

This document is received on 26 JUN 2024  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

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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 / 531
	Date Received 收到日期	26 JUN 2024

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

### 1. Name of Applicant 申請人姓名/名稱

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

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 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 S.A RP, 1635 RP, 1636 RP (Part), 1712 RP (Part), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230, 3231, 3232, 3233, 3234, 3235, 3236 RP (Part), 3237 (Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part), 3246 (Part), 3247 (Part), 3339 (Part), 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373, 3374, 3375 and 3376 (Part) in D.D. 124
(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 42,580 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,194.16 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 checked="" 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 OZP No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Commercial (1)" ("C (1)"), "Open Space" ("O"), "Open Space (1)" ("O(1)"), 'Road'
(f) Current use(s) 現時用途	Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office  (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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 11/06/2024 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to ~~relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s)~~ or rural committee on 20/05 /2024 13/06/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b> 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) ..... .....	

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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>      </u> HSK <u>      </u> / <u>      </u> 330 <u>      </u>
(b) Date of approval 獲批給許可的日期	<u>      </u> 24/09/2021 <u>      </u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>      </u> 09/10/2024 <u>      </u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Planning Approval for Temporary OpenStorage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>      </u> 3 <u>      </u></p> <p><input type="checkbox"/> month(s) 個月 <u>      </u></p>

**7. Justifications 理由**

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

Please refer to the 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  
.....

N.A.

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

10/06/2024

(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打道 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 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 S.A RP, 1635 RP, 1636 RP (Part), 1712 RP (Part), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230, 3231, 3232, 3233, 3234, 3235, 3236 RP (Part), 3237 (Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part), 3246 (Part), 3247 (Part), 3339 (Part), 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373, 3374, 3375 and 3376 (Part) in D.D. 124  新界元朗屏山丈量約份第 124 約地段第 1630 號餘段(部分)、第 1631 號餘段(部分)、第 1633 號餘段(部分)、第 1634 號、第 1635 號 A 分段餘段、第 1635 號餘段、第 1636 號餘段(部分)、第 1712 號餘段(部分)、第 3206 號餘段、第 3225 號餘段、第 3226 號餘段、第 3228 號餘段、第 3230 號、第 3231 號、第 3232 號、第 3233 號、第 3234 號、第 3235 號、第 3236 號餘段(部分)、第 3237 號(部分)、第 3239 號(部分)、第 3240 號、第 3241 號(部分)、第 3244 號(部分)、第 3246 號(部分)、第 3247 號(部分)、第 3339 號(部分)、第 3340 號、第 3341 號、第 3342 號、第 3343 號、第 3344 號、第 3345 號、第 3346 號、第 3347 號、第 3348 號、第 3349 號、第 3350 號、第 3351 號餘段、第 3352 號餘段、第 3370 號、第 3371 號、第 3372 號、第 3373 號、第 3374 號、第 3375 號及第 3376 號(部分)
Site area 地盤面積	42,580 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 OZP 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)"), "Open Space" ("O"), "Open Space (1)" ("O(1)"), "Road" 「商業 (1)」, 「休憩用地」, 「休憩用地 (1)」及「道路」
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期  <input checked="" type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____  <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期  <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	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 臨時露天貯存建築材料和機械及儲存工具和零件及附屬辦公室用途(為期 3 年) 的規劃許可續期

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1194.16 <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 blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	24	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.4 - 7.2 <input type="checkbox"/> (Not more than 不多於) m 米	
		1 - 3 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	N.A. % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		6 Private Car Parking Spaces
	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) _____ _____		3 Heavy Goods Vehicle Loading/Unloading Spaces

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 extract, Outline Zoning Plan extract, Layout Plan		
<b>Reports 報告書</b>		
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/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

Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part),  
1634, 1635 S.A RP, 1635 RP, 1636 RP (Part), 1712 RP  
(Part), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230,  
3231, 3232, 3233, 3234, 3235, 3236 RP (Part), 3237  
(Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part),  
3246 (Part), 3247 (Part), 3339 (Part), 3340, 3341,  
3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349,  
3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373,  
3374, 3375 and 3376 (Part) in D.D. 124,  
Ping Shan, Yuen Long, New Territories

### *Planning Statement*

Address:



Prepared by  
*Aikon Development Consultancy Ltd.*

June 2024

## 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 Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 S.A RP, 1635 RP, 1636 RP (Part), 1712 RP (Part), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230, 3231, 3232, 3233, 3234, 3235, 3236 RP (Part), 3237 (Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part), 3246 (Part), 3247 (Part), 3339 (Part), 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373, 3374, 3375 and 3376 (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 use 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/330 approved on 24.09.2021 (hereinafter referred to “the last approved application”) which will be expired on 09.10.2024 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)”), “Open Space” (“O”), “Open Space (1)” (“O(1)”) and some areas being designated as ‘Road’ use on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 which was exhibited for public inspection on 26.10.2018 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *The application site is subject to 4 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 prior to the commencement of permanent*

- development and it is unlikely that the aforesaid will be completed in the near future;*
- (f) Temporary nature of the current application should not jeopardize nor pre-empt the future development of "C(1)", "O" and "O(1)" zone should the application site be resumed to the Government for any work commencement in accordance with Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT 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 above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

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## 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」），作為期三年露天貯存建築材料和機械及儲存工具和零件及附屬辦公室用途（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 1630 號餘段（部分）、第 1631 號餘段（部分）、第 1633 號餘段（部分）、第 1634 號、第 1635 號 A 分段餘段、第 1635 號餘段、第 1636 號餘段（部分）、第 1712 號餘段（部分）、第 3206 號餘段、第 3225 號餘段、第 3226 號餘段、第 3228 號餘段、第 3230 號至第 3235 號、第 3236 號餘段（部分）、第 3237 號（部分）、第 3239 號（部分）、第 3240 號、第 3241 號（部分）、第 3244 號（部分）、第 3246 號（部分）、第 3247 號（部分）、第 3339 號（部分）、第 3340 號至第 3350 號、第 3351 號餘段、第 3352 號餘段、第 3370 號至第 3375 號及第 3376 號（部分）（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 2021 年 9 月 24 日批准並將於 2024 年 10 月 9 日到期的規劃許可（申請編號：A/HSK/330）續期。在性質及運作沒有改變下，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下村分區計劃大綱圖（編號：S/HSK/2）內大部份被劃為「商業（一）」、「休憩用地」、「休憩用地（一）」地帶及部份面積被定為「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 4 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，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短時間內完成；
- (六) 其臨時性質不會阻礙履行長遠的「商業（一）」、「休憩用地」、「休憩用地（一）」地帶規劃意向以及落實洪水橋/廈村新發展區；
- (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。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，敬希城規會同情批准擬建用途作為期三年之規劃申請。

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## 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 **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** (hereinafter referred to as “the proposed uses”) at Lots 1630RP (Part), 1631RP (Part), 1633RP (Part), 1634, 1635RP, 1635 S.A RP, 1636RP (Part), 1712RP (Part), 3206RP, 3225RP, 3226RP, 3228RP, 3230-3235, 3236RP (Part), 3237 (Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part), 3246 (Part), 3247 (Part), 3339(Part), 3340-3350, 3351RP, 3352RP, 3370-3375 and 3376 (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 42,580m<sup>2</sup>. Its location 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 operator of the proposed uses (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application on his behalf. The current application aims to renew the latest application from the Board under Planning Application (No. A/HSK/330) approved on 24.9.2021 (hereinafter referred to “the last approved application”) which will be expired on 09.10.2024 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that, there would be **no significant changes in terms of the nature of the proposed uses, number of trips involved, operation and overall physical setting surrounding the application site.**

### 1.2 Background

- 1.2.1 The Applicant urges to continuously but temporarily utilize the application site of which its size is capable of catering for imperative open storage of construction materials and machineries and storage of tools and parts due to the fast-growing demands on construction and civil engineering work being initiated by Government in the recent years.
- 1.2.2 Storage for construction machineries and materials are essential for individual development project, whereas upon completion of one individual development project, construction materials/machineries have to be removed and/or temporarily stored within an interim site which is sizeable enough before they are further transported to a new construction site. However, land throughout urban area has mostly been developed for more conforming uses and green field sites in rural area are always subject to sensitive environmental concerns. Hence, it is almost impossible

to find suitable brown field site for the proposed uses as interim place.

- 1.2.3 The application site, being an already paved brown field site, was previously approved for open storage use and is immediately adjacent to some similar uses which are subject to planning approvals. As such, the application site is considered an ideal site for the proposed use and this constitutes to the rationale behind the submission of the current application.
- 1.2.4 The application site currently falls within an area mainly zoned “Commercial (1)” (“C(1)”), “Open Space” (“O”) and “Open Space(1)” (“O(1)”) and some area being designated as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 which was exhibited for public inspection 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 and “O” zone attached to the covering Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (9)(b) 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 permissions again from the Board for the proposed uses on a **temporary basis of 3 years**.
- 1.2.5 While the government has planned to resume land for the implementation of the Second Phase development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), it would involve complicated and lengthy process prior to the commencement of the permanent development. As such, it is unlikely that the aforesaid complicating and lengthy processes will be completed in the near future. However, the Applicant is well prepared to accept a shorter approval period of lesser than 3 years should the application site is required to be resumed to Government to put forth the permanent development.

### 1.3 Objectives of the Current Application

#### 1.3.1 The current application strives to achieve the following objectives:-

- (a) To temporarily maximise land utilization in an area already subject to the preponderance of open storage activities which are subject to planning approval;*
- (b) To be given an opportunity to serve the local construction needs as well as supporting those fast-growing infrastructures initiated by the Government recently;*
- (c) 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*
- (d) To induce no adverse environmental nor infrastructural impacts of its surroundings by maintaining the existing drainage and landscape provisions.*

### 1.4 Structure of the Planning Statement

#### 1.4.1 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 use. 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 and branching off from Yick Yuen Road which abuts Castle Peak Road (Hung Shui Kiu Section).
- 2.1.2 As shown per **Illustration 1**, the application site is generally flat and a piece of hard-paved land currently being utilised for the current uses, i.e. open storage of construction materials and machineries and storage of tools and parts with ancillary site office.

### **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 environment surrounding the application site is characterised by open storage uses and informal industrial activities. At present, all along Yick Yuen Road on both sides are occupied by similar open storage uses and informal industrial activities. To the immediate west of the application site is currently utilised for open storage of construction materials and equipment which is subject to a planning approval valid till 14.11.2026 under Planning Application No. A/HSK/487. The aforesaid approved application is within the same “C(1)” zone as that covering the application site in the Current OZP. To the further southeast with a distance of at least 200m away from the application site, there are traditional village settlements namely Yick Yuen Tsuen and residential development namely Yick Yuen Court.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The application site currently falls within the areas zoned “C(1)”, “O”, “O(1)” and some area being designated as ‘Road’ on the Current OZP (please refer to **Figure 3**). According to the covering Notes of the Current OZP, the planning intention for “C” zone is primarily for commercial developments, 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 centre, and the planning intention for “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 3.1.2 According to the Schedule of Uses for “C” and “O” zones attached to the covering Notes of the Current OZP, the proposed use is neither a Column 1 nor Column 2 uses. However, as stipulated in (9)(b) of the covering 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 renewal of planning permission 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 Planning Applications in the Vicinity and Previous Approved Planning Applications of the Site

- 3.2.1 Notwithstanding that the locality of the application site as a whole is rural in character. At present, all along Yick Yuen Road on both sides are being characterised by open storage uses and informal industrial activities. To the immediate southwest and west of the application site are currently utilised for temporary workshop and temporary open storage of construction materials and machineries which are both subject to planning approvals.
- 3.2.2 To the immediate west of the application site is currently utilised for open storage of construction materials and equipment which is subject to a planning approval valid till 14.11.2026 under Planning Application No. A/HSK/487. This approved site is **within the same “C(1)” zone as that covering the application site** in the Current OZP and was within the same “U” zone as that covering the application site in the previous OZP.
- 3.2.1 The application site is subject to 8 previous approved planning applications. **Table 1** encapsulates the details below. As compared with the last approved application

(Planning Application No. A/HSK/330), there is no major change in the nature of the proposed use, number of trips involved, operation and overall physical setting surrounding the application site.

*Table 1: Previous Approved Planning Applications covering the Application Site*

<b>Application No.</b>	<b>Proposed Use(s)</b>	<b>Zone(s)</b>	<b>Date of Approval</b>
A/YL-PS/157	Temporary Open Storage of Construction Materials and Machineries	"U"	05.03.2004
A/YL-PS/217	Temporary Open Storage of Construction Materials and Machineries	"U"	24.06.2005
A/YL-PS/264	Temporary Open Storage of Construction Materials and Machineries	"U"	02.02.2007
A/YL-PS/314	Temporary Open Storage of Construction Materials and Machineries	"U"	29.01.2010
A/YL-PS/389	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	"U"	07.09.2012
A/YL-PS/494	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	"U"	09.10.2015
A/HSK/96	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	"C(1)", "O", "O(1)" and "Road"	05.10.2018
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	"C(1)", "O", "O(1)" and "Road"	24.09.2021

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

- 3.3.1 The Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in 2023. According to the said revised Guidelines, the application site falls entirely within the planning boundary of Hung Shui Kiu/Ha Tsuen 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.”*

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

- 3.4.1 The nature of the current application in terms of approval period sought and proposed uses are the same as that proposed in the last approved application No. A/HSK/330. There would be no change in terms of site configuration, number of trips involved, nature of use and operation when comparing with the last approved application.
- 3.4.2 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 previous approval within specified time limits. **Table 2** below shows all the complied approval conditions and **Appendices I to V** attach the previous approval letter and relevant discharged letters for approval conditions. In view of the above, the current application shall be deemed capable of being considered favourably and processed as an application of renewal of planning approval.

Table 2: Compliance with Approval Conditions under the Previous Approved Application No. A/HSK/330

Planning Approval Conditions		Discharged Date
(h)	the submission of a drainage proposal	20.07.2022
(i)	the implementation of the drainage proposal	20.07.2022
(j)	the provision of fire extinguishers and the submission of valid fire certificate (FS251)	10.11.2021
(k)	the submission of a fire service installations proposal	03.10.2022
(l)	the implementation of the fire service installation proposal	08.02.2023

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Layout & Design Operation

- 4.1.1 It is proposed to continue utilising the application site for the current use, i.e. open storage of construction materials and machineries and storage of tools and parts with ancillary site office. As compared with the last approved scheme under Application No. A/HSK/330, there is no change in the nature, site configuration. The application site has a total area of approximately 42,580m<sup>2</sup>. **Table 2** encapsulates the major parameters of the current application and the last approved application.

### 4.2 Vehicular Access Arrangement and Operation

- 4.2.1 Similar to that proposed in the last approved application, an internal and unblocked track (about 4,581.37m<sup>2</sup> or 10.8% of the total site area) is designated along the western boundary of the application site with its egress/ingress (17m wide) near the southwestern corner directly abutting Yick Yuen Road. This internal access will continue to be preserved with a view to providing vehicular access to the adjoining site located at the east, which is used by other owners for temporary warehouse, and to avoid any queueing of delivery vehicles along Yick Yuen Road arising out of the proposed uses. As shown per **Figure 4**, there will be no difficulties in internal traffic circulation sense due to the fact that more than sufficient space for manoeuvring of delivery vehicles are allowed throughout the application site. Similarly, there are and will be a total of 6 nos. of parking spaces for private cars and 3 nos. of Loading/Unloading (U/L) bays for goods vehicles (Type: Heaving Goods Vehicles (HGV) as defined under Cap. 374 of Road Traffic Ordinance). Being the same as that proposed in the last approved application, the number of trips involved will be approximately 5 to 6 trips per week and it will be made by HGV for delivering construction materials and machineries upon request. No vehicle will be allowed to queue back or reverse onto/from public road at any time.
- 4.2.2 The operation hour of the proposed use on site will continue to be restricted to 9:00 a.m. to 7:00 p.m. during weekdays and Saturdays and there will be no operation on Sundays and Public Holidays. Construction Materials and Machineries to be stored within the application site will be **non-polluted and non-dangerous in nature** and will remain stagnant all the time. No dismantling, repairing or other workshop activity will be allowed at the site. All storage activities will only be confined to within the open storage area and within ancillary structures. The waterworks reserve within 1.5m from the centreline on both sides of the existing water mains will continue to be provided within the site.
- ### 4.3 Provision of Existing Landscape Treatment
- 4.3.1 As shown per **Illustration 2**, the existing trees within the application site planted as required by approval conditions granted for the previous planning applications have still been in extremely good and healthy condition. The approval condition (f) pertaining to landscape as laid down by the Board for the last approved application

(No. A/HSK/330) was that *'all existing screen planting including trees and shrubs within the site shall be maintained in good condition at all times during the planning approval period'*. The approval condition has been well complied with that the existing trees within the application site have been properly maintained and in good condition. The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

#### **4.4 Provision of Existing Drainage Facilities**

- 4.4.1 Following the drainage proposal and implementation in the previous application (A/HSK/330), the existing drainage facilities are well maintained (see **Illustration 3-I** and **3-II**), and there has been no flooding issue arisen. 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.

#### **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/330 will be continued to be properly maintained during the approval period once the current application is approved by the Board.

#### **4.6 Provision of Existing Boundary Fencing**

- 4.6.1 The Applicant is also committed that, similar to relevant approval condition laid down for the last approved application, the existing boundary fencing provision in the vicinity of the application site will be continued to be properly maintained during the approval period should the current application be approved by the Board.

Table 3: Comparison of Major Parameters of the Current Application and the Previous Approved Application  
No. A/HSK/330

Major Parameters/Items	Last Approved Application (No. A/HSK/330) (a)	Current Application (b)	Difference/ Remark(s) (b) – (a)
<b>Site Area (m<sup>2</sup>)</b>			
Uncovered Area	About 41,650.22 (98%)	About 41,650.22 (98%)	No Change
Covered Area	About 929.78 (2%)	About 929.78 (2%)	No Change
Total	About 42,580.00 (100%)	About 42,580.00 (100%)	No Change
<b>Breakdown of Covered Area (m<sup>2</sup>)</b>			
Open Storage Area	About 37,068.85 (87.1%)	About 37,068.85 (87.1%)	No Change
Ancillary Structures	About 929.78 (2.1%)	About 929.78 (2.1%)	No Change
Internal Access Road	About 4,581.37 (10.8%)	About 4,581.37 (10.8%)	No Change
Total	About 42,580.00 (100%)	About 42,580.00 (100%)	No Change
Proposed Use(s)	Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office	Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office	Nature Unchanged
<b>Ancillary Structures</b>			
No(s).	24	24	No Change
Proposed Use(s)	Site Office, Storage of Tools & Parts, Shelters, Guard Room	Site Office, Storage of Tools & Parts, Shelters, Guard Room	No Change
No. of Storeys	1 to 3	1 to 3	No Change
Height (m)	2.4 to 7.2	2.4 to 7.2	No Change
Total Floor Area (m <sup>2</sup> )	About 1,194.16	About 1,194.16	No Change
No. of Parking Spaces (Types and Dimensions)	6 (Private Car, 5m x 2.5m)	6 (Private Car, 5m x 2.5m)	No Change
No. of Loading/Unloading Bays (Types and Dimensions)	3 (HGV, 11m x 3.5m, )	3 (HGV, 11m x 3.5m, )	No Change
Type of Delivery Vehicle	HGV	HGV	No Change
No. of Weekly Trips by Delivery Vehicles	5 to 6	5 to 6	No Change
Operation Hours	From 9:00 a.m. to 7:00 p.m, Monday to Saturday excluding Sunday and Public Holiday	From 9:00 a.m. to 7:00 p.m, Monday to Saturday excluding Sunday and Public Holiday	No Change

Table 4: Breakdown Details of Ancillary Structures of the Current Application

Structure/ Container No.	Proposed Use(s)	Roof Area (m <sup>2</sup> )	Floor Area (m <sup>2</sup> )	No. of Storeys	Max. Height (m)
1	Site Office and Storage of Tools & Parts	220.00	278.00	1-2	6.0
2	Site Office and Storage of Tools & Parts	96.00	192.00	2	6.0
3	Site Office	25.00	25.00	1	6.0
4	Storage of Tools & Parts	14.86	29.72	2	4.8
5	Storage of Tools & Parts	14.86	44.58	3	7.2
6	Storage of Tools & Parts	95.80	95.80	1	5.0
7	Storage of Tools & Parts	14.86	29.72	2	4.8
8	Storage of Tools & Parts	14.86	14.86	1	2.4
9	Storage of Tools & Parts	14.86	14.86	1	2.4
10	Storage of Tools & Parts	14.86	29.72	2	4.8
11	Site Office and Storage of Tools & Parts	82.26	103.48	1-2	6.0
12	Storage of Tools & Parts	14.86	14.86	1	2.4
13	Electricity Room	5.76	5.76	1	2.4
14	Storage of Tools & Parts	14.86	14.86	1	2.4
15	Storage of Tools & Parts	189.80	189.80	1	6.0
16	Staff Rest Area	14.86	14.86	1	2.4
17	Site Office	14.86	29.72	2	5.0
18	Site Office	14.86	14.86	1	2.4
19	Site Office	14.86	14.86	1	2.4
20	Guard Room	4.50	4.50	1	2.4
21	Portable Toilet	1.31	1.31	1	2.4
22	Portable Toilet	1.31	1.31	1	2.4
23	Site Office and Storage of Tools & Parts	14.86	14.86	1	2.4
24	Site Office and Storage of Tools & Parts	14.86	14.86	1	2.4
Total		929.78	1,194.16	-	-

## 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 4 previous planning approvals for the same use. The last approved planning application No. A/HSK/330 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)”, “O” and “O(1)” zone.

### 5.2 Imperative Need for Interim Storage of Construction Materials and Machineries

- 5.2.1 The Applicant urges to temporarily and continuously utilize the application site of which its size is capable of catering for imperative open storage of construction materials and machineries due to the fast-growing demands on construction and civil engineering works being initiated by the Government in the recent years. Storage for construction materials and machineries are essential for individual development project, whereas upon completion of individual development project, construction materials/machineries have to be relocated and/or temporarily stored within an interim site which is sizeable enough before they are further transported to a new construction site. However, land throughout urban area has mostly been developed and green field sites in rural area are always subject to sensitive environmental concerns. Hence, it is almost impossible to find suitable brown field site for the proposed uses as interim place. The application site, being previously approved for open storage uses, is therefore considered 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/330). There would be **no changes in the nature and operation** of the proposed uses when comparing to the last approved application (No. A/HSK/330). 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/HT 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.

## 5.5 Optimization of Valuable Land Resources

- 5.5.1 Albeit the application site has been zoned “C(1)”, “O” and “O(1)” zone, 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)”, “O” and “O(1)” Zone

- 5.6.1 Notwithstanding the application site falls within respective areas zoned “C(1)”, “O” and “O(1)”, and designated as ‘Road’ on the Current OZP, and that it is subject to the previous approval 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)”, “O”, “O(1)” nor ‘Road’ use should it be considered essential to be implemented by the Board in future. The proposed uses in the current application is only being applied in temporary nature for a period of 3 years with similar use for open storage which was approved by the Board to the adjacent approved site for open storage uses (i.e. Planning Application No. A/HSK/487) and therefore it should not jeopardize nor pre-empt the future development of the “C(1)”, “O”, “O(1)” zones and “Road”, should any development in accordance with HSK/HT NDA from the Board and/or relevant Government departments be put forth in the future. The proposed development can be an optimum use before population intake and to allow the application site continuously and flexibly meet the demands or open storage for construction materials and machineries.
- 5.6.2 Furthermore, it is the mere fact that such period of the 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. Given the proposed uses are temporary in nature, the Board may review and reconsider the permission for the proposed use at the application site every 3 years. It is therefore in this connection, the temporary nature of the proposed uses would not in any sense pose any constraints to jeopardize nor pre-empt the “C(1)”, “O”, “O(1)” zone and “Road” uses 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 current uses due to the fact that it is directly accessible to/from Yick Yuen Road with size being capable of storing construction materials and machineries at interim and that it is surrounded by similar uses, i.e. application no. A/HSK/487 for renewal of planning approval for temporary open storage of construction materials and construction equipment for a period of 3 years at the immediate west of the application site. 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 As there would be no substantial changes in the nature and operation of the proposed uses when comparing to the last approved application, the existing drainage facilities, fencing provision and landscape treatments 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 planning 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/330 approved on 24.09.2021 which will be expired on 09.10.2024 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.
- 6.1.3 The majority of the application site currently falls within an area zoned “C(1)”, “O”, “O(1)” and some area being designated as “Road” use on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 which was exhibited for public inspection 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 4 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 prior to the commencement of permanent development and it is unlikely that the aforesaid will be completed in the near future;*
  - (f) Temporary nature of the current application should not jeopardize nor pre-empt the future development of “C(1)”, “O” and “O(1)” zone should the application site be resumed to the Government for any work commencement in accordance with Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT 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*

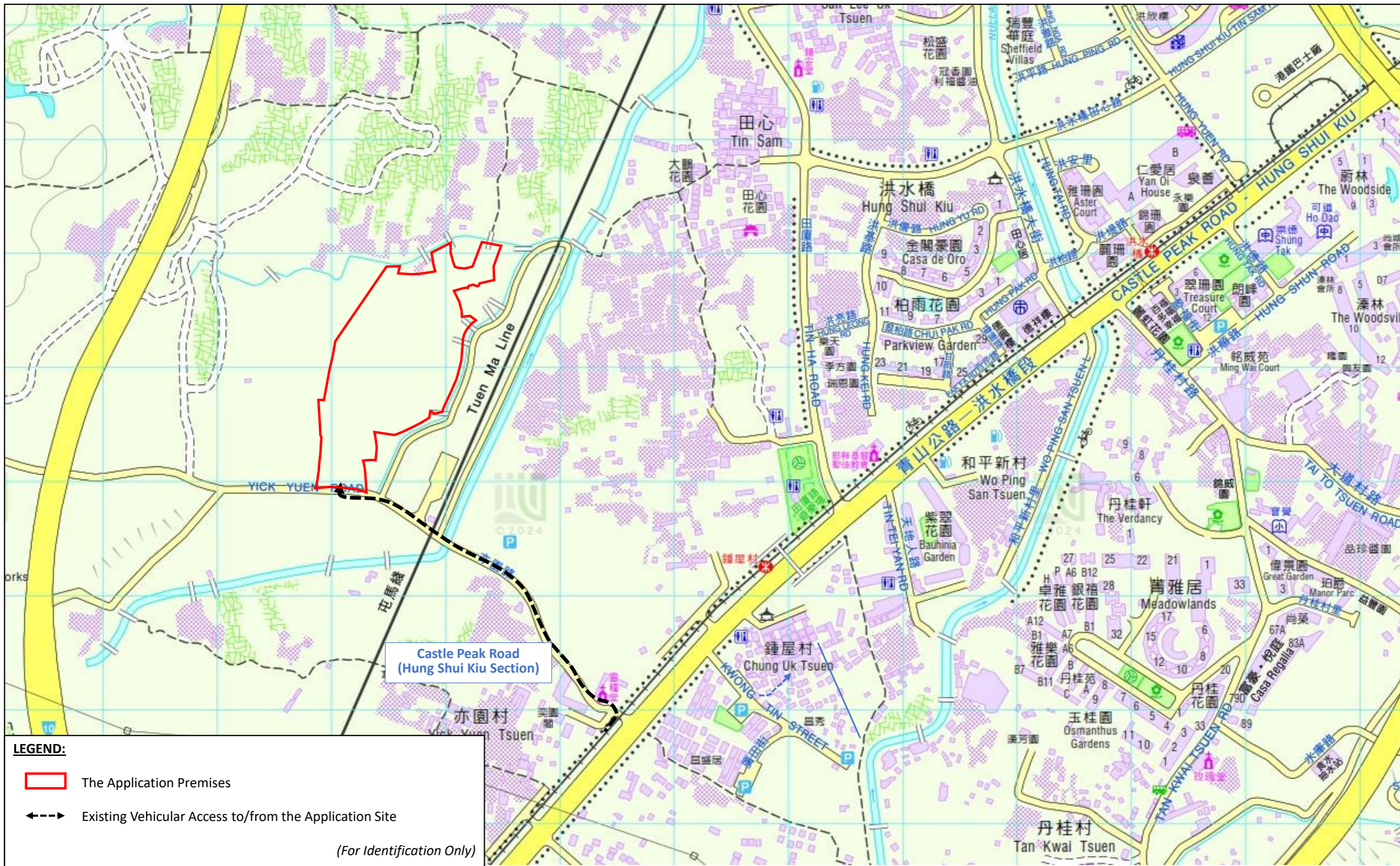
*the Board previously.*

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

## List of Figures

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- |          |   |
|----------|---|
| Figure 1 | The Location Plan   |
| Figure 2 | Extract of Lot Index Plan (No. ags_S00000127102_0001)                             |
| Figure 3 | Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan<br>No. S/HSK/2 |
| Figure 4 | Indicative Layout Plan  |



**Project:**  
 Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories  
 (Renewal of Planning Approval under Planning Application No. A/HSK/330)

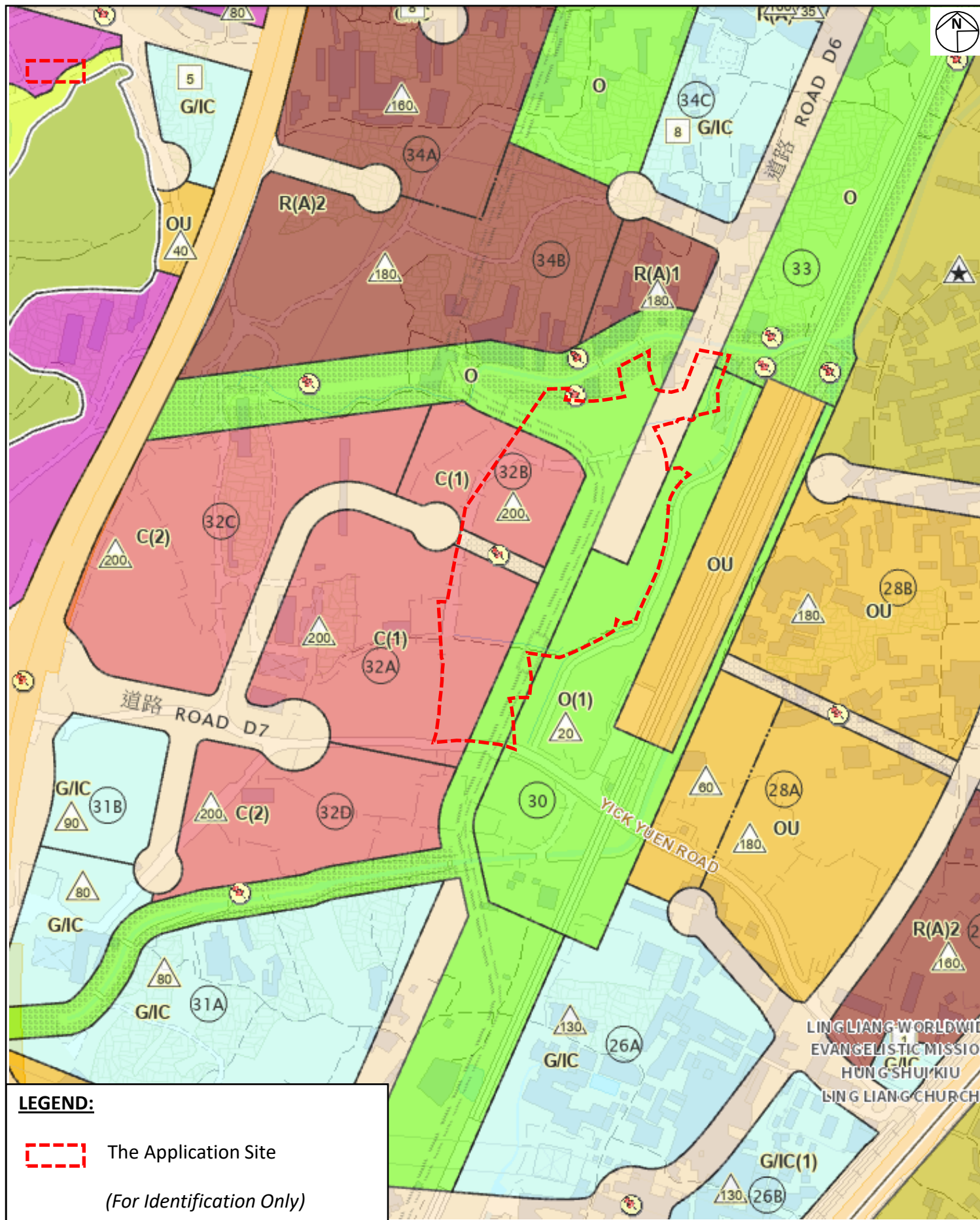
**Title:**  
 The Location Plan

**Figure:**  
 1

**Scale:**  
 Not to Scale

**Date:**  
 June 2024





**Project:**  
Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

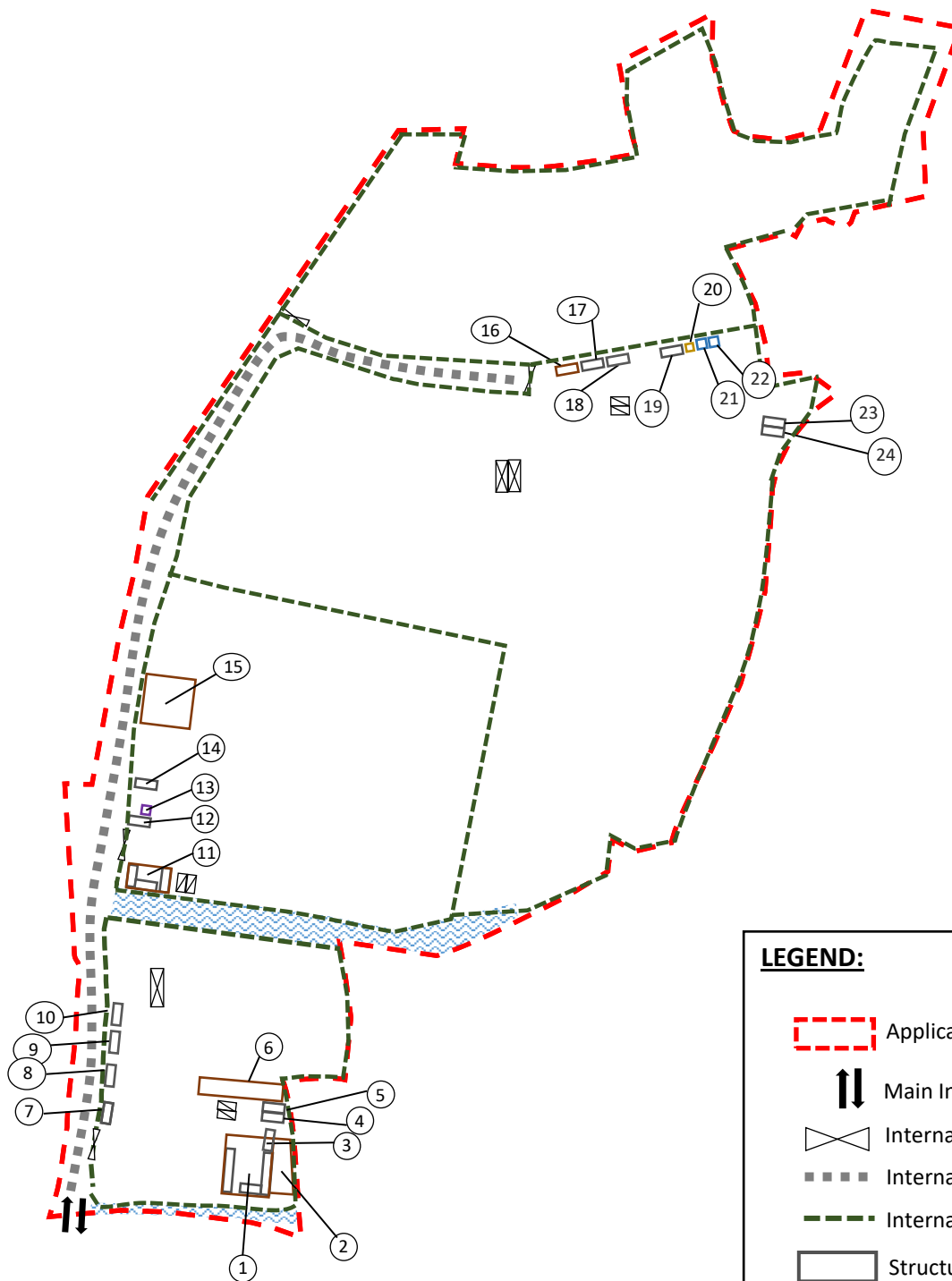
**Title:**  
Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2

Ref.: ADCL/PLG-10291-R001/F003

**Figure:**  
3

**Scale:**  
Not to Scale

**Date:**  
June 2024



#### LEGEND:

(For Identification Only)

- Application Site
- Main Ingress/Egress (17m Wide)
- Internal Ingress/Egress (10m Wide)
- Internal Vehicular Access (10m Wide)
- Internal Fencing (2m High)
- Structures
- Shelter
- Electricity Room
- Guard Room
- Portable Toilet
- Parking Space (Private Car)
- U/L Bay (HGV)

#### Project:

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

#### Title:

Indicative Layout Plan

#### Figure:

4

#### Scale:

Not to Scale

#### Date:

June 2024

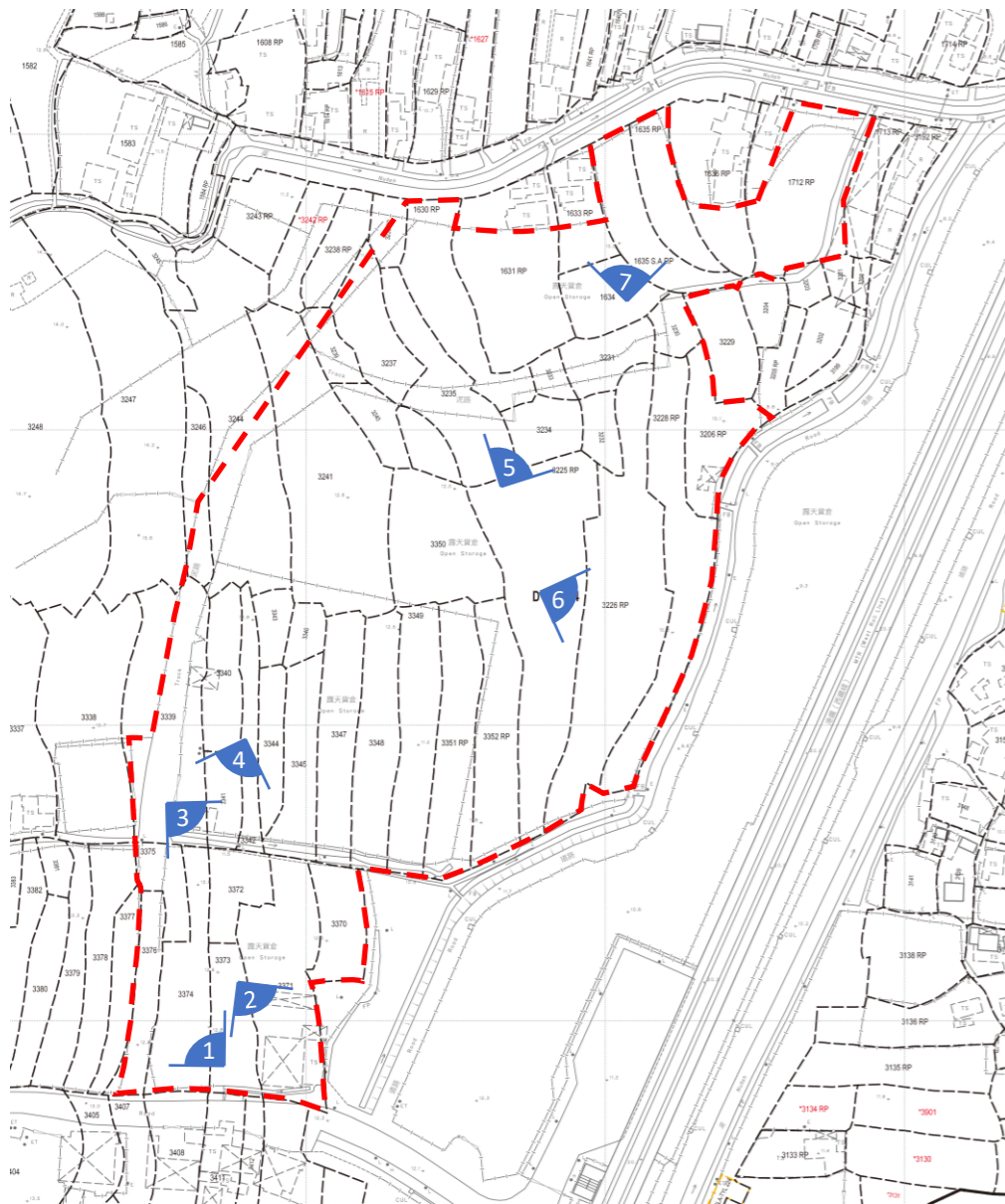
Ref.: ADCL/PLG-10291-R001/F004



AIKON DEVELOPMENT CONSULTANCY LTD.

## List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Current Condition of Existing Trees along the Application Site Boundary
Illustration 3-I	As-built Drainage Plan
Illustration 3-II	Existing Drainage Facilities



**Project:**  
Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

**Title:**  
Current Condition of Application Site

Ref.: ADCL/PLG-10291-R001/1001

**Illustration:**  
1

**Scale:**  
N/A

**Date:**  
Jun 2024

Photo 1



Photo 2



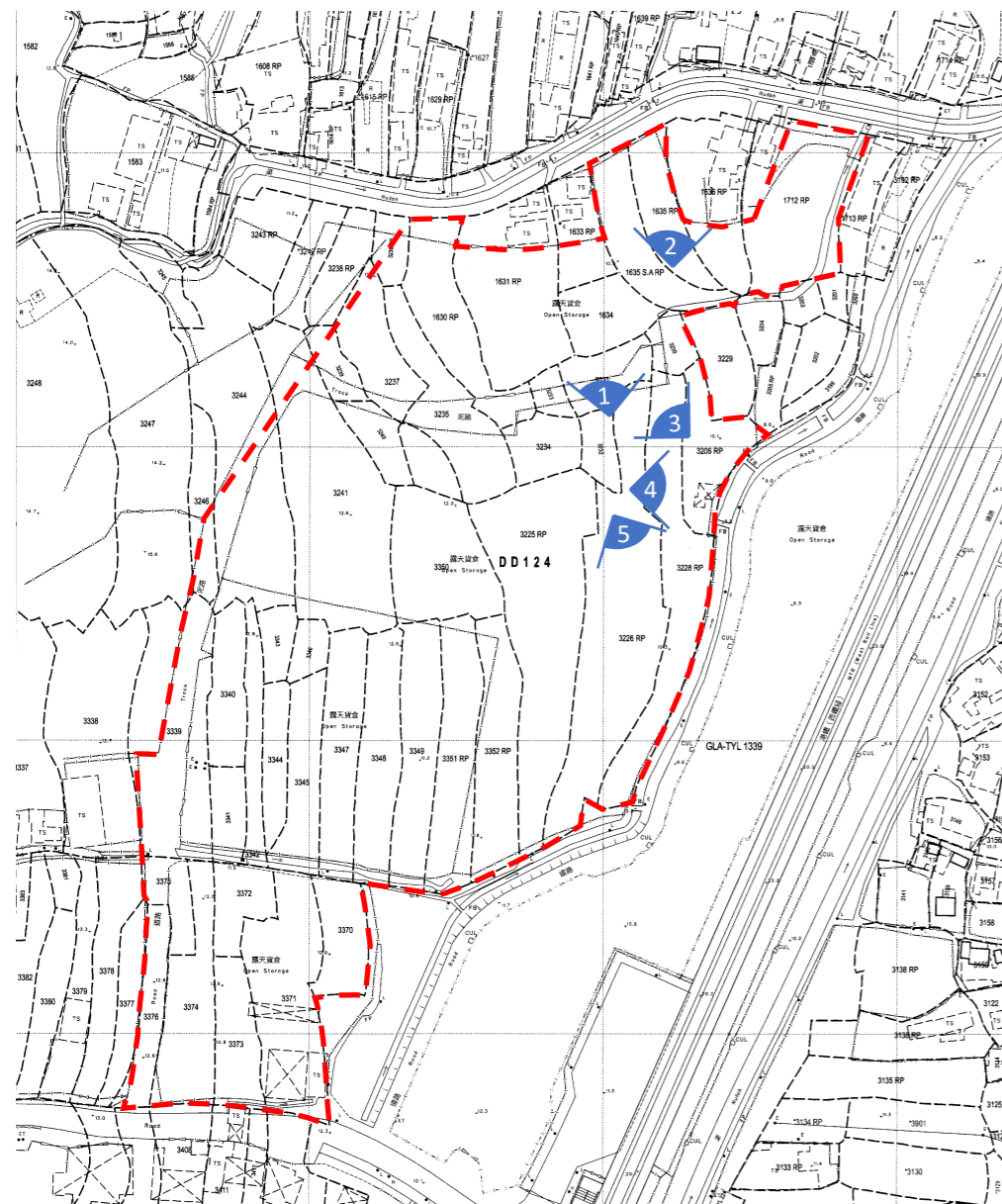
Photo 3



Photo 4



Photo 5



**Project:**  
Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Approval under Planning Application No. A/HSK/330)

**Title:**  
Current Condition of Existing Trees along the Application Site Boundary

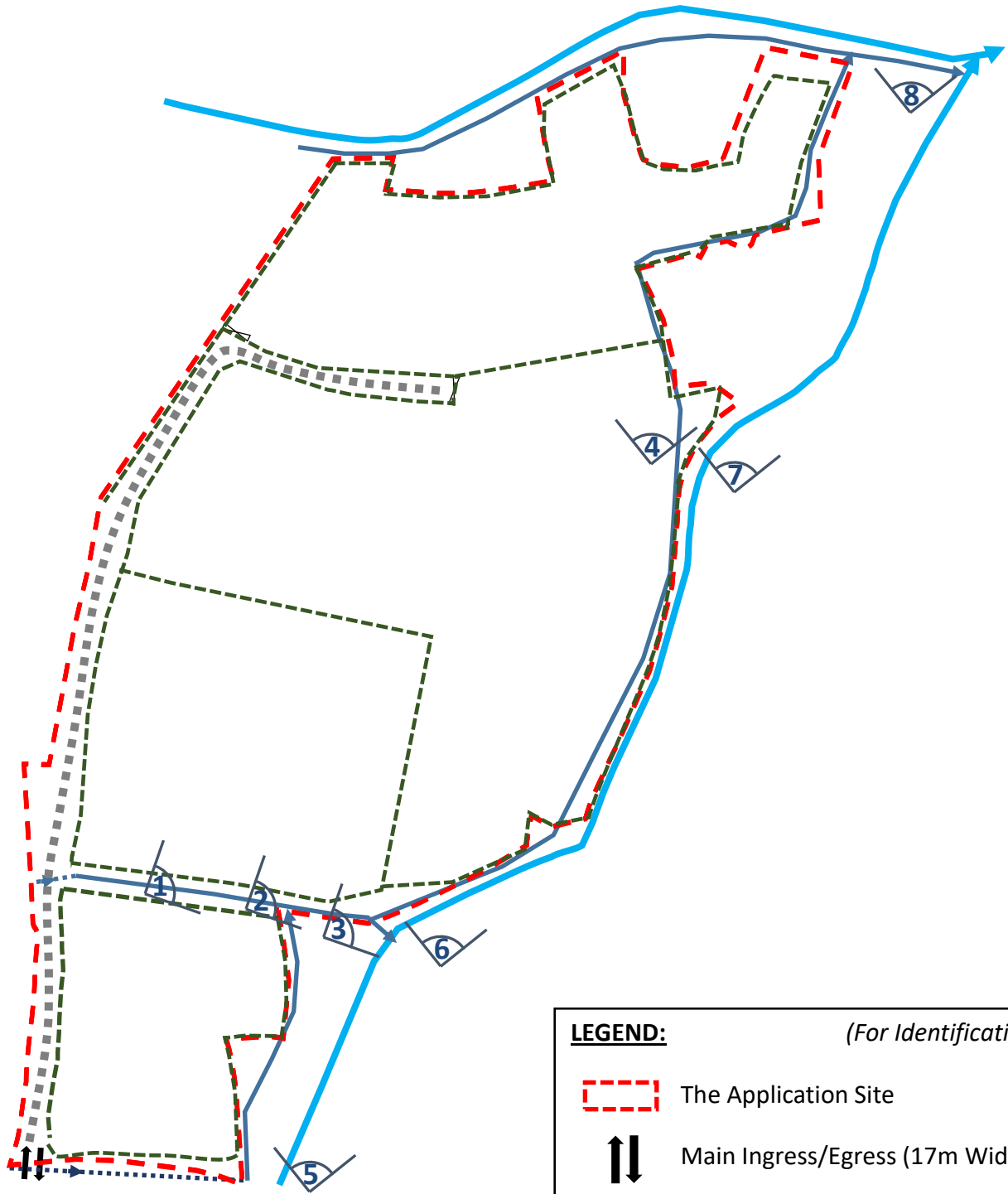
Ref.: ADCL/PLG-10291-R001/1002

**Illustration:**  
2

**Scale:**  
N/A







**Date:**  
Jun 2024





**LEGEND:**

(For Identification Only)

-  The Application Site
-  Main Ingress/Egress (17m Wide)
-  Internal Fencing (2m High)
-  Underground Drainage Pipe
-  Existing U-channel
-  Existing Nullah

**Project:**

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

**Title:**

As-built Drainage Plan

**Illustration:**

3-I

**Scale:**

Not to Scale

**Date:**

Jun 2024



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10291/R001/I003-I

1



2



3



4



5



6



7



8

**Project:**

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

**Title:**

Existing Drainage Facilities  
(Photographic Record dated 6.6.2024)

**Illustration:**

3-II

**Scale:**

N/A

**Date:**

Jun 2024

Ref.: ADCL/PLG-10291/R001/I003-II



AIKON DEVELOPMENT CONSULTANCY LTD.

## List of Appendices

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Appendix I	Approval Letter of the Previous Application No. A/HSK/330
Appendix II	Letter from Planning Department dated 20.07.2022 for Compliance with Condition (h) and (i) on the submission of a drainage proposal and the implementation of the drainage proposal
Appendix III	Letter from Planning Department dated 10.11.2021 for Compliance with Condition (j) on the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251)
Appendix IV	Letter from Planning Department dated 3.10.2022 for Compliance with Condition (k) on the submission of a fire service installations proposal
Appendix V	Letter from Planning Department dated 8.2.2023 for Compliance with Condition (l) on the implementation of fire service installations proposal

## Appendix I

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Approval Letter of the Previous Application No. A/HSK/330

**城市規劃委員會**

香港北角渣華道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3180 7611)

覆函請註明本會檔號  
In reply please quote this ref.: TPB/A/HSK/330

15 October 2021

Aikon Development Consultancy Ltd.  
Unit 1310, Level 13, Tower 2, Metroplaza  
223 Hing Fong Road  
Kwai Chung, New Territories  
(Attn.: Grace Cheung)

Dear Sir/Madam,

**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 in “Commercial (1)”, “Open Space”, “Open Space (1)” Zones and area shown as ‘Road’, Various Lots in D.D. 124, Ping Shan, Yuen Long**

I refer to my letter to you dated 9.9.2021.

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 10.10.2021 to 9.10.2024 and is subject to the following conditions :

- (a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no dismantling, repairing or other workshop activity is allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of waterworks reserve within 1.5m from the centreline on both sides of the existing water mains within the site at all times during the planning approval period;
- (f) all existing screen planting including trees and shrubs within the site shall be maintained in good condition at all times during the planning approval period;

- (g) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (h) the submission of a drainage proposal within 6 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 10.4.2022;
- (i) in relation to (h) above, the implementation of the drainage proposal within 9 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 10.7.2022;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS 251) 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 21.11.2021;
- (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 10.4.2022;
- (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 10.7.2022;
- (m) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning condition (h), (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, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F,

North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

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

This temporary permission will lapse on 10.10.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

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

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 24.9.2021 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 5.11.2021). 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

## **List of Government Department Contacts**

(Application No. A/HSK/330)

<b>部門 Department</b>	<b>辦事處 Office</b>	<b>聯絡人姓名 Name of Contact Person</b>	<b>電話號碼 Telephone No.</b>	<b>傳真號碼 Facsimile No.</b>
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775

**Extracted from Confirmed Minutes of 680<sup>th</sup> Meeting of RNTPC held on 24.9.2021**

**Agenda Item 57**

**Section 16 Application**

[Open Meeting]

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 in “Commercial (1)”, “Open Space”, “Open Space (1)” Zones and area shown as ‘Road’, Various Lots in D.D. 124 , Ping Shan, Yuen Long  
(RNTPC Paper No. A/HSK/330)

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207.            The Secretary reported that the application was submitted by Team Harvest Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

- Miss Winnie W.M. Ng            -    being a director of the Kowloon Motor Bus Company (1933) Limited (KMB) and Long Win Bus Company Limited (Long Win), and SHK having shareholding interests in KMB and Long Win;
- Dr Conrad T.C. Wong            -    having current business dealings with SHK;
- Mr Peter K.T. Yuen                -    his relative being an independent non-executive director of SHK; and
- Mr K.K. Cheung                    -    his firm having current business dealings with SHK.

208.            The Committee noted that Miss Winnie W.M. Ng had tendered an apology for being unable to attend the meeting. As the interest of Dr Conrad T.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item. As the interest of Mr Peter K.T. Yuen was indirect and Mr K.K.

Cheung had no involvement in the application, the Committee agreed that they could stay in the meeting.

209. The Committee noted that the application was for 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 three years. During the statutory publication period, one objecting comment was received. Major views were set out in paragraph 11 of the Paper.

210. The Committee noted that the Planning Department considered that the temporary use could be tolerated for a further period of three years based on the assessments set out in paragraph 12 of the Paper. The application was generally in line with the Town Planning Board Guidelines No. 34D. Concerned government departments had no objection to or no adverse comment on the application, except the Director of Environmental Protection who did not support the application as there were sensitive receivers of residential use in the vicinity of the site and the development involved the use of heavy goods vehicles. Environmental nuisance was expected. However, there was no environmental complaint concerning the application site in the past three years. To minimise any possible environmental nuisance and to address the technical requirements of the concerned government departments, appropriate approval conditions were recommended.

#### Deliberation Session

211. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 10.10.2021 to 9.10.2024 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation from 7:00 p.m. to 9:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) no dismantling, repairing or other workshop activity is allowed on the site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the provision of waterworks reserve within 1.5m from the centreline on both sides of the existing water mains within the site at all times during the planning approval period;
- (f) all existing screen planting including trees and shrubs within the site shall be maintained in good condition at all times during the planning approval period;
- (g) the existing boundary fencing shall be maintained at all times during the planning approval period;
- (h) the submission of a drainage proposal within 6 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 10.4.2022;
- (i) in relation to (h) above, the implementation of the drainage proposal within 9 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 10.7.2022;
- (j) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS 251) 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 21.11.2021;
- (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 10.4.2022;

- (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 10.7.2022;
- (m) if any of the above planning condition (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning condition (h), (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.”

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

## Appendix II

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Letter from Planning Department dated 20.07.2022 for Compliance with Condition (h)  
and (i) on the submission of a drainage proposal and the implementation of the  
drainage 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) and 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

20 July 2022

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/330
電話號碼	Tel. No. : 2158 6294
傳真機號碼	Fax No. : 2489 9711

Aikon Development Consultancy Ltd.

Dear Sir/Madam,

### **Compliance with Approval Conditions (h) and (i)** **Planning Application No. A/HSK/330**

I refer to your submission dated 25.5.2022 regarding the submission and implementation of a drainage proposal for compliance with captioned approval conditions. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned conditions have 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 above, please contact Ms. Vicky SY (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, DSD (Attn: Ms. Vicky SY)

Internal

CTP/TPB2

## Appendix III

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Letter from Planning Department dated 10.11.2021 for Compliance with Condition (j)  
on the provision of fire extinguisher(s) and the 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) and 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 November 2021

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/330
電話號碼	Tel. No. : 2158 6294
傳真機號碼	Fax No. : 2489 9711

Aikon Development Consultancy Ltd.

Dear Sir/Madam,

### **Compliance with Approval Condition (j)** **Planning Application No. A/HSK/330**

I refer to your submission dated 4.11.2021 regarding the provision of fire extinguisher(s) 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 above, please contact Mr. LO Sin-tat (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

( 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

## Appendix IV

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Letter from Planning Department dated 3.10.2022 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) and Post**

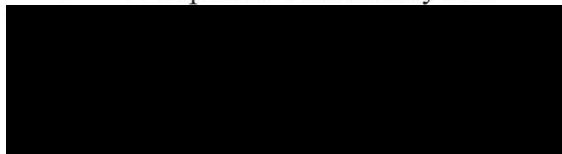
## Planning Department

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

3 October 2022

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/330
電話號碼	Tel. No. : 2158 6294
傳真機號碼	Fax No. : 2489 9711

Aikon Development Consultancy Ltd.



Dear Sir/Madam,

### **Compliance with Approval Condition (k) Planning Application No. A/HSK/330**

I refer to your submission dated 19.9.2022 regarding the submission of a revised fire service installations proposal 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. Detailed departmental comments are at **Appendix I**.
- ☐ 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 above, please contact Mr. CHOI Wai-lun (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/TPB2

**Appendix I**

A/HSK/330 - Compliance with 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 an 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.

## Appendix V

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Letter from Planning Department dated 8.2.2023 for Compliance with Condition (I) on  
the implementation of 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) and Post**

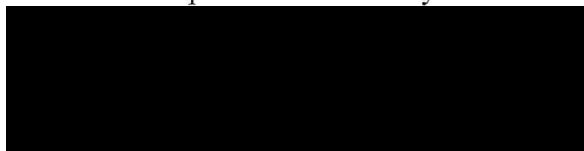
## Planning Department

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

8 February 2023

來函檔號      Your Reference  
本署檔號      Our Reference    (    ) in TPB/A/HSK/330  
電話號碼      Tel. No. :            2158 6294  
傳真機號碼    Fax No. :            2489 9711

Aikon Development Consultancy Ltd.



Dear Sir/Madam,

### **Compliance with Approval Condition (I)** **Planning Application No. A/HSK/330**

I refer to your submission dated 28.12.2022 regarding the implementation of the fire service installations proposal 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. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the above, please contact Mr. CHOI Wai-lun (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/TPB2



Date : 3<sup>rd</sup> July, 2024  
Our Ref. : ADCL/PLG-10291/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 for 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 Temporary Period of 3 Years at Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 S.A RP, 1635 RP, 1636 RP (Part), 1712 RP (Part), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230, 3231, 3232, 3233, 3234, 3235, 3236 RP (Part), 3237 (Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part), 3246 (Part), 3247 (Part), 3339 (Part), 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373, 3374, 3375 and 3376 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories**

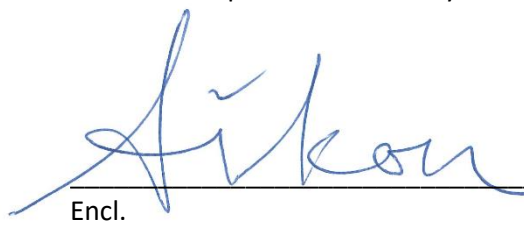

We refer to our submission dated 12.6.2024 (Ref.: ADCL/PLG-10291/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following items:-

- i. Accepted FSI proposal for A/HSK/330 and compliance letter

It is also clarified that the nature of the current application in terms of approval period sought and proposed use is **entirely the same as** that proposed in the last approved application (No. A/HSK/330). There would be **no changes in the development parameters, site configuration, operation** of the proposed uses when comparing to the last approved application.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED].

Yours sincerely,  
Aikon Development Consultancy Limited

Encl.  
c.c. Client

FIRE SERVICE NOTES:

1. ALL ROOFED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES.
2. NO COMBUSTIBLES SHOULD BE KEPT OR STORED AT THE OPEN STORAGE AREA AT THE ENTIRE SITE.
3. SUFFICIENT EMERGENCY LIGHT SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838
4. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.



NO	STRUCTURE CONTENT:	APPROXIMATED AREA ( m <sup>2</sup> )
1	SHED FOR STRUCTURE LOADING AND UNLOADING AREA	150
2	SHED FOR STRUCTURE LOADING AND UNLOADING AREA	67.7
3	STORAGE TOOLS AND PARTS	12.5
4	SITE OFFICE	12.5
5	SITE OFFICE	12.5
6	SHED FOR STRUCTURE LOADING AND UNLOADING AREA	80.7
7	SITE OFFICE	12.5
8	SITE OFFICE	12.5
9	STORAGE TOOLS AND PARTS	12.5
10	STORAGE TOOLS AND PARTS	12.5
11	SITE OFFICE	37.5
12	SITE OFFICE	12.5
13	GUARD ROOM	6
14	STORAGE TOOLS AND PARTS	30
15	SHED FOR STRUCTURE LOADING AND UNLOADING AREA	128.6
16	SHED FOR STRUCTURE LOADING AND UNLOADING AREA	12.5
17	SITE OFFICE	30
18	STORAGE TOOLS AND PARTS	30
19	STORAGE TOOLS AND PARTS	30
20	ELECTRICITY ROOM	6
21	TOILET	6
22	TOILET	6
23	SITE OFFICE	12.5
24	SITE OFFICE	12.5

LEGEND:

- 4KG DRY POWDER TYPE FIRE EXTINGUISHER
- PARKING SPACE (PRIVATE CAR)
- EMERGENCY LIGHTING
- EXIT EXIT SIGN

C	REVISION	17-09-2022	JN
B	REVISION	04-01-2022	JN
A	PD SUBMISSION	20-11-2018	K.H
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



PROJECT

FSI WORK AT Lots 1630 RP (Port), 1631 RP (Port), 1633 RP (Port), 1634, 1635 S.A RP, 1635 RP, 1636 RP (Port), 1712 RP (Port), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230, 3231, 3232, 3233, 3234, 3235, 3236 RP (Port), 3237 (Port), 3239 (Port), 3240, 3241 (Port), 3244 (Port), 3246 (Port), 3247 (Port), 3339 (Port), 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373, 3374, 3375 and 3376 (Port) in D.D. 124, Ping Shon, Yuen Long, New Territories

DRAWING TITLE

FSI LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
--	---------	-------------	------

DRAWN BY	K.H	Eng.T	20-11-2018
DESIGNED BY	K.H	Eng.T	20-11-2018
CHECKED BY	CM	PM	20-11-2018
APPROVED BY	-	-	-

PROJECT NO.	10268 – HSK 330
PAPER SIZE	A3
PLOT SCALE	1 : 1

DRAWING NO.	EP-10268-FS01
SCALE	1 : 1100
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) and Post**

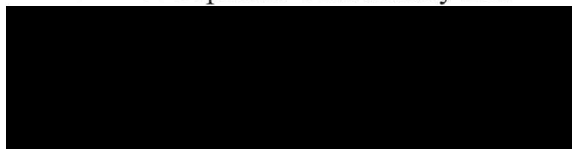
## Planning Department

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

3 October 2022

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/330
電話號碼	Tel. No. : 2158 6294
傳真機號碼	Fax No. : 2489 9711

Aikon Development Consultancy Ltd.



Dear Sir/Madam,

### **Compliance with Approval Condition (k) Planning Application No. A/HSK/330**

I refer to your submission dated 19.9.2022 regarding the submission of a revised fire service installations proposal 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. Detailed departmental comments are at **Appendix I**.
- ☐ 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 above, please contact Mr. CHOI Wai-lun (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/TPB2

**Appendix I**

A/HSK/330 - Compliance with 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 an 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.

Date : 30<sup>th</sup> July, 2024  
Our Ref. : ADCL/PLG-10291/L003

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

By Email

Dear Sir/Madam,


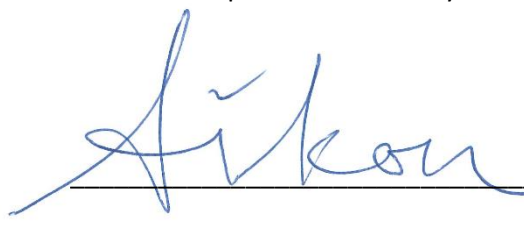
**Re: Section 16 for Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Temporary Period of 3 Years at Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 S.A RP, 1635 RP, 1636 RP (Part), 1712 RP (Part), 3206 RP, 3225 RP, 3226 RP, 3228 RP, 3230, 3231, 3232, 3233, 3234, 3235, 3236 RP (Part), 3237 (Part), 3239 (Part), 3240, 3241 (Part), 3244 (Part), 3246 (Part), 3247 (Part), 3339 (Part), 3340, 3341, 3342, 3343, 3344, 3345, 3346, 3347, 3348, 3349, 3350, 3351 RP, 3352 RP, 3370, 3371, 3372, 3373, 3374, 3375 and 3376 (Part) in D.D. 124, Ping Shan, Yuen Long, New Territories (Planning Application No. A/HSK/531)**

We refer to the latest comments from Lands Department and Civil Engineering and Development Department (dated 29.7.2024), we would like to enclose herewith the Responses-to-Comment Table and Figures to address the abovementioned departmental comments for their consideration.

The applicant is well aware that part of the application site is subject to land resumption, and he has identified a suitable site for relocation after continuous effort and will relocate their operation to the new site. The current application merely seeks a renewal of planning approval for the same use as the last approved application (No. A/HSK/330), in order to allow more time for the applicant and his tenants to arrange and relocate their existing operations and business undertakings to the new site. Considering continuous efforts that have been made, it is sincerely hoped that the Board can give sympathetic consideration to the current application.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at [REDACTED].

Yours sincerely,  
Aikon Development Consultancy Limited



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

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

Department	Date	Comments	Responses to Departmental Comments																	
Lands Department	29.7.2024	<p>1. The application site comprises Old Schedule Agricultural Lots held under Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.</p> <p>2. The following private lots are covered by Short Term Waivers (STW) as below table:</p> <table><tr><th>STW No.</th><th>Lot No. (in D.D. 124)</th><th>Purposes</th></tr><tr><td>3279</td><td>3373</td><td>Ancillary Use to Open Storage of Construction Materials and Machineries</td></tr><tr><td>4576</td><td>3228 RP</td><td rowspan="5">Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office</td></tr><tr><td>4577</td><td>3206 RP, 3226 RP, 3231, 3233, 3339 &amp; 3375</td></tr><tr><td>4578</td><td>3340 &amp; 3341</td></tr><tr><td>4579</td><td>3374</td></tr><tr><td>4580</td><td>3371</td></tr></table> <p>3. The subject lots were affected by Second Phase Development of HSK/HT NDA. According to the Gazette Notice Nos. 3102 and 3103 gazetted on 31.5.2024, part of the subject lots shall revert to the Government on 31.8.2024. The proposed submitted by the applicant conflicts with the Government's planned use of the lots</p>	STW No.	Lot No. (in D.D. 124)	Purposes	3279	3373	Ancillary Use to Open Storage of Construction Materials and Machineries	4576	3228 RP	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office	4577	3206 RP, 3226 RP, 3231, 3233, 3339 & 3375	4578	3340 & 3341	4579	3374	4580	3371	<p>Noted.</p> <p>Ditto.</p> <p>Noted.</p> <p>The applicant is well aware that part of the application site is subject to land resumption (<b>Figure 1</b> and <b>Figure 2</b> refer). The applicant has identified a suitable site for relocation after continuous effort and will relocate their operation to the new site. The existing operations would be relocated to a newly formed site at Ha Tsuen, Yuen Long, which has been approved by Town Planning Board for the use for various types of open storage on 24.6.2022 (No. A/YL-HTF/1133) and 15.3.2024 (No. A/YL-HTF/1166).</p> <p>According to the land resumption schedule, the existing business undertakings should be departed in batches from the fourth quarter of 2024 to the third quarter of 2025. In this regard, the current application merely seeks a renewal of planning approval for the</p>
STW No.	Lot No. (in D.D. 124)	Purposes																		
3279	3373	Ancillary Use to Open Storage of Construction Materials and Machineries																		
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4578	3340 & 3341																			
4579	3374																			
4580	3371																			

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

Department	Date	Comments	Responses to Departmental Comments
			<p>same use as the last approved application (No. A/HSK/330), in order <b>to allow more time for the applicant and his tenants to arrange and relocate their existing operations and business undertakings to the new site.</b></p> <p>Nonetheless, to ensure timely and orderly implementation of the Second Phase development of HSK/HT NDA, the applicant is committed to <b>clear existing operations that falls within the land resumption area (Figure 3 refers) before the CEDD's entry and commencement of related works</b>, and would <b>ensure no disturbance to the scheduled infrastructure works.</b></p> <p>On the other hand, considering the part of the application site including the site entrance does not fall within land resumption schedule for the Second Phase development, the applicant wishes to continue existing business operations at the subject area (<b>Figure 4</b> refers) and hoped its existing operation could be tolerated before relocation of existing operations and business undertakings to the new site.</p>

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

Department	Date	Comments	Responses to Departmental Comments
Civil Engineering and Development Department	29.7.2024	Please note that captioned 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 concerns fall within the stie under Second Phase development of HSK/HT NDA. The site formation and engineering infrastructure works for the Second Phase development had commenced progressively from mid-2024. The subject site will revert to the government in end august 2024 and the works of Second Phase development will proceed accordingly.	<p>Noted.</p> <p>The applicant is well aware that part of the application site is subject to land resumption (<b>Figure 1</b> and <b>Figure 2</b> refer). The applicant has identified a suitable site for relocation after continuous effort and will relocate their operation to the new site. The existing operations would be relocated to a newly formed site at Ha Tsuen, Yuen Long, which has been approved by Town Planning Board for the use for various types of open storage on 24.6.2022 (No. A/YL-HTF/1133) and 15.3.2024 (No. A/YL-HTF/1166).</p> <p>According to the land resumption schedule, the existing business undertakings should be departed in batches from the fourth quarter of 2024 to the third quarter of 2025. In this regard, the current application merely seeks a renewal of planning approval for the same use as the last approved application (No. A/HSK/330), in order <b>to allow more time for the applicant and his tenants to arrange and relocate their existing operations and business undertakings to the new site.</b></p> <p>Nonetheless, to ensure timely and orderly implementation of the Second Phase development of HSK/HT NDA, the applicant is committed to <b>clear existing operations that falls within the land resumption area (Figure 3 refers) before the CEDD's entry and commencement of related works</b>, and would <b>ensure no disturbance to the scheduled infrastructure works.</b></p> <p>On the other hand, considering the part of the application site including the site entrance does not fall within land resumption schedule for the Second Phase development, the applicant wishes to</p>

Planning Application No. A/HSK/531

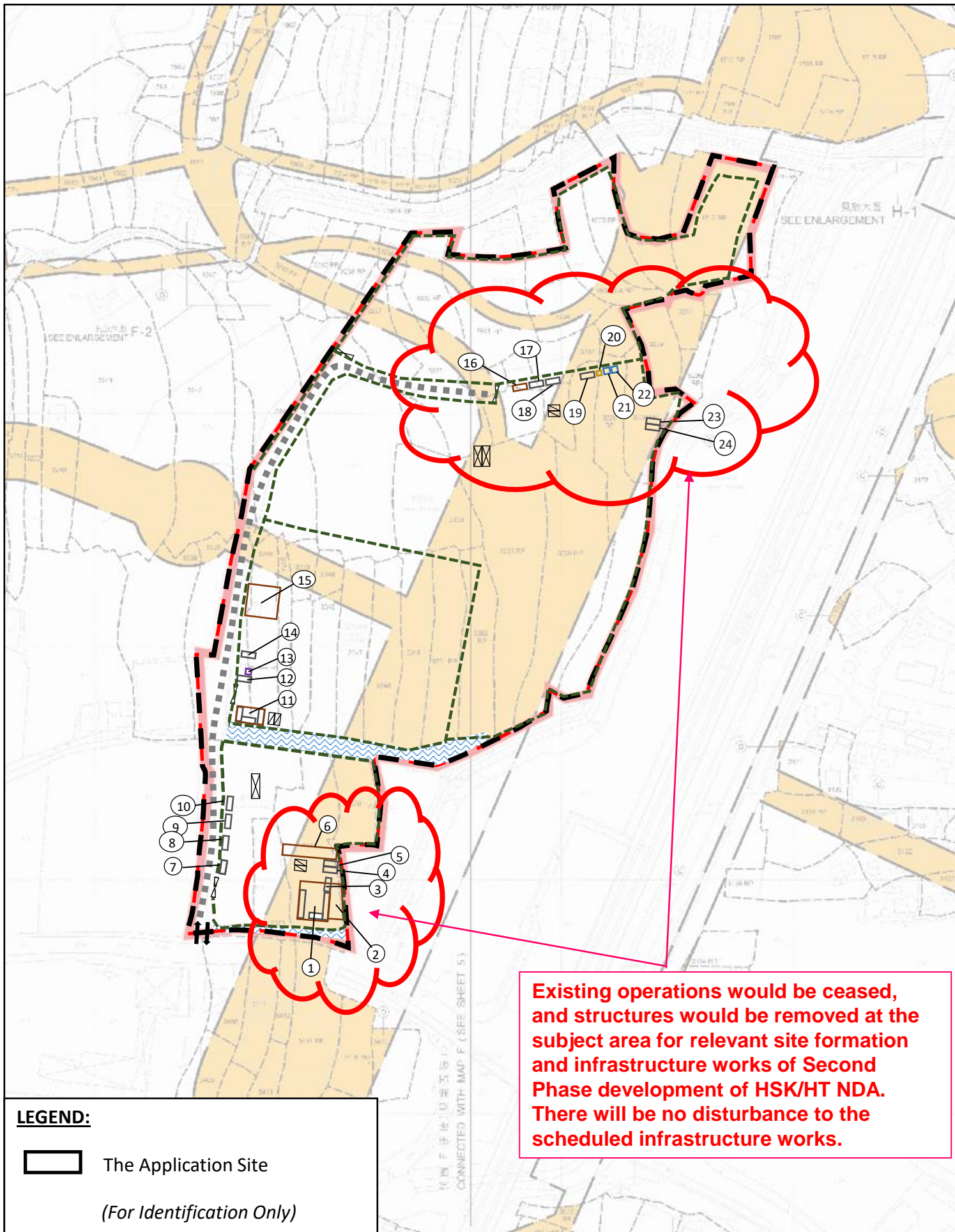
*Responses to Comments Table*

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

Department	Date	Comments	Responses to Departmental Comments
			continue existing business operations at the subject area ( <b>Figure 4</b> refers) and hoped its existing operation could be tolerated before relocation of existing operations and business undertakings to the new site.







**Project:**

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

**Title:**

Existing Operations and Structures to be Removed

Ref.: ADCL/PLG-10291-L003/F003

**Figure:**

3

**Scale:**

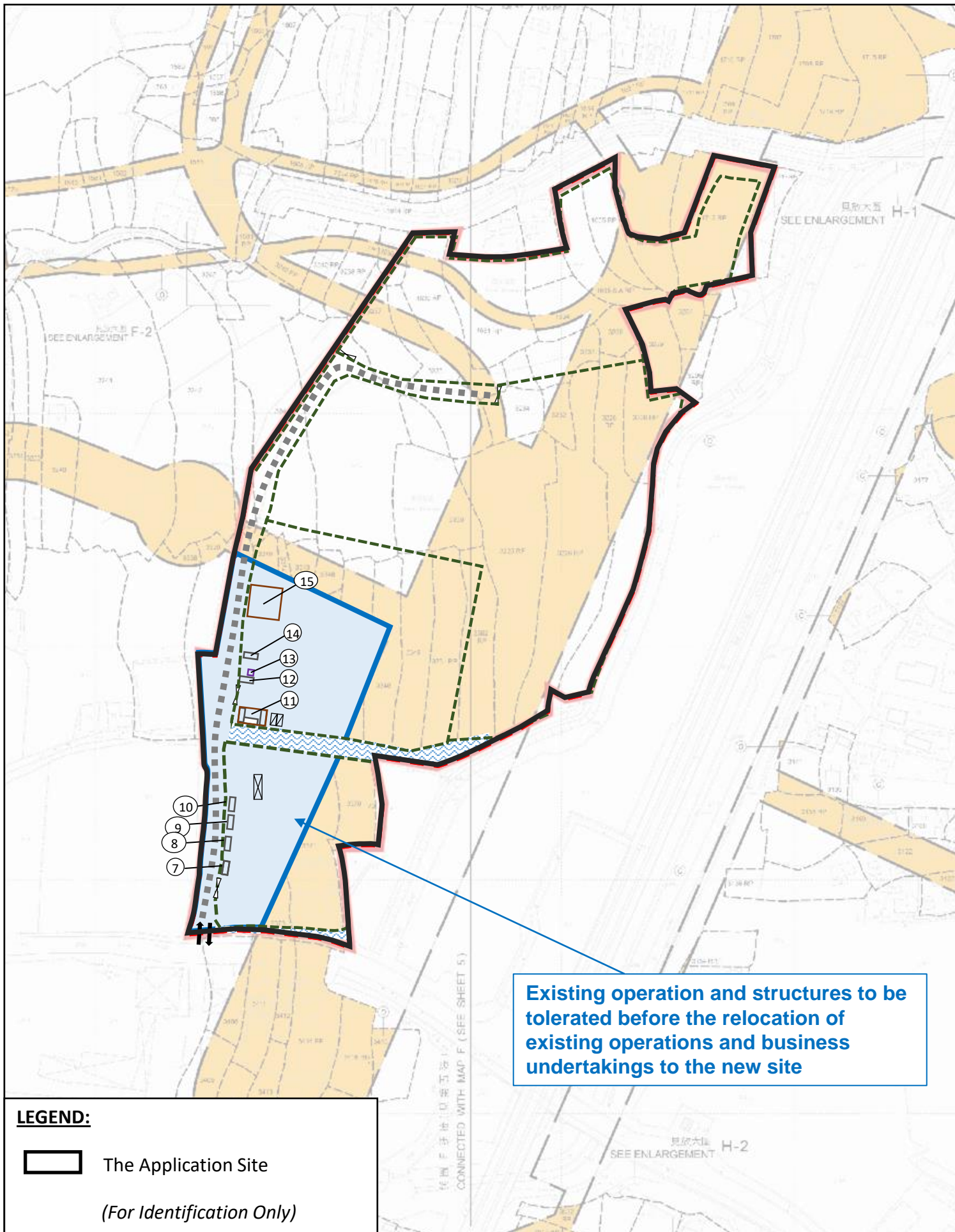
Not to Scale

**Date:**

Jul 2024



AIKON DEVELOPMENT CONSULTANCY LTD.



**Project:**

Section 16 Planning Application 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 at Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Planning Application No. A/HSK/330)

**Title:**

Existing Operation and Structures to be Tolerated

Ref.: ADCL/PLG-10291-L003/F004

**Figure:**

4

**Scale:**

Not to Scale

**Date:**

Jul 2024



AIKON DEVELOPMENT CONSULTANCY LTD.

**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**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-PS/157	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	5.3.2004 (revoked on 5.2.2006)
A/YL-PS/217	Temporary Open Storage of Construction Materials and Machineries for a Period up to 5.3.2007	24.6.2005
A/YL-PS/264	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	2.2.2007
A/YL-PS/314	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years	29.1.2010 (revoked on 29.5.2012)
A/YL-PS/389	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	7.9.2012
A/YL-PS/494	Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years	9.10.2015
A/HSK/96	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	5.10.2018
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

**Rejected Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/DPA/YL-PS/12	Proposed Open Storage of Containers	18.3.1994	1, 2, 3
A/YL-PS/227	Proposed Residential Development with Retail Facilities, a Public Transport Terminus, a Kindergarten and a Primary School	4.9.2009	4, 5, 6, 7

Rejection Reasons:

1. Not in line with the planning intention for the area.
2. Not compatible with the surrounding land uses.
3. Insufficient information to demonstrate no adverse traffic and/or environmental and/or sewerage and/or drainage and/or visual impacts on the surrounding areas.
4. Approval of the proposed development was considered piecemeal and premature at this stage.
5. Existing and planned infrastructure is inadequate to cater for a proposed development of this scale and intensity.
6. Out of keeping with the surrounding low-rise and low-density rural setting.
7. Set an undesirable precedent for other similar applications to proliferate in the area.

**Similar S.16 Applications Within/Straddling the Subject “Commercial (1)”, “Open Space” and “Open Spaces” Zones and Area Shown as ‘Road’  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
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
A/HSK/487	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	27.10.2023

**Government Departments' General Comments**

**1. Traffic**

(a) Comments of the Commissioner for Transport:

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

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

No objection to the application from highway maintenance point of view.

**2. 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 maintain the existing drainage facilities according to the accepted drainage proposal under an approved application no. A/HSK/330 and submit condition record of the existing drainage facilities to her satisfaction. Should the drainage condition of the application site is altered, the applicant needs to carry out necessary mitigation measures to eliminate flooding risk.

**3. Fire Safety**

Comments of the Director of Fire Services:

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

**4. Building Matters**

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

- no adverse comment on the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

**5. Long-term Development**

Comments of the Director of Leisure and Cultural Services:

- no plan to develop the Site into public open space in the upcoming three years; and

- no in-principle objection to the application.

**6. Water Supplies**

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

No objection to the application.

**7. 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 comment from the locals on the application.

**8. Urban Design and Landscape**

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

No comment from landscape planning point of view.

**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 cease and clear the existing operations which fall within the land resumption area before commencement of site formation and infrastructural works to be carried out by the Government;
- (c) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring space shall be provided within the Site or its adjacent area. 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - any access road between the Site and Kong Sham Western Highway or Tin Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access road from Kong Sham Western Highway or Tin Ha Road to the Site;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department 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;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
  - existing water mains will be affected as shown on **Plan A-2a**. 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 center line of the water main shall be provided to his department. 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 as shown on the plan; and
  - the 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;
- (g) to note the comments of the Director of Environmental Protection 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 nuisance on the surrounding areas;

- (h) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application 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 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 marked on the layout plans;
  - good practice guidelines (**Appendix VII** of this RNTPC Paper) for open storage should be adhered to; and
  - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (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 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized building works (UBW) under the BO and should not be designated for any approved use under the application;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO.

**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.