

2022年 9月 26日

此文件必須妥為保存，文件後才正式簽發收到

The document is received on 26 SEP 2022
The Town Planning Board will formally acknowledge the receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

2202184 26/8 by post

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/KM/94
	Date Received 收到日期	26 SEP 2022

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

1. Name of Applicant 申請人姓名/名稱

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

TANG Mei Chun (鄧美珍)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)

Lot 334 S.B (Part) in D.D.95, Ho Sheung Heung, Sheung Shui, N.T.

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積
☒ Site area 地盤面積 1,140 sq.m 平方米 ☒ About 約
Not more than
☒ Gross floor area 總樓面面積 522 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)NA sq.m 平方米 ☐ 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 Kwu Tung North Outline Zoning Plan (OZP) No. S/ KTN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group A)2' ('R(A)2')
(f) Current use(s) 現時用途	Open storage of vehicle parts (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☒ posted notice in a prominent position on or near application site/premises on
22/8/2022 (DD/MM/YYYY)^{*}
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 25/8/2022 (DD/MM/YYYY)^{*}
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Vehicle Parts for a Period of 3 Years (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 checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 658sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 482sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 3 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 522sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 522sq.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) Structure 1: Open shed for storage and site office (Not exceeding 6.5m, 2 storey), Structure 2: Open shed for storage (Not exceeding 4m, 1 storey), Structure 3: Toilet (Not exceeding 3m, 1 storey) 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 2 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴士車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 Nil Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 1 space of 11m x 3.5m Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Ma Tso Lung Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		

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。

1. The application site is subject to previous planning permission No. A/NE-KTN/19 so that sympathetic consideration should be given according to Town Planning Board Guidelines for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F).
2. The applicant agrees to comply with the planning conditions to be imposed to the planning permission if her application be approved.
3. The application site is subject to a previous planning permissions, i.e. A/NE-KTN/19. The applied use of the current application is similar to the approved use of the last planning permission in nature.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and warehouse use.
6. Open storage & warehouse uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and warehouse uses.
8. No workshop activities will be carried out at the application site.
9. No container tractors/trailers, as defined in the Road Traffic Ordinance will access the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact as supported by the drainage proposal.
13. Shortage of land for open storage purpose in Kwu Tung.

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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

.....
Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

26/8/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 334 S.B (Part) in D.D.95, Ho Sheung Heung, Sheung Shui, N.T.
Site area 地盤面積	1,140 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
Zoning 地帶	'Residential (Group A)2' ('R(A)2')
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Vehicle Parts for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	522 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.458 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	6.5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	42.28 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		2 2 0 0 0 0
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		1 0 0 0 0 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan and proposed drainage plan, vehicular access plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

Proposed Temporary Open Storage of Vehicle Parts for a Period of 3 Years

at

Lot 334 S.B (Part) in D.D.95, Ho Sheung Heung, Sheung Shui, N.T.

Annex 1 DRAINAGE PROPOSAL

1.1 Existing Situation

A. Site particulars

1.1.1 The application site had been paved and occupied an area of about 1,140m².

1.1.2 The application site is occupied for the open storage of vehicle parts at the moment. The land to the immediate north is also occupied for open storage purpose. A public road namely Ma Tso Lung Road is found to the further west of the site. Some temporary structures are found to the west of the application site.

B. Level and gradient of the subject site & proposed surface channel

1.1.3 The lowest point of the site is at the northwestern part which is about +14.8mPD. The highest point at the site is at the southeastern part which is about +14.5mPD.

C. Catchment area of the proposed drainage provision at the subject site

1.1.4 According to Figure 4, it is noted that the land to the west and south of the application site commands a lower level. Although the land to the north is found higher than the application site, the existing structure to the immediate north of the application site blocks the stormwater from the north. An existing open drain is found to the immediate east of the application site.

1.1.5 As such, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

1.1.6 As shown in Figure 4, an open drain is found to the immediate east of the application site. It flow to the south and eventually joins the public drain.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 1,140m²; (Figure 4)
- ii. Though the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 14.8\text{m} - 14.5\text{m} = 0.3\text{m}$$

$$L = 50\text{m}$$

$$\therefore \text{Average fall} = 0.3\text{m in } 50\text{m} \text{ or } 1\text{m in } 166.67\text{m}$$

According to the Brandsby-Williams Equation adopted from the "Stormwater Drainage Manual – Planning, Design and Management" published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L/(H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [50/(0.6^{0.2} \times 1,140^{0.1})]$$

$$t_c = 3.96 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 295mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 295 \times 1,140 / 3,600$$

$$\therefore Q_1 = 93.42 \text{ l/s} = 5,605 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in "Geotechnical Manual for Slopes", 375mm surface U-channel at 1:190 & 1:240 gradient is considered adequate to dissipate all the stormwater accrued by the application site and adjacent land.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 375mm concrete surface U-channel at gradient of about 1:190 & 1:240 along the site periphery is adequate to intercept storm water passing through and generated at the application site (Figure 4).
- 1.3.2 The collected stormwater will then be discharged to the existing open drain to the immediate east of the application site via a short section of 375mm surface U-channel.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, surface channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.

- 1.3.4 Sand trap or alike will be provided at the terminal catchpit so as to avoid the addition of load to the public drainage.
- 1.3.5 All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.6 The development would neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.
- 1.3.7 We would consult District Lands Officer/North (DLO/N) and seek consent from the relevant owners for any drainage works to be carried out outside our lot boundary before commencement of drainage works.
- 1.3.8 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Openings will be provided at the toe of hoarding so as to allow unobstructed flow of surface runoff from adjacent area.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is accessible via a short vehicular track leading from Ma Tso Lung Road. Having mentioned that the site is intended for parking of 2 private car and 1 loading/unloading bay for heavy goods vehicle, traffic generated by the proposed development is insignificant.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

	<u>Average Traffic Generation Rate (pcu/hr)</u>	<u>Average Traffic Attraction Rate (pcu/hr)</u>	<u>Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)</u>	<u>Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)</u>
Private car	0.22	0.22	2	0
Heavy goods vehicle	0.22	0.22	2	0
Total	0.44	0.44	4	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays and Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and heavy goods vehicle are assumed as 1 and 2 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 In association with the proposed storage purpose, adequate space for manoeuvring would be provided. By virtue of the fact that the application site is directly linked with Fanling Highway via Castle Peak Road - Kwu Tung, the proposed development being applied would not aggravate the traffic condition of adjacent area.

N



Structure 1
Open shed for storage with
2-storey site office underneath
Covered land area: Not exceeding 380m²
GFA: Not exceeding 420m²
Height: Not exceeding 6.5m
No. of storey: 1 (open shed)
2 (site office)

Structure 3
Toilet
GFA: Not exceeding 2m²
Height: Not exceeding 3m
No. of storey: 1

1 loading/unloading space
for 11m x 3.5m heavy goods vehicle

2 parking spaces of
5m x 2.5m for
private car

6m wide
Ingress/
Egress

Open storage of
vehicle parts

Structure 2
Open shed for storage
GFA: Not exceeding 100m²
Height: Not exceeding 4m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Open Storage of
Vehicle Parts for a Period of 3 Years at
Lot 334 S.B (Part) in D.D.95, Ho
Sheung Heung, Sheung Shui, N.T.

Drawing Title 圖目:

Proposed Layout Plan

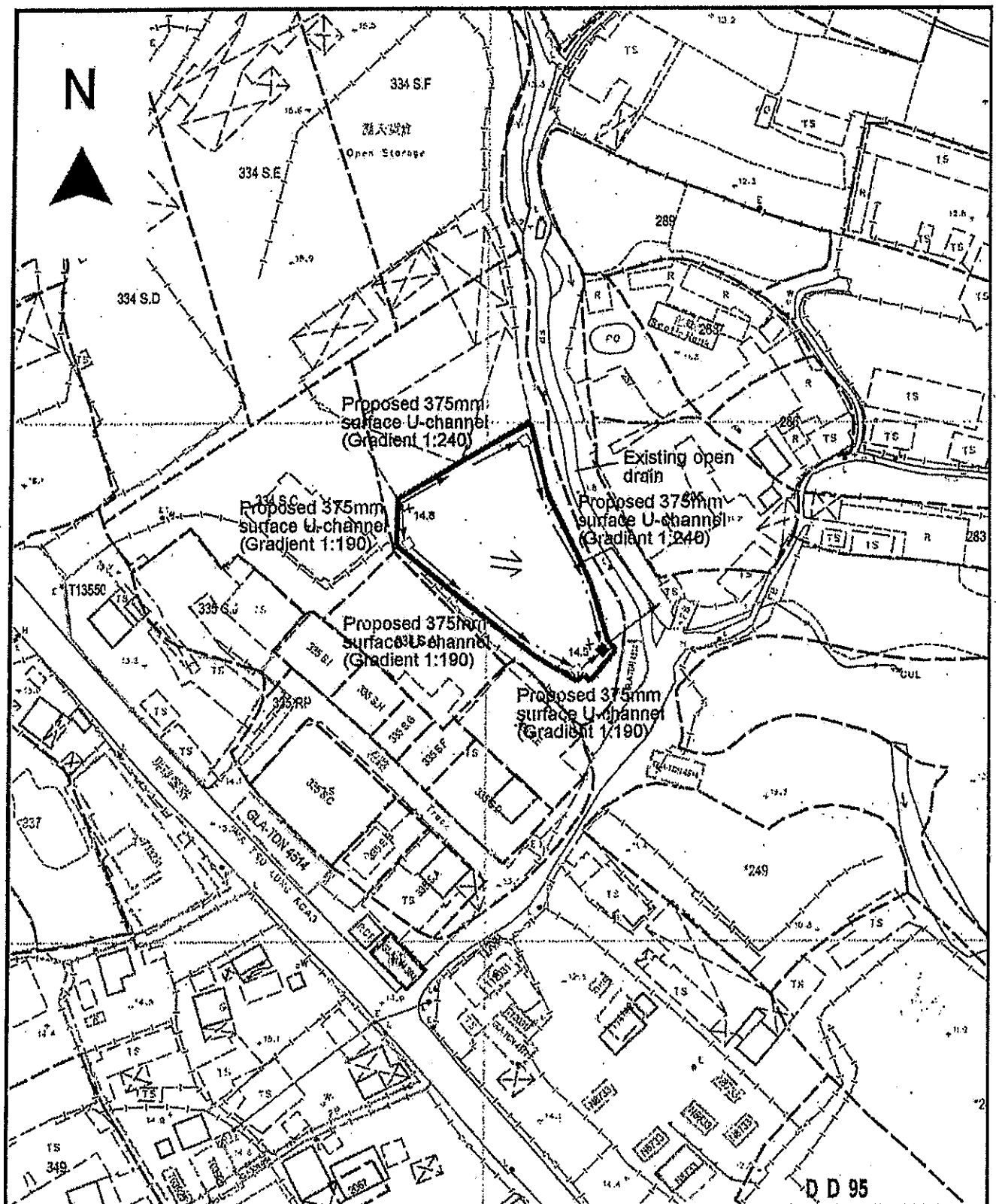
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Vehicle Parts for a Period of 3 Years at Lot 334 S.B (Part) in D.D.95, Ho Sheung Heung, Sheung Shui, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+ 14.5 Level (in mPD)

← Flow of surface runoff

□ Proposed catchpit

■ Catchpit with sand trap

Scale 比例:

1:1000

Date: 11 November 2022

TPB Ref.: A/KTN/94

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

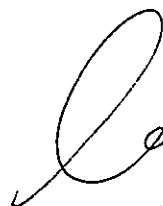
Proposed Temporary Open Storage of Vehicle Parts for a Period of 3 Years at Lot 334 S.B (Part) in D.D.95, Ho Sheung Heung, Sheung Shui, N.T.

This letter intends to supersede our letter dated 11.11.2022. Our response to the comments of the DLO/N is as follows:

DLO/N's comments	Applicant's response
LandsD has reservation on the application since there are unauthorized building works on the private lots which are subject to lease enforcement actions according to case priority. The lots owners should rectify/ regularize the lease breaches as demanded by his department.	The applicant will submit the short term waiver application to DLO/N in the event that the captioned application is approved by the Town Planning Board. The applicant is willing to pay the penalty for the continuing breach of lease since the erecting of the temporary structures at the site.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Hilary WONG) – By Email

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

3. Applications in New Development Areas (NDAs)

- 3.1. The planning for various 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. For applications in NDAs with new/amended OZPs gazetted, the assessment criteria set out in the following paragraphs, instead of those in paragraph 2.1 above, should be adopted.
- 3.2. 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 (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, should 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.
- 3.3. 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. 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 OS and PBU uses. Applications will normally be

rejected unless under exceptional circumstances.

- 3.4. 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.
- 3.5. The above paragraphs are applicable to areas covered by the Kwu Tung North/Fanling North NDA and Hung Shui Kiu/Ha Tsuen NDA, as well as future NDAs upon the gazetting of the relevant new/amended OZPs for such areas.

Previous s.16 Applications

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/DPA/NE-KTN/16	Storage and Maintenance of General Building Materials, Construction Equipment, Plant and Machinery	2.7.1993
A/NE-KTN/19	Storage and Maintenance of General Building Materials, Construction Equipment, Plant and Machinery	13.1.1995 (Approved for 3 years)

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-KTN/110	Temporary Workshop for Recycling and Temporary Open Storage of Containers for Delivery of Recycling Materials with Ancillary Office	10.9.2004	R1-R3
A/NE-KTN/113	Temporary Plastic Recycling Centre	20.5.2005 (On Review)	R1-R2

Rejection Reasons

- R1 There was insufficient information in the submission to demonstrate that the development under application would not have any adverse noise and water quality impacts on the surrounding areas.

- R2 There was insufficient information in the submission to demonstrate that the development would not have any adverse traffic impact on the surrounding areas.

- R3 The development under application did not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" in that there were major adverse departmental comments and local objections on environmental and traffic aspects and no technical assessments had been submitted to address these environmental and traffic concerns.

Similar s.16 Applications Involving the Same “R(A)” Zone in the Past Five Years

Approved Applications

Application No.	Uses/Developments	Date of Consideration
Nil		

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/KTN/78	Temporary Open Storage of Construction Material and Machine	19.11.2021 (On Review)	R1-R3

Rejection Reasons

- R1 The applied use was not in line with the planning intentions of the “Residential (Group A)” zone and area reserved for ‘Road’. No strong planning justification had been given in the submission for a departure from the planning intentions, even on a temporary basis.
- R2 The applied open storage use did not comply with the TPB Guidelines No.13F for Application for Open Storage and Port Back-up Uses in that there was no previous approval for open storage granted for the site and new open storage use was not encouraged to infiltrate into the NDA.
- R3 The applicant failed to demonstrate in the submission that the applied use would not result in adverse environmental impacts on the nearby residents.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- He has no objection to the proposal from traffic engineering point of view.
- The vehicular access between the Site and Ma Tso Lung Road is not managed by his department. The applicant should seek comment from the responsible party.

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

- He has no comments on the application from highways maintenance point of view.
- The current local access connecting the Site and Ma Tso Lung Road is not maintained by his department.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- No objection to the application from the public drainage viewpoint.
- Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area; and the implemented drainage facilities at the Site shall be maintained at all times.
- The Site is in an area where no public sewerage connection is available.
- His advisory comments are at **Appendix VI**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- She has no objection to the application from landscape planning perspective. Based on the site photos in Oct 2022, the Site is fenced off and hard-paved with existing temporary structures and container vehicle parking. No existing tree is observed within the Site. The proposed use is considered not incompatible with the landscape setting in proximity. Significant adverse landscape impact within the Site arising from the development is not anticipated.

4. Fire Safety

Comment of the Director of Fire Services (D of FS):

- He has no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.
- Having considered the nature of open storage, the following approval condition shall be added: "The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS."
- His advisory comments are at **Appendix VI**.

5. District Officer's Comments

District Officer (North), Home Affairs Department (DO(N), HAD) consulted the locals on the application. All locals have no comments on the application.

6. Other Departments

- Chief Building Surveyor/New Territories West, Buildings Department, Head of Geotechnical Engineering Office, CEDD, Commissioner of Police , and Chief Engineer/Construction, Water Supplies Department have no comment on/ no objection to/ no adverse comment on the application and their advisory comments, if any, are in **Appendix VI**.

Recommended Advisory Clauses

- (a) The Site falls within the Remaining Phase of Kwu Tung North New Development Area project. The Site may be resumed by the Government at any time during the planning approval period for the implementation of government projects.
- (b) Prior planning permission should have been obtained before commencing the development at the Site.
- (c) The permission is given to the use/development under application. It does not condone any other use/development which currently exists on the Site but not covered by the application. The applicant should be requested to take immediate action to discontinue such use/development not covered by the permission.
- (d) To note the comment of District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - The owners of the application lots will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structures will be considered. The application will be considered by his department acting in the capacity of the lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, its commencement date would be backdated to the first date of the occupation and it will be subject to such terms and conditions, including among others the payment of fee and administrative fee, as may be imposed by his department. The applicant should note that any proposed toilet facility should meet the current health requirements.
- (e) To follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Director of Environmental Protection.
- (f) To note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):
 - The application is advised the following general requirements in the drainage proposal:
 - i. Surface channel with grating covers should be provided along the site boundary.
 - ii. A drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/ surface channel, catchpits and the discharge structure shall be provided.
 - iii. The cover levels of proposed channels should be flush with the existing adjoining ground level.
 - iv. A catchpit with covers should be provided where there is a change of

direction of the channel/ drain. The details of the catchpit with covers shall be provided.

- v. Catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided.
- vi. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from this Site will not overload the existing drainage system.
- vii. Where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/ or adequate openings should be provided at the walls/ kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by his department, unless justified not necessary.
- viii. All existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works.
- ix. The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/ her own expense.
- x. For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from District Lands Officer/North, Lands Department and/ or relevant private lot owners.
- xi. The applicant should make good all the adjacent affected areas upon the completion of the drainage works.
- xii. The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.
- xiii. The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required.
- xiv. Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/ flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The

locations of the camera and the direction of each photo should also be indicated on a plan.

(g) To note the comments the Commissioner for Transport that:

- The vehicular access between the Site and Ma Tso Lung Road is not managed by his department. The applicant should seek comment from the responsible party.

(h) To note the comments of the Director of Fire Services that:

- The applicant should submit a valid certificate (FS 251) to his department for approval for compliance with the approval condition on fire extinguisher.
- The applicant is advised to submit relevant layout plans incorporated with the proposed Fire Services Installations (FSIs) to his department for approval.
- The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy.
- The location of where the proposed FSIs to be installed should be clearly marked on the layout plans.
- If the proposed structure(s) is required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- The following Good Practice Guidelines for Open Storage should be adhered to:

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

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

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

- If the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Building Ordinance (BO) and should not be designated for any approved use under the application.
- Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO.
- For UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's 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.
- If the proposed use under application is subject to the issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- Any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations.
- The Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided under the Building (Planning) Regulation 41D.
- If the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under Building (Planning) Regulation 19(3) at building plan submission stage.
- In general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the Building (Planning) Regulation 72 and Division 3 of Design Manual: Barrier Free Access 2008 (BFA) if BFA requirements are applicable to the subject development.
- The applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulation in respect of disposal of foul water and surface water respectively.
- Formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc will be formulated at the formal building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/KTN/94

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

無意見

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature

侯志強

日期 Date 2022.10.17

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

221007-162521-65220

提交限期**Deadline for submission:**

28/10/2022

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

07/10/2022 16:25:21

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

A/KTN/94

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

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/KTN/94 DD 95 Ho Sheung Heung

24/10/2022 12:41

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/KTN/94

Lots 334 S.B. in D.D. 95, Ho Sheung Heung, Sheung Shui

Site area: About 1,140sq.m

Zoning: "Res (Group A) 2"

Applied use: Open Storage of Vehicle Parts / 3 Vehicle Parking

Dear TPB Members,

This is part of the Res "A" designated for the mega PH development that was recently approved, Application 93, to be more densely occupied than originally.

Open Storage generates undesirable impacts on both the quality of the soil, underground water sources and air quality. Approval of such a facility, albeit an operation that went ahead without approval, indicates that the pledges with regard to the Northern Metropolis are the usual hot air and that the planned PH towers will not be constructed within the promised time frame.

Approval of applications like this undermine the 'good story' planning officials are trotting out re better living conditions going forward.

Mary Mulvihill

