified on the grounds that:-
- (a) *The application site is subject to 3 previous planning approvals for uses being the same as the proposed use;*
 - (b) *There is an imperative need for storage of construction equipment and materials due to the fast-growing demands on construction and civil engineering works being initiated by the Government in the recent years.*
 - (c) *It will be in line with Town Planning Board Guidelines No. 34D as there will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
 - (d) *It will not be contrary to the Town Planning Board Guidelines No. 13G;*
 - (e) *Valuable land resources can be optimized since lengthy and Complicated Processes including land resumption, construction and approvals/consents from Government departments (if any) would be required to put forth the planning intention of “C(1)” zone prior to the commencement of permanent development and it is unlikely that the aforesaid will be completed within the next 3 years;*
 - (f) *Temporary nature of the current application should not jeopardize nor pre-empt the future development of “C(1)” zone should the application site be resumed to the Government for any work commencement in accordance with Hung Shui Kiu New Development Area (HSK NDA) in future, which normally require a long process. The application site will become an optimum use before the commencement of development works;*
 - (g) *No adverse infrastructural, environmental nor traffic impact are anticipated since there will be no major changes in terms of site configuration, no. of trips involved, nature of use and operation. Moreover, the existing drainage provision and landscape treatment would be continued to be properly maintained;*
 - (h) *No adverse drainage impact nor flooding problems is envisaged since the application site has accessed existing drainage channel for discharge, and the Applicant has submitted*

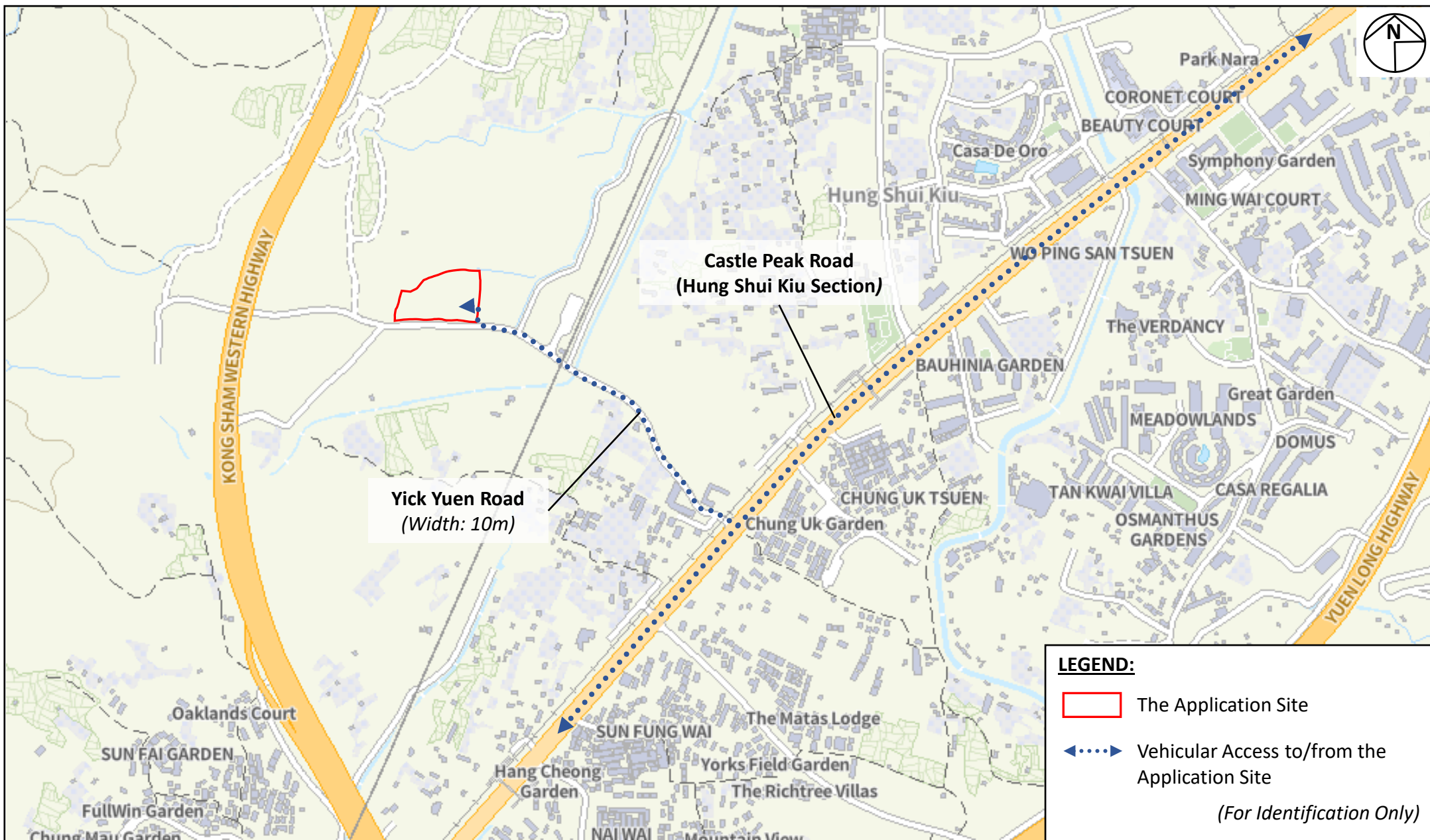
and implemented detailed drainage proposal; and

- (i) *No undesirable precedent will be set considering the approval of similar applications by the Board previously.*

6.1.4 In view of the list of planning justifications detailed in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the proposed uses for a temporary period of 3 years.

List of Figures

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan No. TK0034072017
Figure 3	Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Figure 4	Approved Site for Similar Uses
Figure 5	Indicative Layout Plan



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

The Location Plan

Figure:

1

Scale:

Not to Scale

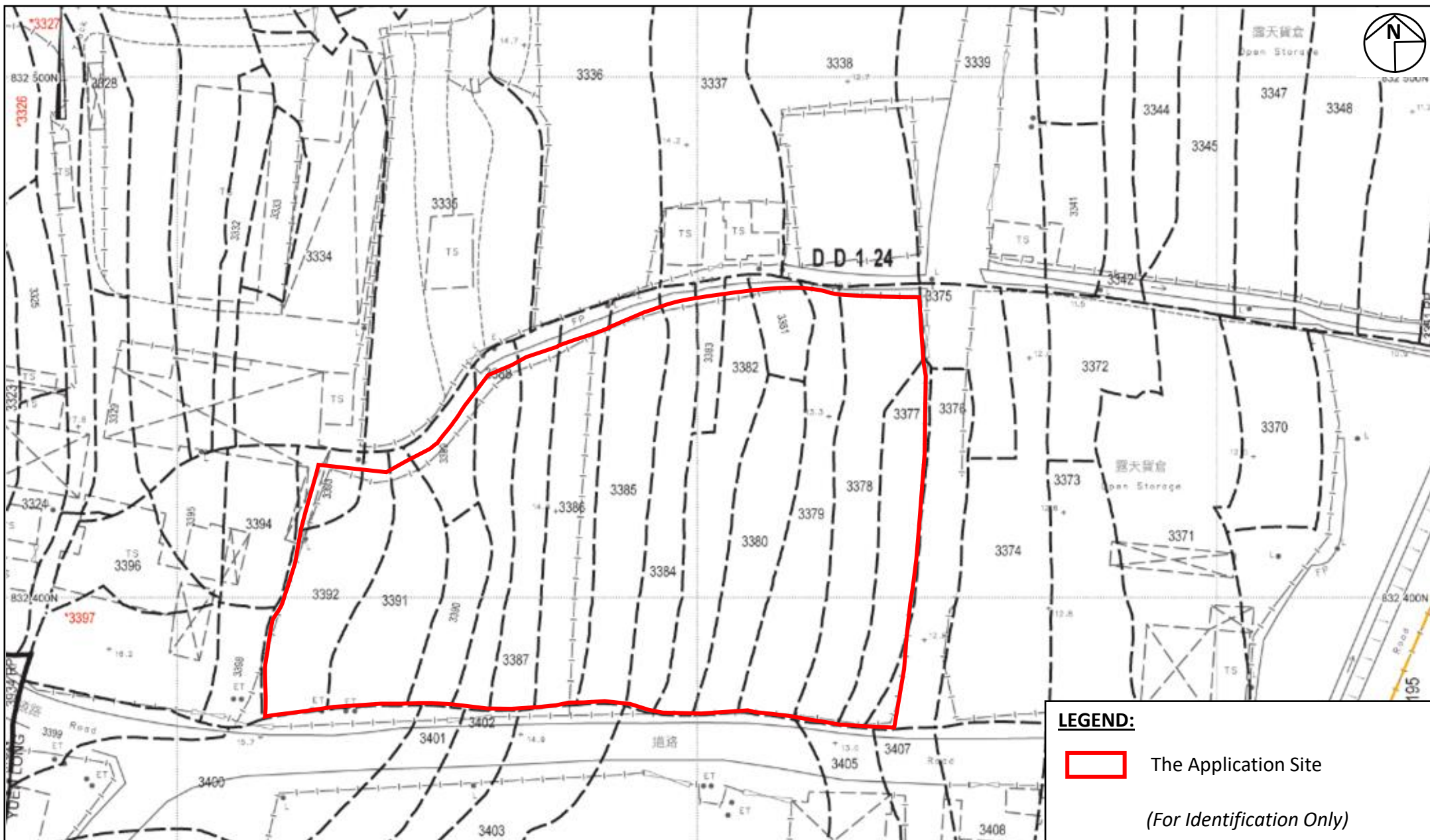
Date:

Aug 2023

Ref.: ADCL/PLG-10267-R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Extract of Lot Index Plan No. ags_S00000114225_0001

Figure:

2

Scale:

Not to Scale

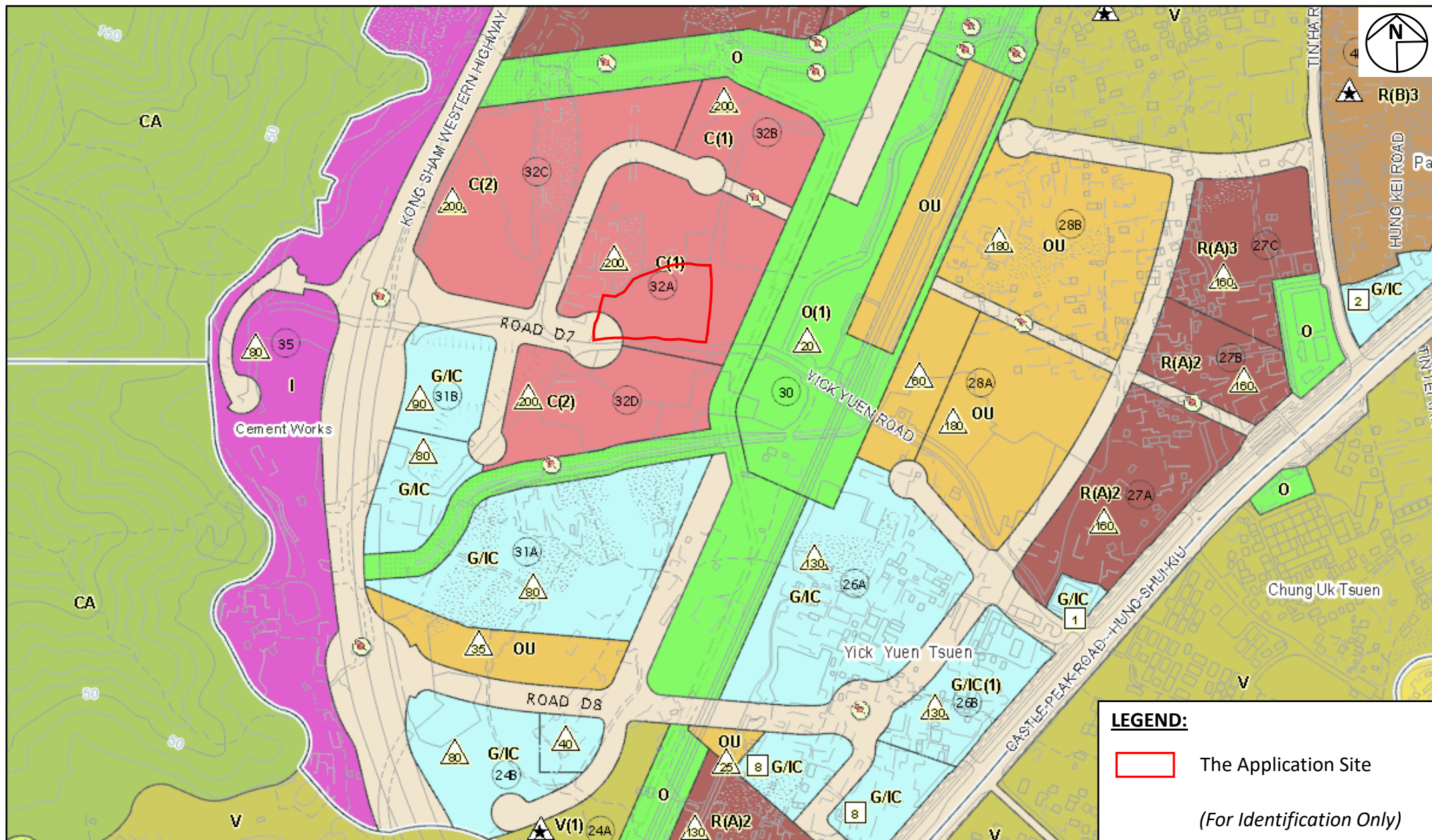
Date:

Aug 2023

Ref.: ADCL/PLG-10267-R001/F002



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Extract of Hung Shui Kiu and Ha Tsuen Outline Zoning Plan
No. S/HSK/2

Figure:

3

Scale:

Not to Scale

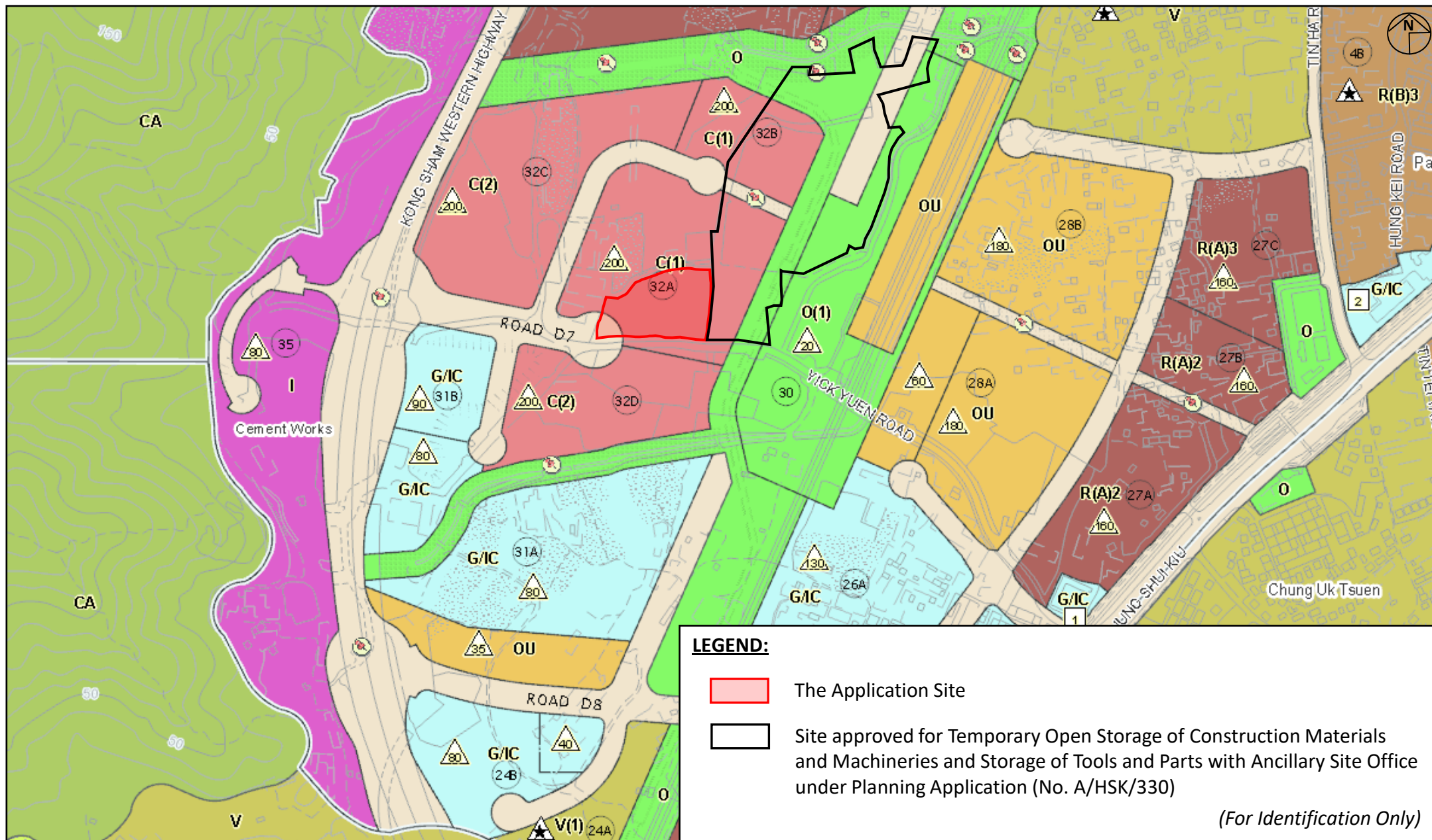
Date:

Aug 2023



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10267-R001/F003



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Approved Site for Similar Uses

Figure:

4

Scale:

Not to Scale

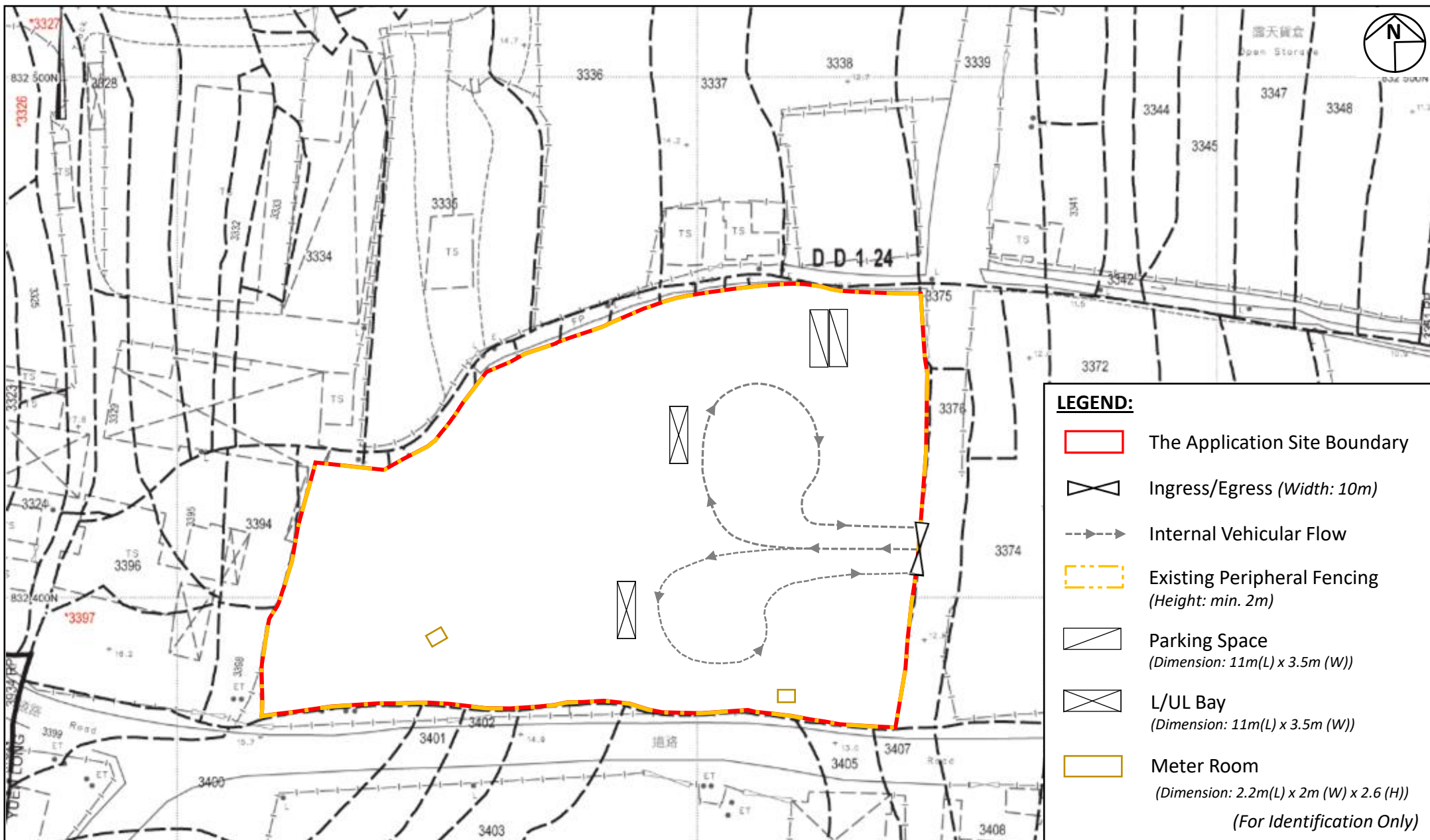
Date:

Aug 2023

Ref.: ADCL/PLG-10267-R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Indicative Layout Plan

Figure:

5

Scale:

Not to Scale

Date:

Aug 2023

Ref.: ADCL/PLG-10267-R001/F005

List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Condition Record of Existing Landscape Treatment and Boundary Fencing Implemented since previous planning approvals
Illustration 3	Condition Record of Existing Drainage Facilities Implemented since previous planning approvals

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/HSK/251
Appendix II	Letter from Planning Department dated 25.11.2020 for Compliance with Condition (i) on the submission of a condition record of the existing drainage facilities
Appendix III	Letter from Planning Department dated 14.12.2020 for Compliance with Condition (j) on the provision of fire extinguisher(s) and submission of a valid fire certificate (FS251)
Appendix IV	Letter from Planning Department dated 10.9.2021 for Compliance with Condition (k) on the submission of a fire service installations proposal
Appendix V	Letter from Planning Department dated 22.11.2021 for Compliance with Condition (l) on the implementation of the fire service installations proposal



Project:
Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:
Current Condition of the Application Site

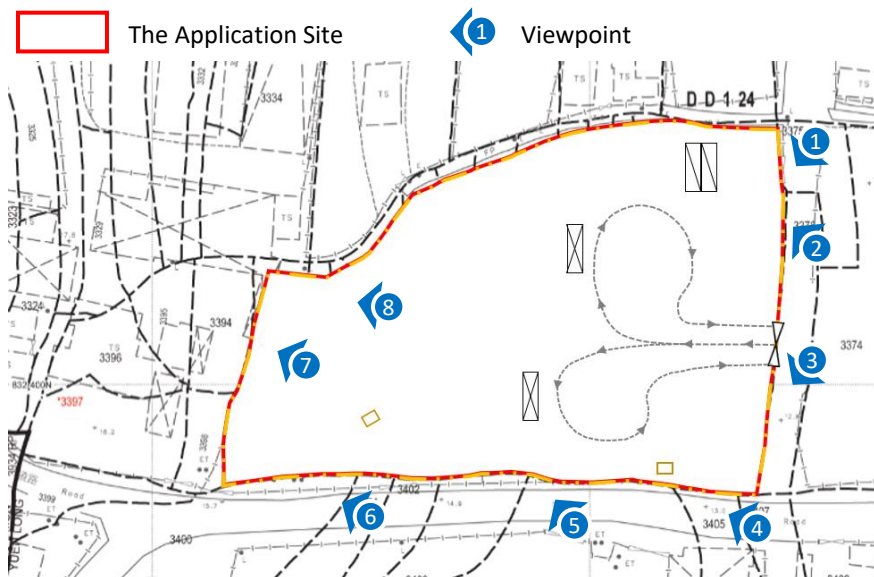
Ref.: ADCL/PLG-10267-R001/I001

Illustration:
1

Scale:
Not to Scale

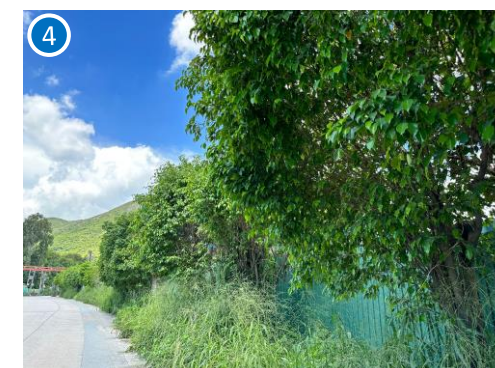
Date:
Aug 2023

LEGEND: (For Identification Only)



TREE MAINTENANCE BY THE APPLICANT:

- (1) Adequate water to existing trees to be continuously provided to ensure good and health condition continuously
- (2) No construction materials/equipment to be stored within 1m distance from the proposed new trees or existing trees within the peripheral fencing
- (3) Removal of weeds and climbers and control of pests will be ascertained in a regular tree maintenance programme during the current approval period



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Condition Record of Existing Landscape Treatment and Boundary Fencing Implemented since previous planning approvals (Photographic Record dated 23.8.2023)

Ref.: ADCL/PLG-10267-R001/1002

Illustration:

2

Scale:

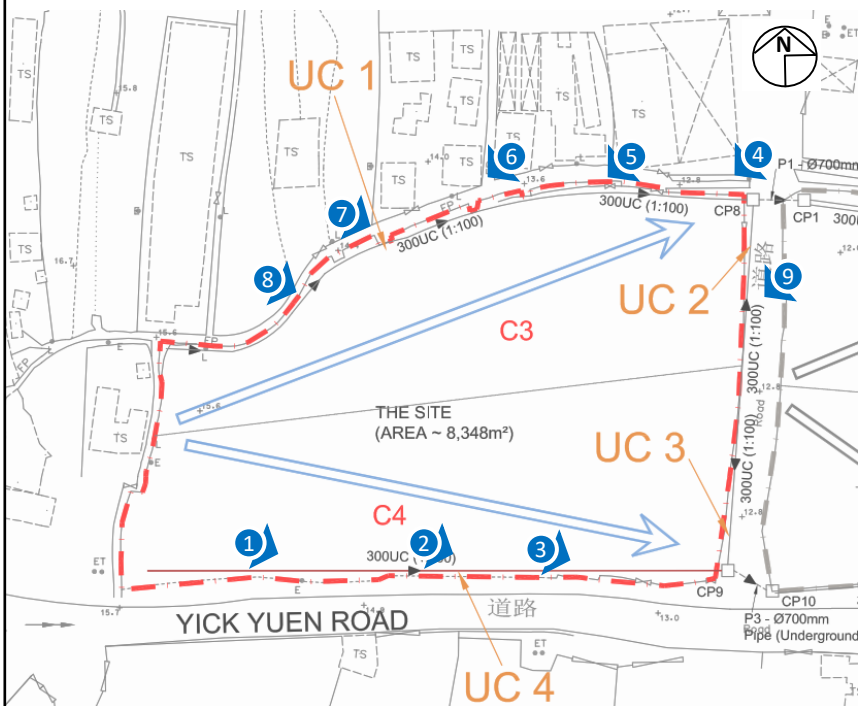
Not to Scale

Date:

Aug 2023

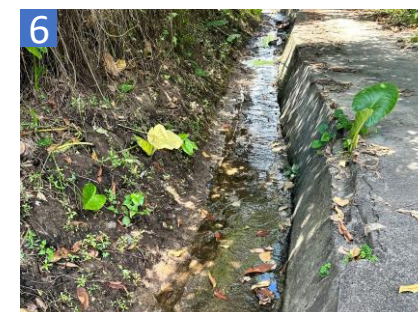
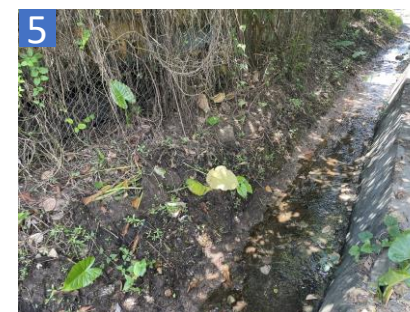


AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND: (for identification only)

- FLOW DIRECTION
- CATCH PIT
- C-1 CATCHMENT C-1
- UC 4 NEW U-CHANNEL
- UC 1 EXISTING U-CHANNEL



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Condition Record of Existing Drainage Facilities Implemented since previous planning approvals (Photographic Record dated 23.8.2023)

Ref.: ADCL/PLG-10267-R001/1003

Illustration:

3

Scale:

N.A.

Date:

Aug 2023



AIKON DEVELOPMENT CONSULTANCY LTD.

Appendix I

Approval Letter of the Previous Application No. A/HSK/251

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/251

By Post & Fax (3180 7611)

6 November 2020

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage of Construction Materials
and Construction Equipment for a Period of 3 Years in "Commercial (1)" Zone
and area shown as 'Road', Various Lots in D.D. 124, Ping Shan, Yuen Long**

I refer to my letter to you dated 30.9.2020.

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 15.11.2020 to 14.11.2023 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 8:00 a.m. from Mondays to Saturdays, as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays or public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no cutting, dismantling or other workshop activity is allowed on the site during the planning approval period;
- (d) only medium goods vehicles not exceeding 24 tonnes, as defined under the Road Traffic Ordinance, are allowed to enter/be parked on the site, as proposed by you, at all times during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at all times during the planning approval period;
- (f) all existing trees and plantings within the site shall be maintained at all times during the planning approval period;
- (g) the existing boundary fencing on the site shall be maintained at all times during the planning approval period;

- (h) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (i) the submission of a condition record of the existing drainage facilities 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 15.2.2021;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.12.2020;
- (k) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.5.2021;
- (l) in relation to (k) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.8.2021;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) 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
- (n) if any of the above planning conditions (i), (j), (k) or (l) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VIII 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, please refer to the TPB Guidelines No. 34C 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.

A copy of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes), together with the relevant documents providing guidance on the fulfillment of conditions, are attached for your reference. Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 15.11.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 23.10.2020 are 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 27.11.2020). 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. Simon Chan of Tuen Mun & Yuen Long West District Planning Office at 2158 6373. 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,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix II

Letter from Planning Department dated 25.11.2020 for Compliance with Condition (i) on
the submission of a condition record of the existing drainage facilities

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

25 November 2020

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2
Metroplaza, 223 Hing Fong Road
Kwai Chung, New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Compliance with Approval Condition (i) **Planning Application No. A/HSK/251**

I refer to your submission dated 20.11.2020 regarding the submission of a condition record of the existing drainage facilities for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Ryan CHI (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c CE/MN of DSD (Attn: Mr. Ryan C.Y. CHI)

Internal CTP/TPB

A p p e n d i x I I I

Letter from Planning Department dated 14.12.2020 for Compliance with Condition (j) on
the provision of fire extinguisher(s) and submission of a valid fire certificate (FS251)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

14 December 2020

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Compliance with Approval Condition (j) Planning Application No. A/HSK/251

I refer to your submission dated 9.12.2020 regarding the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. HUNG (Tel: 2733 7758) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c D of FS (Attn: Mr. YEN Chung-ming)

Internal CTP/TPB

A p p e n d i x I V

Letter from Planning Department dated 10.9.2021 for Compliance with Condition (k) on
the submission of a fire service installations proposal

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

10 September 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Approval Condition (k)
Planning Application No. A/HSK/251

I refer to your submission dated 3.8.2021 regarding the submission of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, please proceed to implement the accepted proposal.
- ☐ Not acceptable.

Should you have any enquiries on the departmental comments, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Appendix I

A/HSK/251 - Approval Condition (k)

Comments from the Fire Services Department:

- (a) Please be advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB

A p p e n d i x V

Letter from Planning Department dated 22.11.2021 for Compliance with Condition (I) on
the implementation of the fire service installations proposal

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

22 November 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Ms. Grace CHEUNG)

Dear Sir/Madam,

Approval Condition (I) **Planning Application No. A/HSK/251**

I refer to your submission dated 20.10.2021 regarding the implementation of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, please proceed to implement the accepted proposal.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any enquiries on the departmental comments, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB

Date : 12th September, 2023
Your Ref : TPB/A/HSK/487
Our Ref. : ADCL/PLG-10267/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Renewal of Planning Approval under Application No. A/HSK/251 for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories

We refer to our submission dated 30.8.2023 (Ref. ADCL/PLG-10267/L001), we would like to submit the following items for your consideration.

- Approved landscape plan under A/HSK/251;
- Approved drainage plan under A/HSK/251;
- Photographical records showing the condition of existing drainage facilities for A/HSK/251 under approval condition (i) and compliance letter dated 25.11.2020;
- Approved Fire Service Installations proposal for A/HSK/251 under approval condition (k) and compliance letter dated 10.9.2021; and
- Approved FS251 certificate for A/HSK/251 under approval condition (l) and compliance letter dated 22.11.2021.

In addition, in support of the application, we would like to clarify that, following the approval condition (c) as laid down by the Board for the last approved application (No. A/HSK/251), the current application involves no cutting, dismantling or other workshop activity on the site during the planning approval period.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
Aikon Development Consultancy Limited



Encl.

c.c. Client

DPO/TM&YLW (Ms. Charlotte LAM) – By Email

Address 地址：

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

List of Appendices

Appendix I	Approved landscape plan under A/HSK/251
Appendix II	Approved drainage plan under A/HSK/251
Appendix III	Photographical records showing the condition of existing drainage facilities for A/HSK/251 under approval condition (i) and compliance letter dated 25.11.2020
Appendix IV	Approved Fire Service Installations proposal for A/HSK/251 under approval condition (k) and compliance letter dated 10.9.2021
Appendix V	Approved FS251 certificate for A/HSK/251 under approval condition (l) and compliance letter dated 22.11.2021

Appendix I

Approved landscape plan under A/HSK/251

TREE MAINTENANCE BY THE APPLICANT:

- (1) Adequate water to existing trees to be continuously provided to ensure good and health condition continuously
- (2) No construction materials/equipment to be stored within 1m distance from the proposed new trees or existing trees within the peripheral fencing
- (3) Removal of weeds and climbers and control of pests will be ascertained in a regular tree maintenance programme during the current approval period



Project:

Section 16 Planning Application for Proposed Open Storage of Construction Equipment and Construction Materials for a Temporary Period of 3 Years at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/21)

Title:

Landscape Plan

Figure:

6

Scale:

1:1000

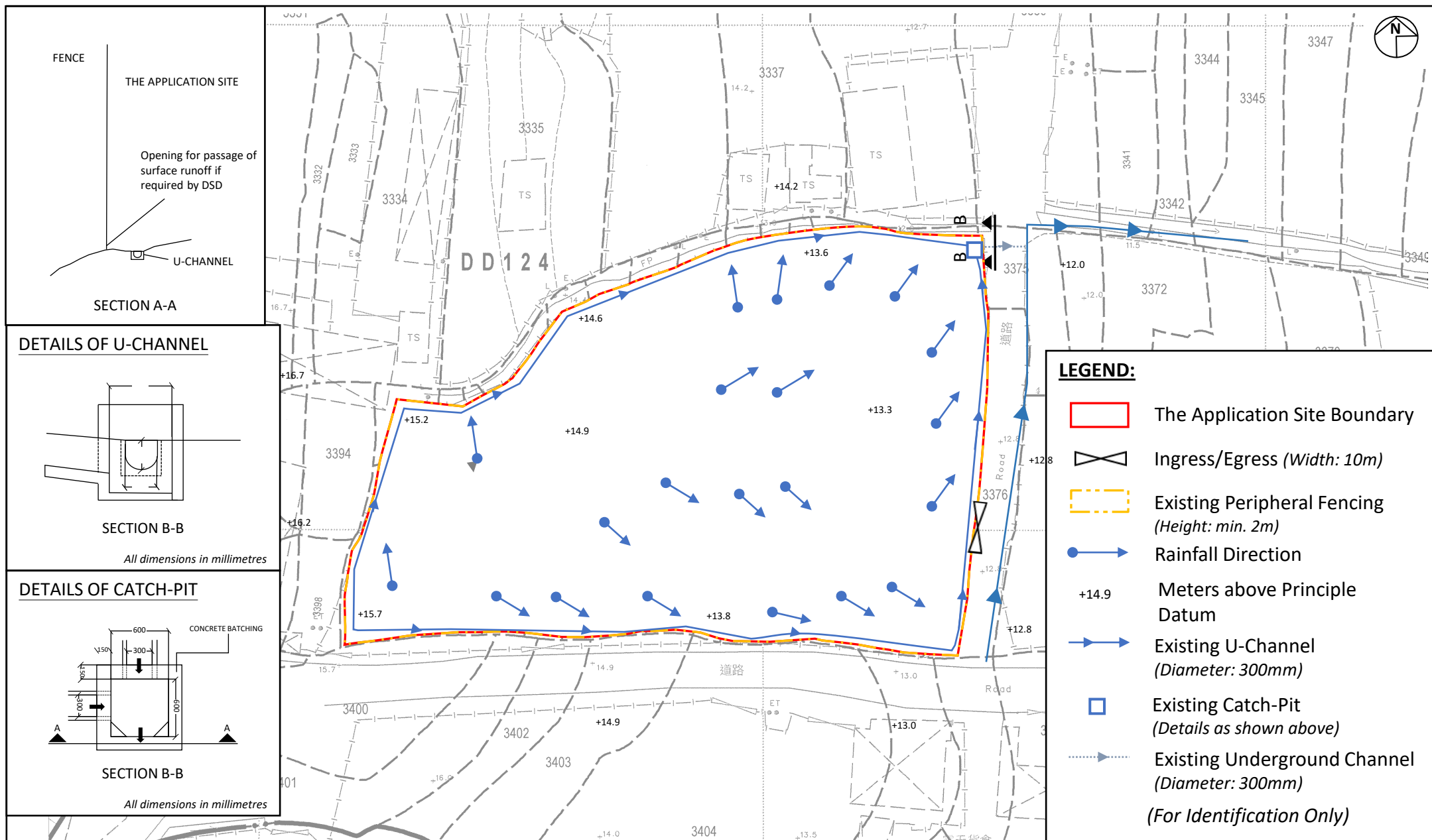
Date:

Aug 2020

Ref.: ADCL/PLG-10209-R001/F006

Appendix II

Approved drainage plan under A/HSK/251



Project:

Section 16 Planning Application for Proposed Open Storage of Construction Equipment and Construction Materials for a Temporary Period of 3 Years at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/21)

Title:

Drainage Plan

Figure:

7

Scale:

Not to Scale

Date:

Aug 2020

Ref.: ADCL/PLG-10209-R001/F007



AIKON DEVELOPMENT CONSULTANCY LTD.

Appendix III

Photographical records showing the condition of existing drainage facilities for A/HSK/251
under approval condition (i) and compliance letter dated 25.11.2020



毅勤發展顧問有限公司

Tel 電話：(852) 3180 7811

Fax 傳真：(852) 3180 7611

Email 電郵：info@aikon.hk

Web 網址：www.aikon.hk

Date : 20th November, 2020
Your Ref. : TPB/A/HSK/251
Our Ref. : ADCL/PLG-10220/L001

The District Planning Officer,
Tuen Mun and Yuen Long West District Planning Office,
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Shatin,
New Territories
(Attn: Ms. Natalie CHAN)

By Email and Post

Dear Natalie,

**Re: Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T.
(Compliance of Approval Condition (i) of Approved Planning Application No. A/HSK/251)**

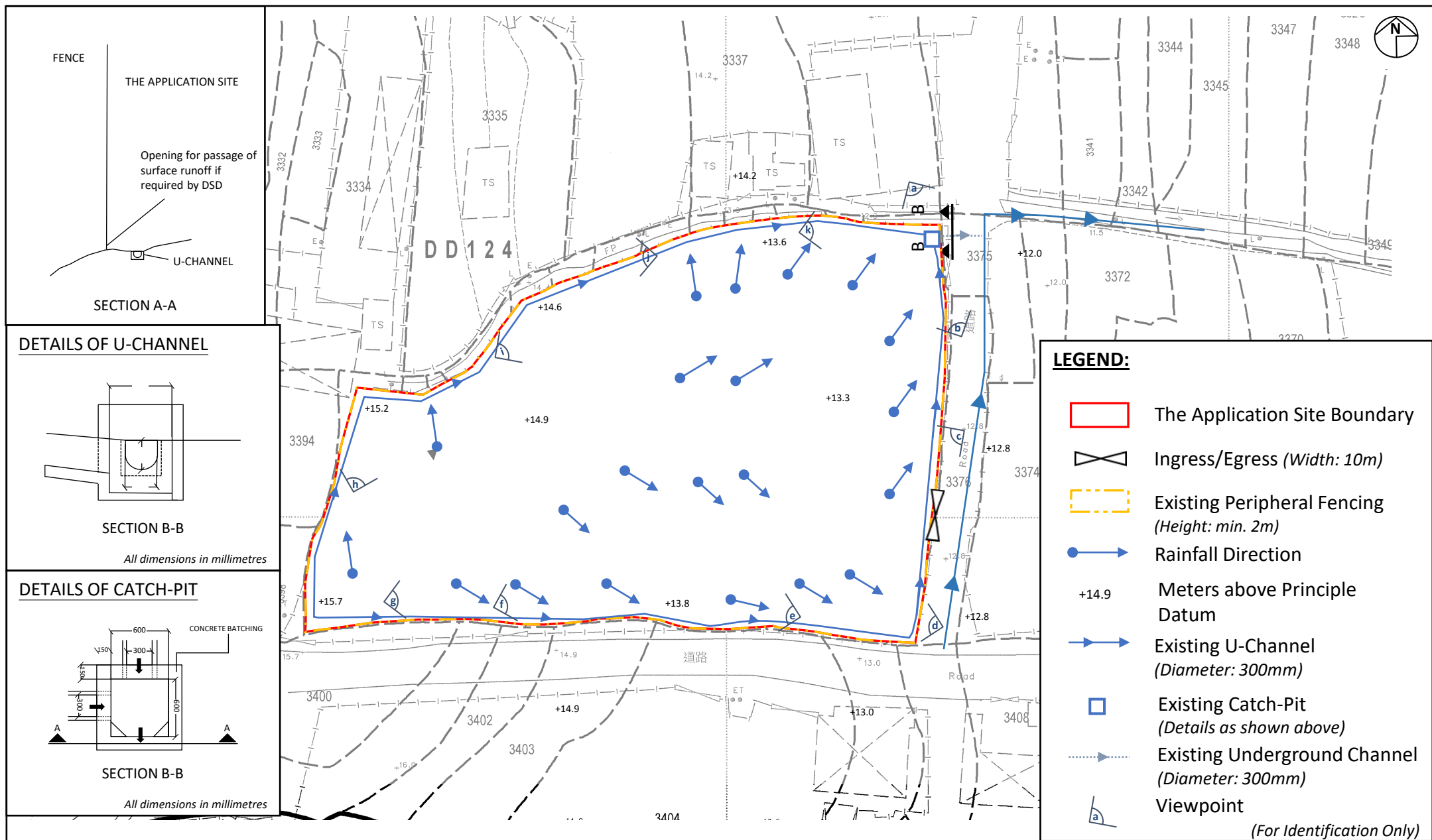
With reference to the letter of Town Planning Board (TPB) dated 06.11.2020 concerning the planning approval granted for the captioned planning application, please find attached 3 sets of plans with photographic records showing the condition of the existing drainage facilities for consideration by the Director of Drainage Services or of the TPB, with a view to discharging approval condition (i).

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours sincerely,
For and on behalf of
Aikon Development Consultancy Limited

Thomas Luk MTCP, MRTPI, RPP
Managing Director

Encl.
c.c. Client



Project:

Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T. (Planning Application No. A/HSK/251)

Title:

Existing Drainage Facilities (Key Plan)

Ref.: ADCL/PLG-10220/AC(i)/F001

Figure:

1

Scale:

Not to Scale

Date:

Nov 2020

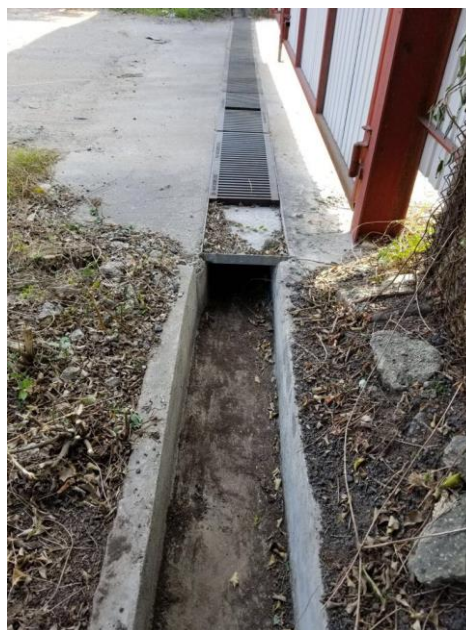


AIKON DEVELOPMENT CONSULTANCY LTD.

a



b



c



d



e



f

**Project:**

Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T. (Planning Application No. A/HSK/251)

Title:

Existing Drainage Facilities
(Photographic Record dated 08.11.2020)

Ref.: ADCL/PLG-10220/AC(i)/I001-1

Illustration:

1-1

Scale:
N/A

Date:
Nov 2020

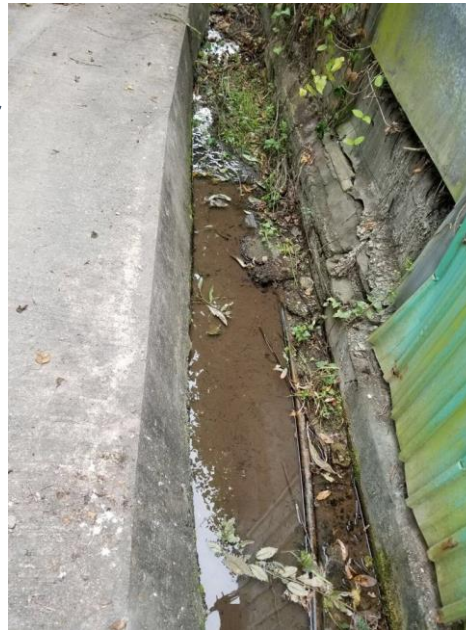


AIKON DEVELOPMENT CONSULTANCY LTD.

g



h



i



i



k

**Project:**

Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T. (Planning Application No. A/HSK/251)

Title:

Existing Drainage Facilities
(Photographic Record dated 08.11.2020)

Ref.: ADCL/PLG-10220/AC(i)/1001-II

Illustration:

1-II

Scale:

N/A

Date:

Nov 2020



AIKON DEVELOPMENT CONSULTANCY LTD.

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

25 November 2020

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2
Metroplaza, 223 Hing Fong Road
Kwai Chung, New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Compliance with Approval Condition (i) **Planning Application No. A/HSK/251**

I refer to your submission dated 20.11.2020 regarding the submission of a condition record of the existing drainage facilities for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Ryan CHI (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c CE/MN of DSD (Attn: Mr. Ryan C.Y. CHI)

Internal CTP/TPB

Appendix IV

Approved Fire Service Installations proposal for A/HSK/251 under approval condition (k)
and compliance letter dated 10.9.2021

Date : 3rd August, 2021
Your Ref. : TPB/A/HSK/251
Our Ref. : ADCL/PLG-10220/L008

The District Planning Officer,
Tuen Mun and Yuen Long West District Planning Office,
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Shatin,
New Territories
(Attn: Ms. Natalie CHAN)

By Email and Post

Dear Natalie,

Re: Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T.
(Compliance with Approval Condition (k) of Approved Planning Application No. A/HSK/251)

Further to the site inspection by the Fire Services Department on 30.07.2021, we hereby submit 3 sets of revised Fire Service Installations (FSIs) Proposal for consideration by the Director of Fire Services or of the Town Planning Board.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at 3180 7811.

Yours sincerely,
Aikon Development Consultancy Limited



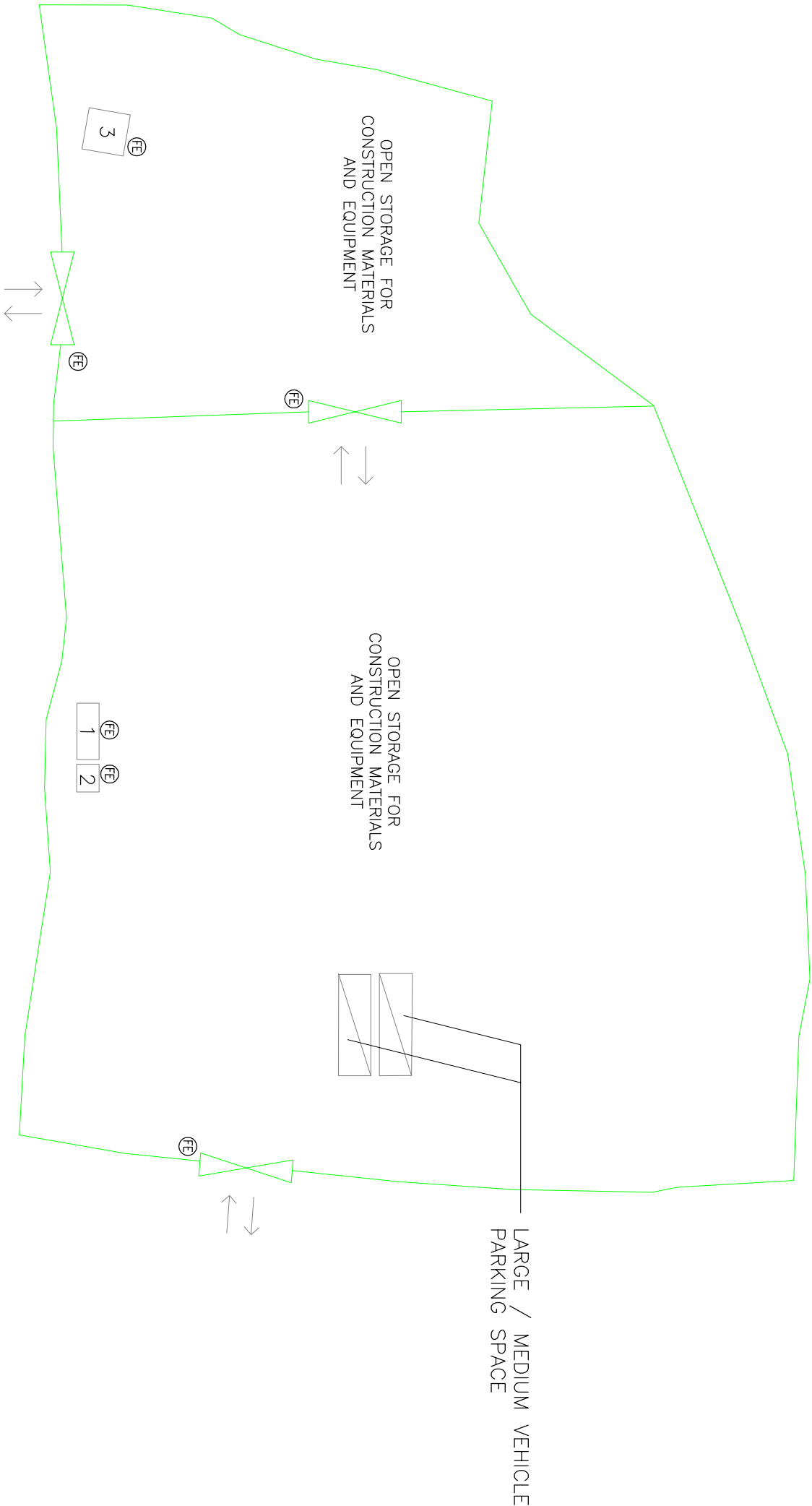
Encl.
c.c. Client

LEGEND :

Ⓢ 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

FIRE SERVICE NOTES:

- 1. ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE
- 2. PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3. NO COMBUSTIBLE MATERIALS TO BE STORAGE IN THIS SITE.



NO STRUCTURE CONTENT: APPROXIMATED AREA (m²)

- 1. SITE OFFICE 14.6
- 2. SITE OFFICE 10
- 3. ELECTRICAL METER ROOM 20

C	PD SUBMISSION	31-07-2021	JN
B	PD SUBMISSION	29-11-2020	JN
A	PD SUBMISSION	22-12-2017	H.Y
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Plot A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tsekwan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

FIRE SERVICE INSTALLATION WORK AT TEMPORARY
OPEN STORAGE OF CONSTRUCTION MATERIALS AND
CONSTRUCTION EQUIPMENT FOR A PERIOD OF 3 YEARS
AT LOTS 3376(PART), 3377(PART), 3378(PART),
3379(PART), 3380, 3381(PART), 3382(PART),
3383(PART), 3384(PART), 3385(PART), 3386(PART),
3387(PART), 3388(PART), 3389(PART), 3390,
3391(PART), 3392(PART) AND 3393(PART) IN D.D.124
PING SHAN, YUEN LONG, N.T.

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	H.Y	A.Eng.	21-12-2017
DESIGNED BY	H.Y	A.Eng.	21-12-2017
CHECKED BY	CM	PM	21-12-2017
APPROVED BY	-	-	-

PROJECT NO.	10387- HSK251		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.			
EP-10387-FS01			

SCALE	1 : 600	REVISION	C
-------	---------	----------	---

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

10 September 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Approval Condition (k)
Planning Application No. A/HSK/251

I refer to your submission dated 3.8.2021 regarding the submission of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, please proceed to implement the accepted proposal.
- ☐ Not acceptable.

Should you have any enquiries on the departmental comments, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Appendix I

A/HSK/251 - Approval Condition (k)

Comments from the Fire Services Department:

- (a) Please be advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB

Appendix V

Approved FS251 certificate for A/HSK/251 under approval condition (I) and compliance
letter dated 22.11.2021

Date : 20th October, 2021
Your Ref. : TPB/A/HSK/251
Our Ref. : ADCL/PLG-10220/L009

District Planning Officer,
Tuen Mun and Yuen Long West District Planning Office,
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Shatin,
New Territories
(Attn: Ms. Natalie CHAN)

By Email

Dear Natalie,

Re: Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T.
(Compliance with Approval Condition (I) of Approved Planning Application No. A/HSK/251)

With reference to the letter of Town Planning Board (TPB) dated 06.11.2020 concerning the planning approval granted for the captioned planning application, please find attached FS251 Certificate for consideration by the Director of Fire Services or of the TPB, with a view to discharge approval condition (I).

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at 3180 7811.

Yours sincerely,

Aikon Development Consultancy Limited



Encl.
c.c. Client

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

A 8478532

FSD Ref.: _____

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 3376(Part), 3377(Part), 3378(Part)

Street No./Town Lot

3379(Part), 3380, 3381(Part), 3382(Part), 3383(Part)

門牌號數/市地段

3384(Part), 3385(Part), 3386(Part), 3387(Part)

Street/Road/Estate Name :

Ping Shan

Block :

座

3392(Part), and 3393(Part), in D.D. District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(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. 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 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/YY)
24	6 x 4kg Dry Powder F.E.	G/F	New Install	Conforms with FSD requirements	09-07-2021

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	

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 :
授權人簽署

Name :

Ng Wai Yin

FSD/RC No. :

消防處註冊號碼

RC3/690

Company Name :
公司名稱

East Power Engineering Ltd
東力工程有限公司

Telephone :
聯絡電話

2789 3690

Date :
日期

10-07-2021

For FSD use only:

Inspected

Key-in

Verified

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

22 November 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Ms. Grace CHEUNG)

Dear Sir/Madam,

Approval Condition (I) **Planning Application No. A/HSK/251**

I refer to your submission dated 20.10.2021 regarding the implementation of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, please proceed to implement the accepted proposal.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any enquiries on the departmental comments, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB

Date : 12th September, 2023
Your Ref : TPB/A/HSK/487
Our Ref. : ADCL/PLG-10267/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Renewal of Planning Approval under Application No. A/HSK/251 for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories



We refer to our submission dated 30.8.2023 (Ref. ADCL/PLG-10267/L001), we would like to submit the following items for your consideration.

- Approved landscape plan under A/HSK/251;
- Approved drainage plan under A/HSK/251;
- Photographical records showing the condition of existing drainage facilities for A/HSK/251 under approval condition (i) and compliance letter dated 25.11.2020;
- Approved Fire Service Installations proposal for A/HSK/251 under approval condition (k) and compliance letter dated 10.9.2021; and
- Approved FS251 certificate for A/HSK/251 under approval condition (l) and compliance letter dated 22.11.2021.

In addition, in support of the application, we would like to clarify that, following the approval condition (c) as laid down by the Board for the last approved application (No. A/HSK/251), the current application involves no cutting, dismantling or other workshop activity on the site during the planning approval period.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
Aikon Development Consultancy Limited



Encl.

c.c. Client

DPO/TM&YLW (Ms. Charlotte LAM) – By Email

Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

List of Appendices

Appendix I	Approved landscape plan under A/HSK/251
Appendix II	Approved drainage plan under A/HSK/251
Appendix III	Photographical records showing the condition of existing drainage facilities for A/HSK/251 under approval condition (i) and compliance letter dated 25.11.2020
Appendix IV	Approved Fire Service Installations proposal for A/HSK/251 under approval condition (k) and compliance letter dated 10.9.2021
Appendix V	Approved FS251 certificate for A/HSK/251 under approval condition (l) and compliance letter dated 22.11.2021

Appendix I

Approved landscape plan under A/HSK/251

TREE MAINTENANCE BY THE APPLICANT:

- (1) Adequate water to existing trees to be continuously provided to ensure good and health condition continuously
- (2) No construction materials/equipment to be stored within 1m distance from the proposed new trees or existing trees within the peripheral fencing
- (3) Removal of weeds and climbers and control of pests will be ascertained in a regular tree maintenance programme during the current approval period



Project:

Section 16 Planning Application for Proposed Open Storage of Construction Equipment and Construction Materials for a Temporary Period of 3 Years at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/21)

Title:

Landscape Plan

Figure:

6

Scale:

1:1000

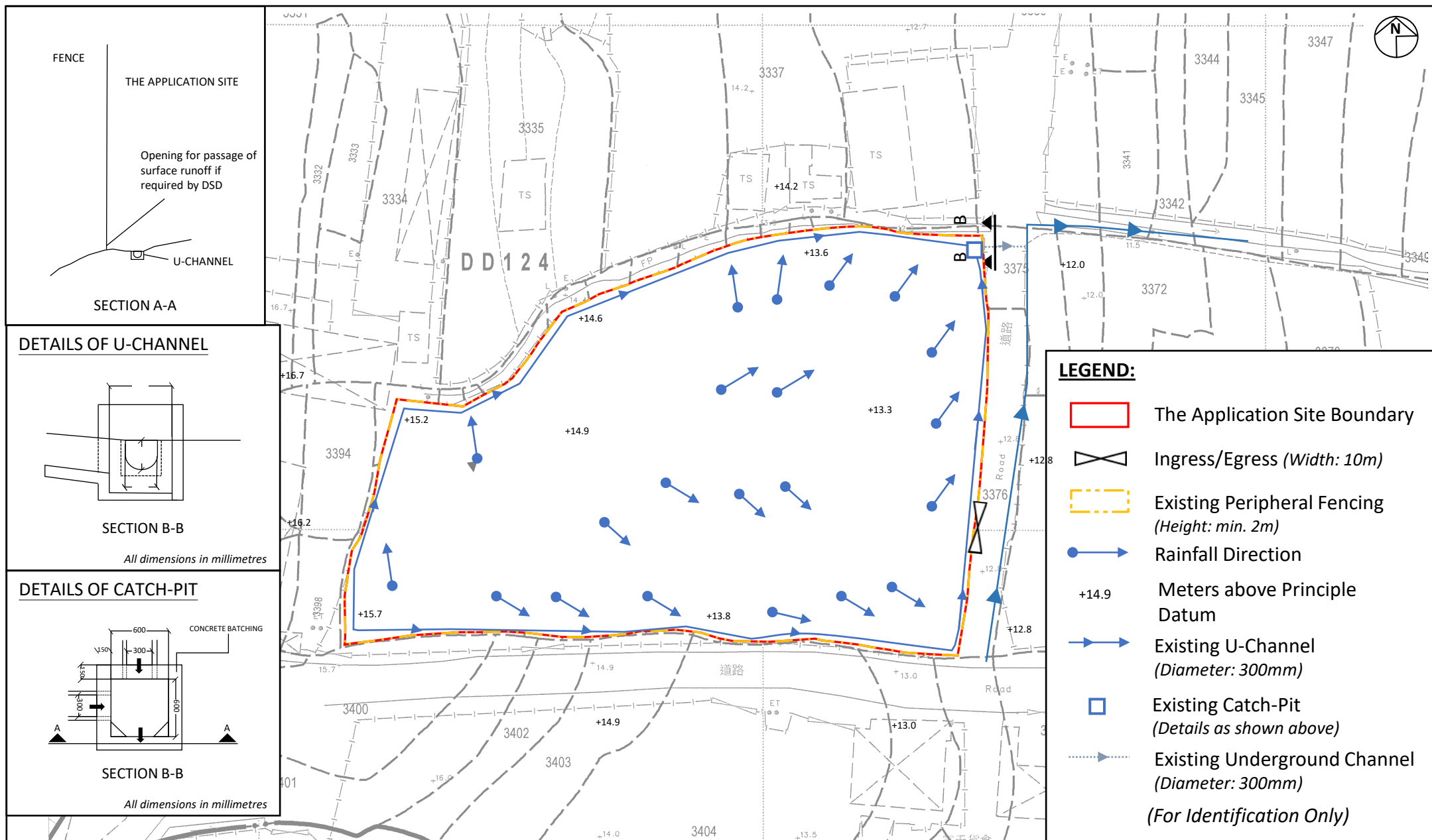
Date:

Aug 2020

Ref.: ADCL/PLG-10209-R001/F006

Appendix II

Approved drainage plan under A/HSK/251



Project:
Section 16 Planning Application for Proposed Open Storage of Construction Equipment and Construction Materials for a Temporary Period of 3 Years at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/21)

Title:
Drainage Plan

Ref.: ADCL/PLG-10209-R001/F007

Figure:
7

Scale:
Not to Scale

Date:
Aug 2020

Appendix III

Photographical records showing the condition of existing drainage facilities for A/HSK/251
under approval condition (i) and compliance letter dated 25.11.2020



毅勤發展顧問有限公司

Tel 電話：(852) 3180 7811

Fax 傳真：(852) 3180 7611

Email 電郵：info@aikon.hk

Web 網址：www.aikon.hk

Date : 20th November, 2020
Your Ref. : TPB/A/HSK/251
Our Ref. : ADCL/PLG-10220/L001

The District Planning Officer,
Tuen Mun and Yuen Long West District Planning Office,
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Shatin,
New Territories
(Attn: Ms. Natalie CHAN)

By Email and Post

Dear Natalie,

**Re: Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T.
(Compliance of Approval Condition (i) of Approved Planning Application No. A/HSK/251)**

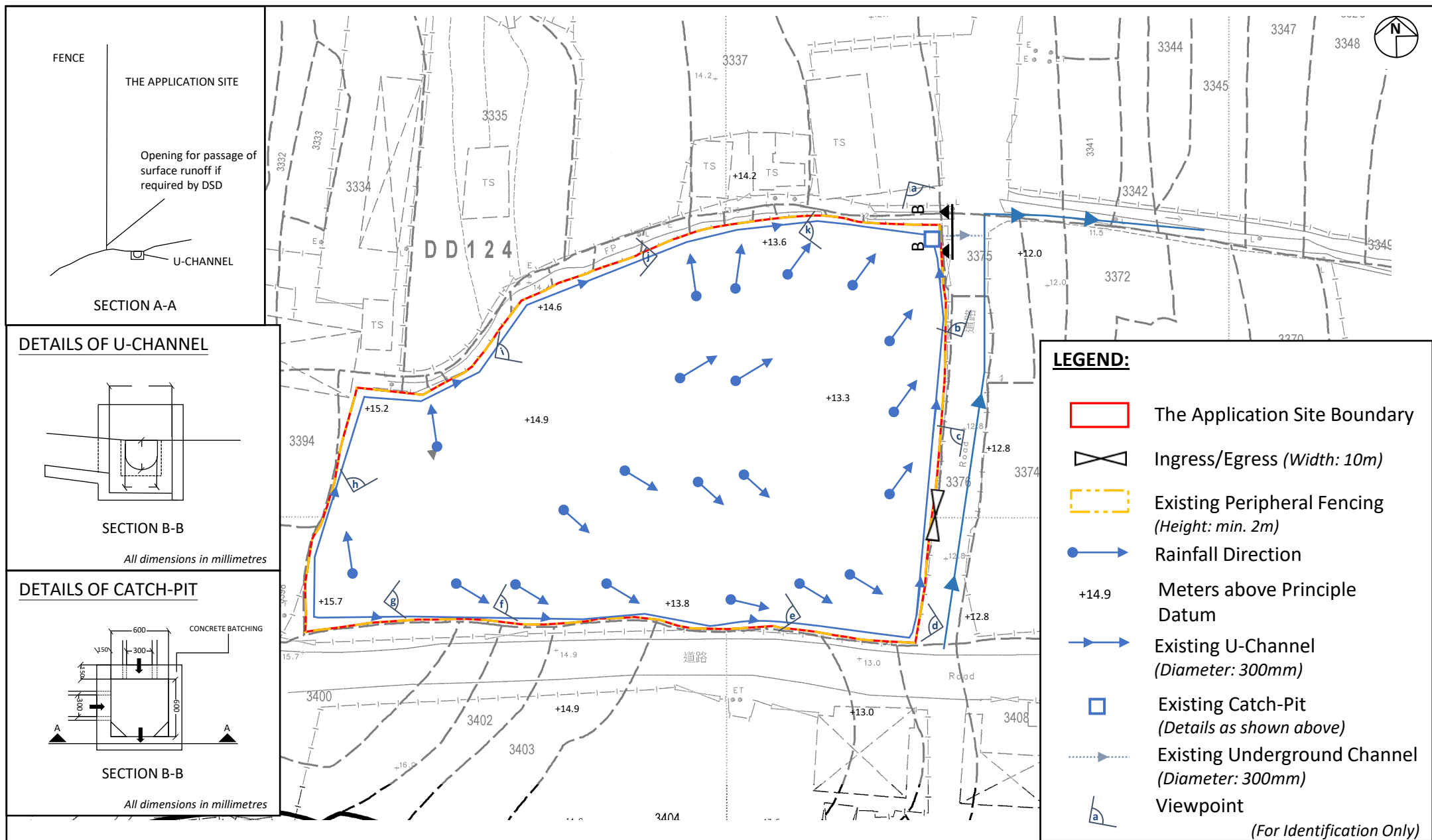
With reference to the letter of Town Planning Board (TPB) dated 06.11.2020 concerning the planning approval granted for the captioned planning application, please find attached 3 sets of plans with photographic records showing the condition of the existing drainage facilities for consideration by the Director of Drainage Services or of the TPB, with a view to discharging approval condition (i).

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours sincerely,
For and on behalf of
Aikon Development Consultancy Limited

Thomas Luk MTCP, MRTPI, RPP
Managing Director

Encl.
c.c. Client



Project:

Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T. (Planning Application No. A/HSK/251)

Title:

Existing Drainage Facilities (Key Plan)

Ref.: ADCL/PLG-10220/AC(i)/F001

Figure:

1

Scale:

Not to Scale

Date:

Nov 2020

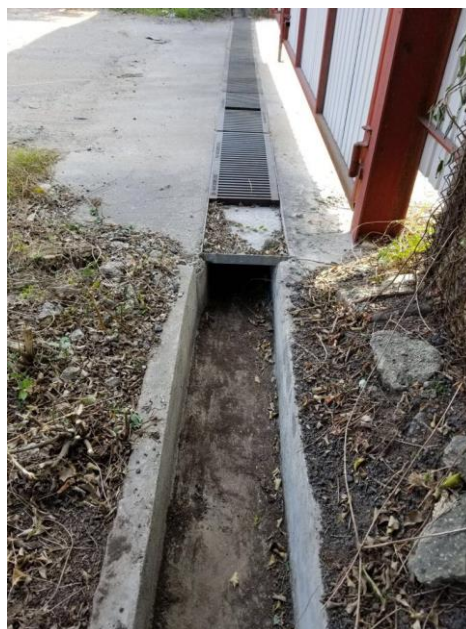


AIKON DEVELOPMENT CONSULTANCY LTD.

a



b



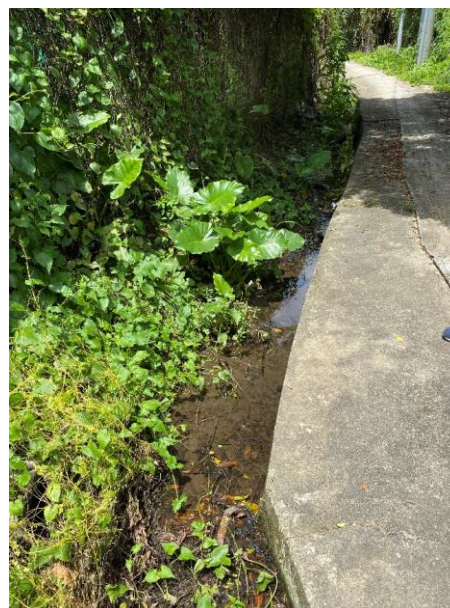
c



d



e



f

**Project:**

Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T. (Planning Application No. A/HSK/251)

Title:

Existing Drainage Facilities
(Photographic Record dated 08.11.2020)

Ref.: ADCL/PLG-10220/AC(i)/I001-1

Illustration:

1-1

Scale:

N/A

Date:

Nov 2020

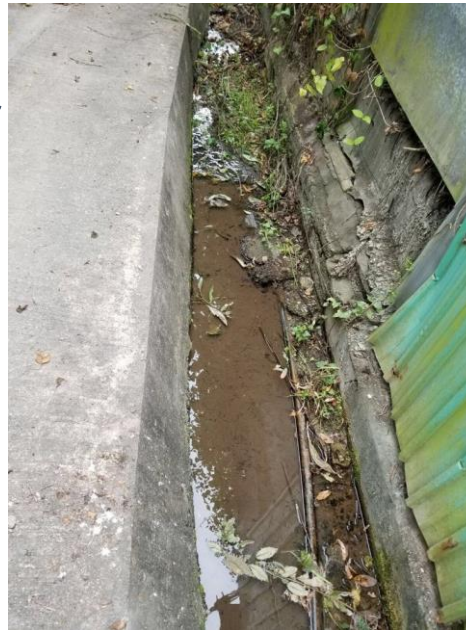


AIKON DEVELOPMENT CONSULTANCY LTD.

g



h



i



j



k

**Project:**

Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T. (Planning Application No. A/HSK/251)

Title:

Existing Drainage Facilities
(Photographic Record dated 08.11.2020)

Ref.: ADCL/PLG-10220/AC(i)/1001-II

Illustration:

1-II

Scale:

N/A

Date:

Nov 2020



AIKON DEVELOPMENT CONSULTANCY LTD.

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

25 November 2020

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2
Metroplaza, 223 Hing Fong Road
Kwai Chung, New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Compliance with Approval Condition (i) **Planning Application No. A/HSK/251**

I refer to your submission dated 20.11.2020 regarding the submission of a condition record of the existing drainage facilities for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Ryan CHI (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c CE/MN of DSD (Attn: Mr. Ryan C.Y. CHI)

Internal CTP/TPB

Appendix IV

Approved Fire Service Installations proposal for A/HSK/251 under approval condition (k)
and compliance letter dated 10.9.2021

Date : 3rd August, 2021
Your Ref. : TPB/A/HSK/251
Our Ref. : ADCL/PLG-10220/L008

The District Planning Officer,
Tuen Mun and Yuen Long West District Planning Office,
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Shatin,
New Territories
(Attn: Ms. Natalie CHAN)

By Email and Post

Dear Natalie,

Re: Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T.
(Compliance with Approval Condition (k) of Approved Planning Application No. A/HSK/251)

Further to the site inspection by the Fire Services Department on 30.07.2021, we hereby submit 3 sets of revised Fire Service Installations (FSIs) Proposal for consideration by the Director of Fire Services or of the Town Planning Board.

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at 3180 7811.

Yours sincerely,
Aikon Development Consultancy Limited



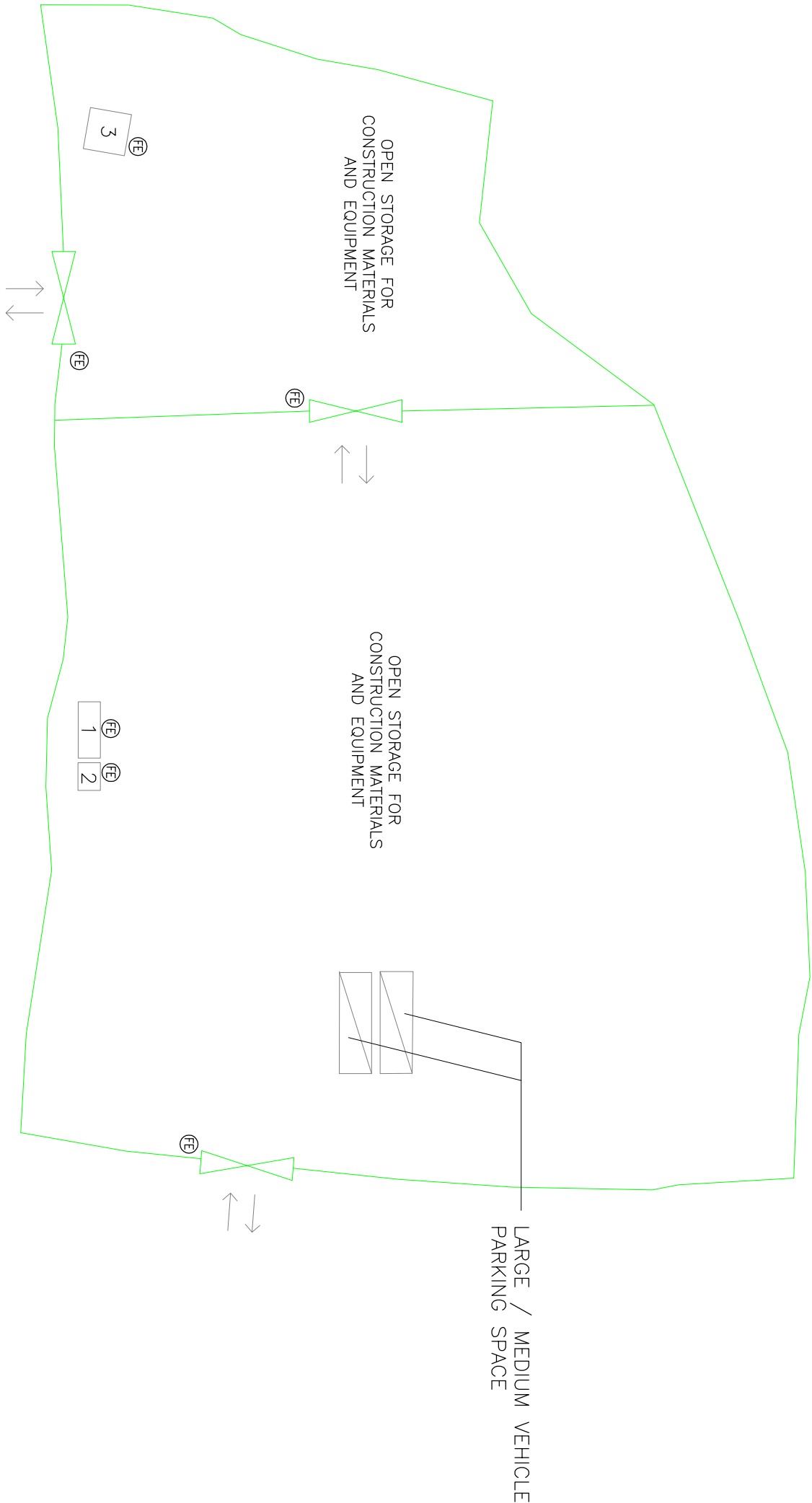
Encl.
c.c. Client

LEGEND :

Ⓢ 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

FIRE SERVICE NOTES:

- 1. ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE
- 2. PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 3. NO COMBUSTIBLE MATERIALS TO BE STORAGE IN THIS SITE.



NO STRUCTURE CONTENT: APPROXIMATED AREA (m²)

- 1. SITE OFFICE 14.6
- 2. SITE OFFICE 10
- 3. ELECTRICAL METER ROOM 20

C	PD SUBMISSION	31-07-2021	JN
B	PD SUBMISSION	29-11-2020	JN
A	PD SUBMISSION	22-12-2017	H.Y
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Plot A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tsekwan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

FIRE SERVICE INSTALLATION WORK AT TEMPORARY
OPEN STORAGE OF CONSTRUCTION MATERIALS AND
CONSTRUCTION EQUIPMENT FOR A PERIOD OF 3 YEARS
AT LOTS 3376(PART), 3377(PART), 3378(PART),
3379(PART), 3380, 3381(PART), 3382(PART),
3383(PART), 3384(PART), 3385(PART), 3386(PART),
3387(PART), 3388(PART), 3389(PART), 3390,
3391(PART), 3392(PART) AND 3393(PART) IN D.D.124
PING SHAN, YUEN LONG, N.T.

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	H.Y	A.Eng.	21-12-2017
DESIGNED BY	H.Y	A.Eng.	21-12-2017
CHECKED BY	CM	PM	21-12-2017
APPROVED BY	-	-	-

PROJECT NO. 10387- HSK251

PAPER SIZE	A3	PLOT SCALE	1 : 1
------------	----	------------	-------

DRAWING NO.

EP-10387-FS01

SCALE	1 : 600	REVISION	C
-------	---------	----------	---

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

10 September 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Mr. Thomas LUK)

Dear Sir/Madam,

Approval Condition (k)
Planning Application No. A/HSK/251

I refer to your submission dated 3.8.2021 regarding the submission of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, please proceed to implement the accepted proposal.
- ☐ Not acceptable.

Should you have any enquiries on the departmental comments, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

Appendix I

A/HSK/251 - Approval Condition (k)

Comments from the Fire Services Department:

- (a) Please be advised that the installation/ maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/ maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB

Appendix V

Approved FS251 certificate for A/HSK/251 under approval condition (I) and compliance
letter dated 22.11.2021

Date : 20th October, 2021
Your Ref. : TPB/A/HSK/251
Our Ref. : ADCL/PLG-10220/L009

District Planning Officer,
Tuen Mun and Yuen Long West District Planning Office,
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Shatin,
New Territories
(Attn: Ms. Natalie CHAN)

By Email

Dear Natalie,

Re: Section 16 Renewal of Planning Approval for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D.124, Ping Shan, Yuen Long, N.T.
(Compliance with Approval Condition (I) of Approved Planning Application No. A/HSK/251)

With reference to the letter of Town Planning Board (TPB) dated 06.11.2020 concerning the planning approval granted for the captioned planning application, please find attached FS251 Certificate for consideration by the Director of Fire Services or of the TPB, with a view to discharge approval condition (I).

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact our Miss Grace CHEUNG or Mr. Thomas LUK at 3180 7811.

Yours sincerely,

Aikon Development Consultancy Limited



Encl.
c.c. Client

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

A 8478532

FSD Ref.: _____

消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Lots 3376(Part), 3377(Part), 3378(Part)

Street No./Town Lot

3379(Part), 3380, 3381(Part), 3382(Part), 3383(Part)

門牌號數/市地段

3384(Part), 3385(Part), 3386(Part), 3387(Part)

Street/Road/Estate Name :

街道/屋苑名稱

Ping Shan

Block :

座

3392(Part), and 3393(Part), in D.D. District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

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 Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(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. 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 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/YY)
24	6 x 4kg Dry Powder F.E.	G/F	New Install	Conforms with FSD requirements	09-07-2021

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	

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

FSD/RC No. :

消防處註冊號碼

Company Name :
公司名稱

Telephone :
聯絡電話

Date :
日期

Ng Wai Yin

RC3/690

East Power Engineering Ltd
東力工程有限公司

2789 3690

10-07-2021

For FSD use only:

Inspected

Key-in

Verified

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) & Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

22 November 2021

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/251
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza,
223 Hing Fong Road, Kwai Chung,
New Territories
(Attn: Ms. Grace CHEUNG)

Dear Sir/Madam,

Approval Condition (I) **Planning Application No. A/HSK/251**

I refer to your submission dated 20.10.2021 regarding the implementation of a fire service installations proposal. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, please proceed to implement the accepted proposal.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any enquiries on the departmental comments, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Natalie CHAN)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB

Date : 29th September, 2023
Your Ref : TPB/A/HSK/487
Our Ref. : ADCL/PLG-10267/L003

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Renewal of Planning Approval under Application No. A/HSK/251 for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories

We refer to our submission dated 30.8.2023 (Ref. ADCL/PLG-10267/L001), we would like to submit the following items for your consideration.

- Replacement Page of Illustration 3.

We would like to extend our sincere apologies for any confusion that may have arisen from our previous submission. It is essential to clarify that there **have been no modifications or alterations to the existing drainage facilities, which remain identical to those originally implemented under the approved application No. A/HSK/251.** The existing u-channels, as approved in the previous application, continues to function as intended. To ensure the proper functioning of the surface channels, the applicant will undertake the necessary work, such as removing debris, to maintain their performance.

Given that the existing drainage facilities remain unchanged and in compliance with the approval condition under No. A/HSK/251, we believe that the submission of a new drainage proposal is not required at this stage. However, we are committed to providing updated records of the existing drainage facilities' condition for Drainage Services Department's review and satisfaction, following the approval of the current renewal application.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

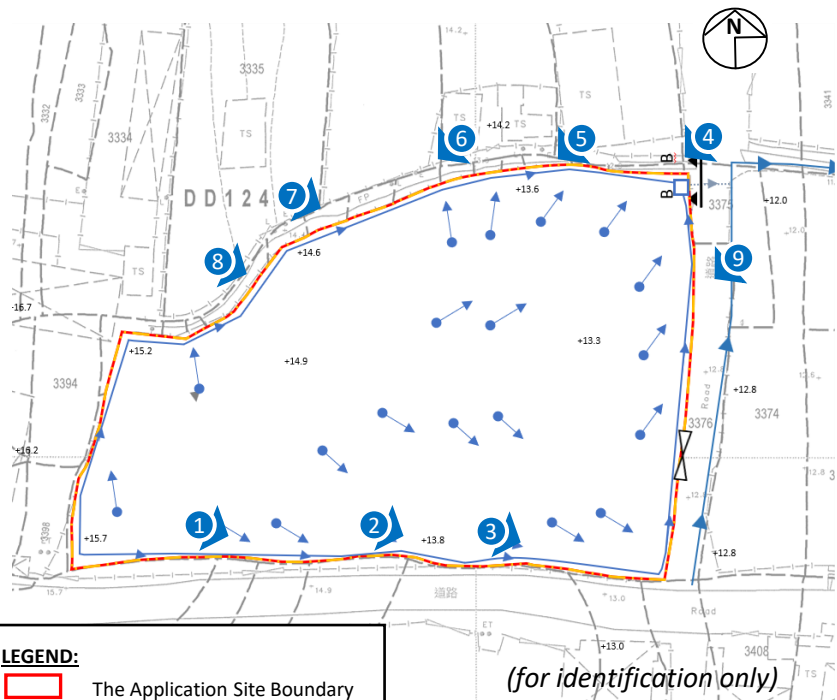
Yours faithfully,
Aikon Development Consultancy Limited



Encl.

c.c. Client

DPO/TM&YLW (Ms. Charlotte LAM) – By Email



Project:

Section 16 Planning Application for Temporary Open Storage of Construction Equipment and Construction Materials for a Period of 3 Years at Lots 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), 3384 (Part), 3385 (Part), 3386 (Part), 3387 (Part), 3388 (Part), 3389 (Part), 3390, 3391 (Part), 3392 (Part) and 3393 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/251)

Title:

Condition Record of Existing Drainage Facilities Implemented since previous planning approvals (Photographic Record dated 23.8.2023)

Ref.: ADCL/PLG-10267-R001/I003

Illustration:

3

Scale:
N.A.

Date:
Aug 2023

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

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

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

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-PS/460	Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	14.11.2014
2	A/HSK/21	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	10.11.2017
3	A/HSK/251	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	23.10.2020

Similar s.16 application straddling the same “Commercial (1)” zone on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/HSK/330	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	24.9.2021

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport:

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application from highway maintenance point of view.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a revised condition record of the existing drainage facilities to his satisfaction.

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- having considered the nature of open storage, the following approval condition shall be added:

“The provision of fire extinguisher(s) and submission of a valid fire certificate (F.S. 251) within 6 weeks from the date of planning approval to the satisfaction of D of FS”

6. Building Matters

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

- no objection to the application; and
- there is no building plan submission in relation to development at the Site approved/under processing.

7. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

8. Long-term Development

Comments of the Project Manager (West), Civil Engineering and Development Department:

No adverse comment on the application.

9. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any feedback from the locals on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - Lots 3379 and 3391 in D.D. 124 were covered by Short Term Waiver No. 5357 for the purpose of temporary open storage of construction materials and construction equipment; and
 - the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office for permitting the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the access road connecting the Site with Yick Yuen Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Yick Yuen Road;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated

on the submitted drainage proposal;

- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should note that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installation to be installed should be clearly marker on the layout plans;
 - good practice guidelines (**Appendix VII** of this RNTPC Paper) for open storage should be adhered to; and
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBWs) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C,

WSD) that:

- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on **Plan A-2**; and
 - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (l) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Second Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for Second Phase development will commence in 2024. In this regard and subject to necessary approvals as required, the Government plans to acquire these relevant sites by mid-2024 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and liaise with his office to ensure the proposed development would not affect the proposed works under HSK/HT NDA.

消防處發出之露天貯存用地良好作業指引
Good Practice Guidelines for Open Storage Sites by the Fire Services Department

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

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

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230914-111634-35924

提交限期**Deadline for submission:**

03/10/2023

提交日期及時間**Date and time of submission:**

14/09/2023 11:16:34

有關的規劃申請編號**The application no. to which the comment relates:**

A/HSK/487

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 方政勳

意見詳情**Details of the Comment :**

支持。這個申請能夠有效將市區的露天貨倉轉移至近郊，空出珍貴的市區土地用作房屋發展。政府應大力推動類似做法，以解決香港的房屋問題。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230914-141014-17888

提交限期**Deadline for submission:**

03/10/2023

提交日期及時間**Date and time of submission:**

14/09/2023 14:10:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/HSK/487

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss 黃思敏

意見詳情**Details of the Comment :****支持 現時洪水橋發展仍在前期準備階段 不應浪費土地**

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

參考編號

Reference Number:

230919-100259-06995

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

19/09/2023 10:02:59

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kwok

意見詳情

Details of the Comment :

我認為城規會應該批准這個申請，因為能夠好好運用土地資源，以滿足市場需求

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230921-160315-54517

提交限期**Deadline for submission:**

03/10/2023

提交日期及時間**Date and time of submission:**

21/09/2023 16:03:15

有關的規劃申請編號**The application no. to which the comment relates:**

A/HSK/487

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 方

意見詳情**Details of the Comment :**

申請地點遠離民居，即使作為露天儲物，亦不會為市民帶來健康或噪音上的影響。所以我支持是次申請A/HSK/487。

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

參考編號

Reference Number:

230929-123208-33677

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:32:08

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lee

意見詳情

Details of the Comment :

由於只是作為臨時用途，建議的發展並不會帶來長遠的負面影響。所以我支持這次申請。

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

參考編號
Reference Number: 230929-123242-97181

提交限期
Deadline for submission: 03/10/2023

提交日期及時間
Date and time of submission: 29/09/2023 12:32:42

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Pang Man Ting

意見詳情
Details of the Comment :

由於申請並不會帶來環境影響，所以我支持這個申請。

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

參考編號

Reference Number:

230929-123322-79633

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:33:22

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Liu

意見詳情

Details of the Comment :

I support the application. Given that there are already some existing open storage uses in the area, it is considered that the proposed development will match with the characteristics in the surroundings.

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

參考編號

Reference Number:

230929-124530-37072

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:45:30

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李玉林

意見詳情

Details of the Comment :

支持。申請人已經提交了不同的評估報告證明申請不會帶來不良的影響。城規會應該尊重報告的結果，批准這次申請。

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

參考編號

Reference Number:

230929-124626-71506

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:46:26

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Ip Man Fai

意見詳情

Details of the Comment :

絕對支持。城規會應該盡快通過有關申請協助重置露天貯物業務，以騰出空間加快推展洪水橋新發展區，舒緩緊張房屋供應。

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

參考編號

Reference Number:

230929-124701-20656

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:47:01

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 李玉蘭

意見詳情

Details of the Comment :

同意 以後應該有更多類似申請 將新界零散的工業和貯物用途集中在一起 更有效利用土地
資源又可以減少對民居的影響

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

參考編號

Reference Number:

230929-124754-92937

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:47:54

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 王美閑

意見詳情

Details of the Comment :

我在附近的村屋居住了超過30年。雖然近年在洪水橋一帶有越來越多的土地用作露天儲物，但普遍沒有對村民的生活造成影響。所以，我不反對這次申請。

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

參考編號

Reference Number:

230929-124835-98049

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:48:35

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王德權

意見詳情

Details of the Comment :

與其他村民相討後，我決定支持這次申請。申請人提交了詳盡的評估和技術報告，令我相信這個發展不會為村民帶來不良影響。

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

參考編號

Reference Number:

230929-124856-11693

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:48:56

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王德權

意見詳情

Details of the Comment :

與其他村民相討後，我決定支持這次申請。申請人提交了詳盡的評估和技術報告，令我相信這個發展不會為村民帶來不良影響。

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

參考編號
Reference Number: 230929-125014-88582

提交限期
Deadline for submission: 03/10/2023

提交日期及時間
Date and time of submission: 29/09/2023 12:50:14

有關的規劃申請編號
The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. 林璇

意見詳情
Details of the Comment :

這宗申請不涉及永久建築，相信不會造成環境和噪音問題，而且臨時用途完結後可易於還原，所以我不反對。

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

參考編號

Reference Number:

230929-125116-62410

提交限期

Deadline for submission:

03/10/2023

提交日期及時間

Date and time of submission:

29/09/2023 12:51:16

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/487

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mandy

意見詳情

Details of the Comment :

政府應該加快土地發展, 唔好再留住晒D地曬太陽, 批准呢個申請可以將本來同民居唔太協調既用途集中係遠D既地方, 以便盡早騰出土地係洪水橋做房屋發展, 百利而無一害