

2021年 6月 3 日

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

This document is received on - 3 JUN 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - TKL/674
	Date Received 收到日期	- 3 JUN 2021

- 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)

Joyceway Industrial Limited

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

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

R&U Planning and Development Consultants Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1507BRP (Part), 2022BRP (Part), 2036 (Part), 2037-2039, 2040 (Part), 2041 (Part) and 2042 (Part) in D.D. 76 and adjoining G.L., Leng Tsai, Sha Tau Kok Road, Fanling.
(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 10,331 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 440 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)	..... 1,119 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	Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ('AGR') & 'Village Type Development' ('V')
(f) Current use(s) 現時用途	Open storage of construction materials (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at27.4.2021..... (DD/MM/YYYY), this application involves a total of3..... "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) of2..... "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)
2	Lot No. 1507BRP in D.D. 76	28.4.2021

(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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas****位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展****(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))****(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**

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

Proposed operating hours 擬議營運時間																																	
<p>.....</p> <p>.....</p>																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(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 type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(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/ <u>NE-TKL</u> / <u>585</u>
(b) Date of approval 獲批給許可的日期	<u>3.8.2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>3.8.2021</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 open storage of construction materials for a period of 3 years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> years <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

1. The existing open storage on the application site exists before 17.8.1990 and is therefore an 'existing use' as defined under the Town Planning Ordinance.
2. The application site is the subject of 8 previous planning approvals for the same use as currently proposed. Approval conditions for all the previous permissions have been fully complied with to the satisfaction of all the relevant Government departments. The applicant has been consistently and persistently demonstrating the best and genuine efforts in complying with all the approval conditions of the previous permissions and maintaining the site and the provided facilities including surface drains, boundary fence, fire services installations and landscaping plantings etc. in a good and tidy manner during the planning approval periods.
3. There is no material change in the nature of operation and the operational characteristics including the operation hours (viz. Mondays to Saturdays 8.30am-6pm and no operation on Sundays and public holidays) of the proposed use as well as the planning and physical circumstances of the site and its neighbourhood. Besides, the general layout including the location and sizes of the existing structures within the site are identical to those of the previous approved scheme.
4. All the previous planning approvals have demonstrated that the proposed use is considered compatible with the surrounding land uses including the existing open storage uses along Sha Tau Kok Road in the area and would have no adverse development impacts on the surrounding areas and blends in well with the neighbouring uses. In fact, the local environment of the Leng Tsai area has been improved as a result of the fulfillment of the various approval conditions by the applicant in the past years.
5. The application generally complies with the TPB Guidelines No. 34C in that there is no material change in planning circumstances since the previous temporary approval was granted and no significant change in the land uses of surrounding areas. There would be no adverse planning implications arising from the renewal of the planning approval. All the planning conditions under the previous approval have been complied with to the satisfaction of the relevant Government departments and the approval period sought is reasonable as it is the same as that previously granted by the TPB.
6. Application for Short Term Waiver and Short Term Tenancy has been submitted to the DLO by the applicant and the application is under processing and the applicant has been liaising with DLO on matters relating to the application.

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

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

.....
Candy Ng
.....

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

R&U Planning and Development Consultants Ltd

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

Date 日期

11.5.2021

..... (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 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 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 Nos. 1507BRP (Part), 2022BRP (Part), 2036 (Part), 2037-2039, 2040 (Part), 2041 (Part) and 2042 (Part) in D.D. 76 and adjoining G.L., Leng Tsai, Sha Tau Kok Road, Fanling.
Site area 地盤面積	10,331 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,119 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
Zoning 地帶	'Agriculture' ('AGR') & 'Village Type Development' ('V')
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3 years</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of planning approval for temporary open storage of construction materials for a period of 3 years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	440 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3 nos. of temporary structures	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 storey Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3.97 % <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) _____ _____		2 nos.
	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) _____ _____		3 nos.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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。

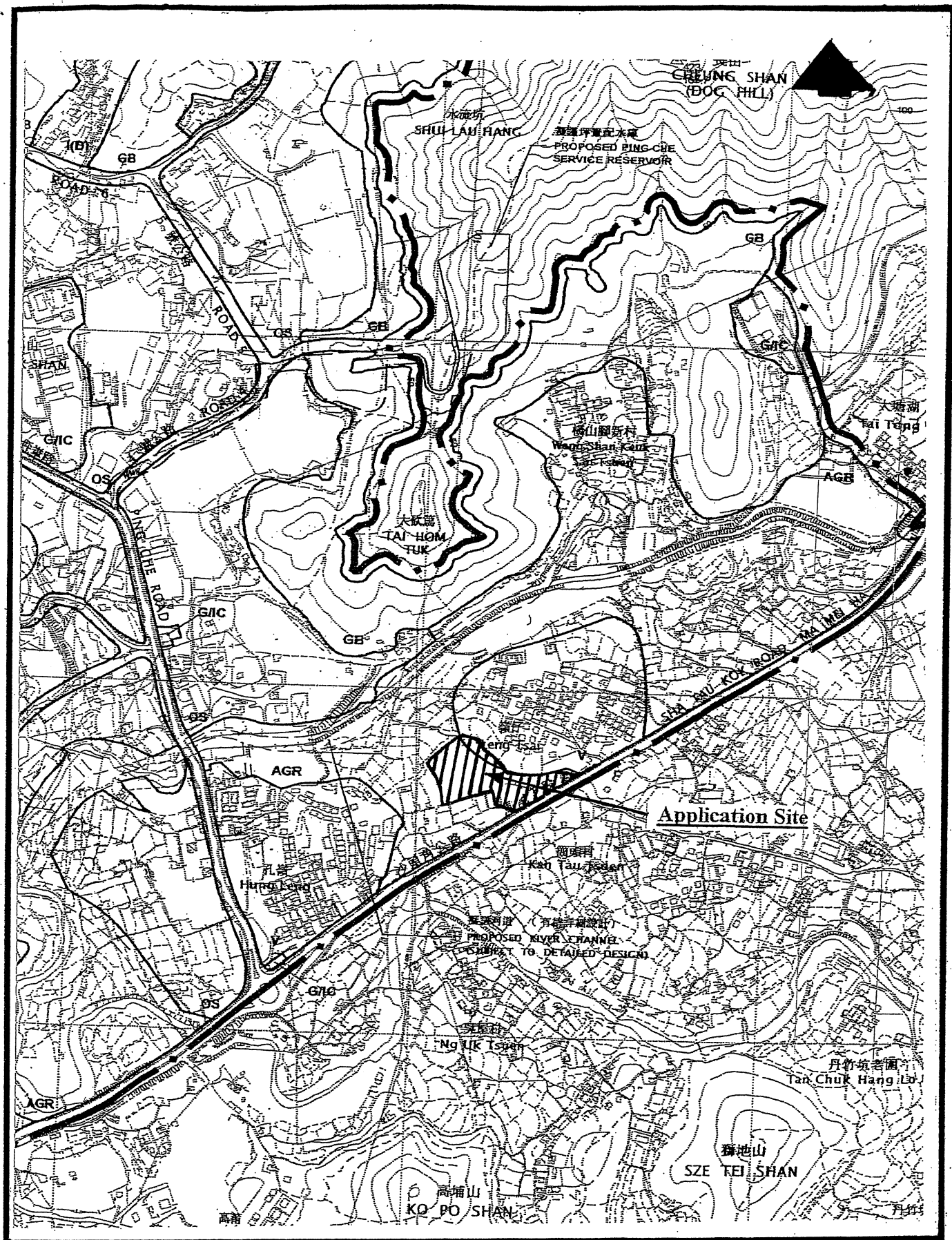


Figure 1 Location Plan

Scale 1:7500

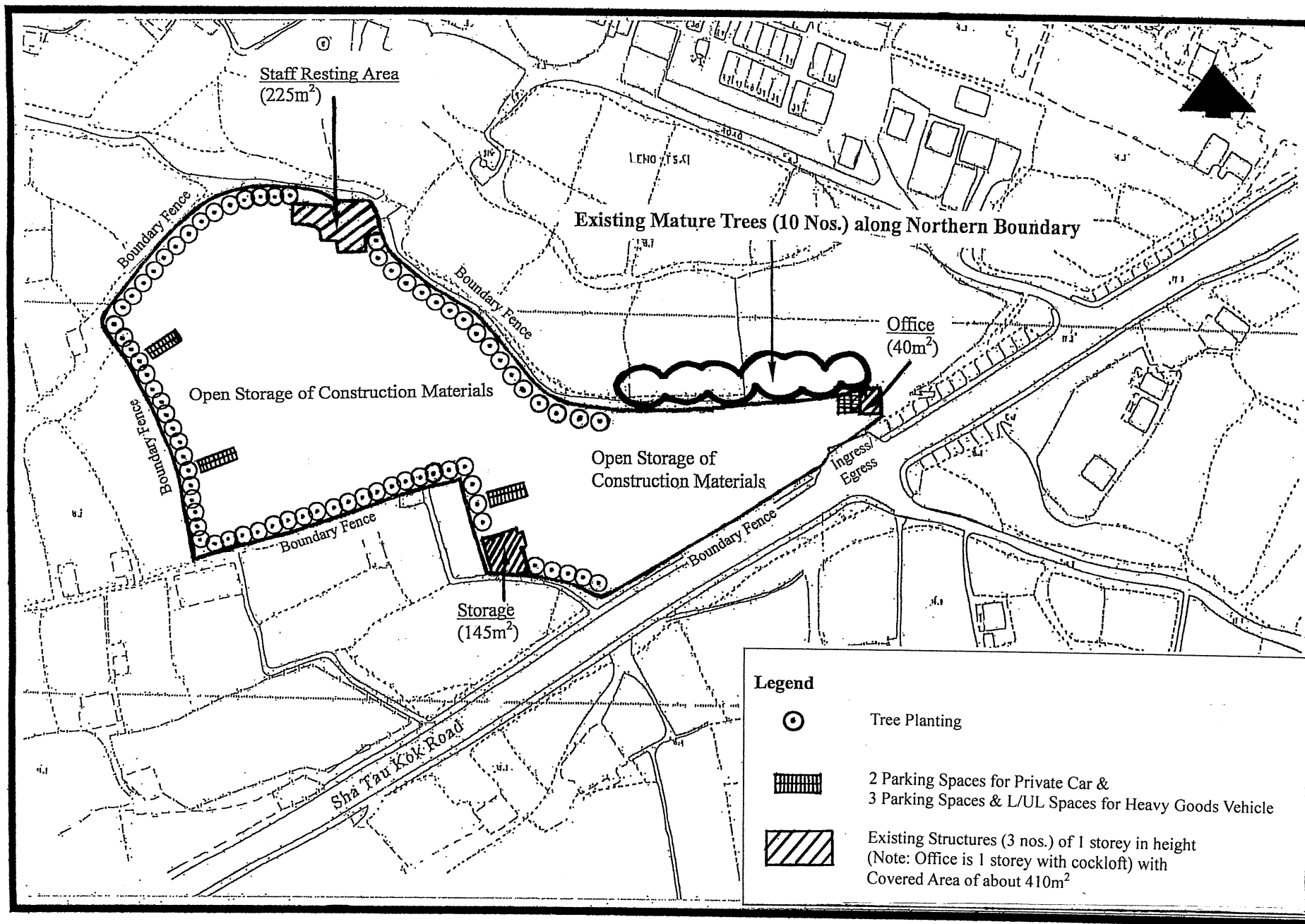


Figure 2 Site Layout Plan

NTS

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



Planning Application No. A/NE-TKL/674

08/06/2021 18:06

From: ruplan
To: ttswong@pland.gov.hk
File Ref:

2 attachments



tk1674_FS251.pdf tk1674_FSI plan.pdf

Dear Mr. Wong,

To facilitate your processing of the subject application, we enclose copies of (1) latest FS251 certificates which are still valid and (2) approved and implemented FSI plan for the subject for your perusal as requested.

Regards,
Candy Ng
(for R&U - 2311 7787)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

Serial Number

30695 000566

Name of Client 顧客姓名

Sun Cheung Metal Company Limited

Address 地址

Various Lots in D.D.76, Leng Tsai, NT

Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguishers: 3 x 5kg Dry Powder Type F.E.	Structure 1, Structure 2, Structure 3	Conforms with FSD Requirements	30/11/2020	29/11/2021
24	Portable Fire Extinguishers: 3 x 9 Litre Water Type F.E.	Structure 1, Structure 2, Structure 3	Conforms with FSD Requirements	30/11/2020	29/11/2021

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
受權人簽署Name:
姓名

Wu Siu Kei

FSD/RC No.:
消防處註冊號碼

RC3 / 0695

Company Name:
公司名稱

Wu Siu Kei

Telephone:
聯絡電話

23091997

Date:
日期

30/11/2020

For FSD
use only

Inspected

Key-in

Verified

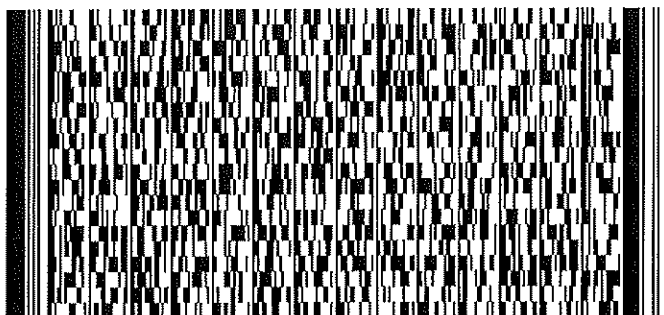
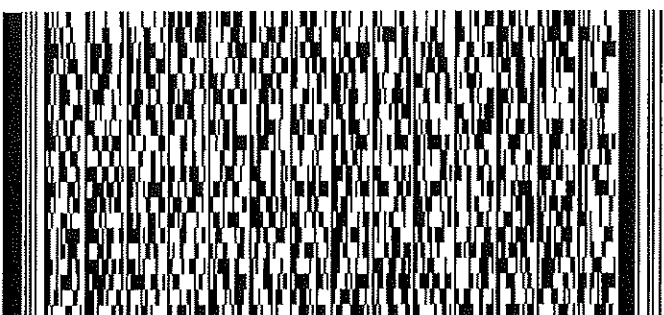
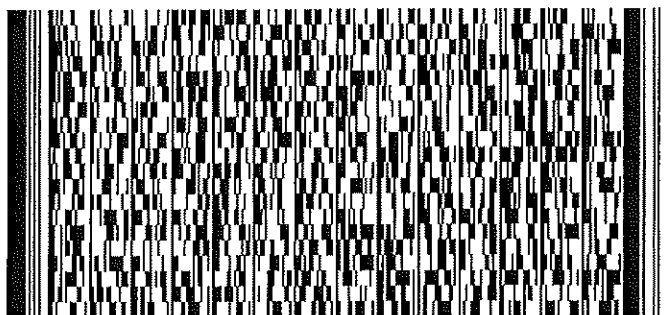
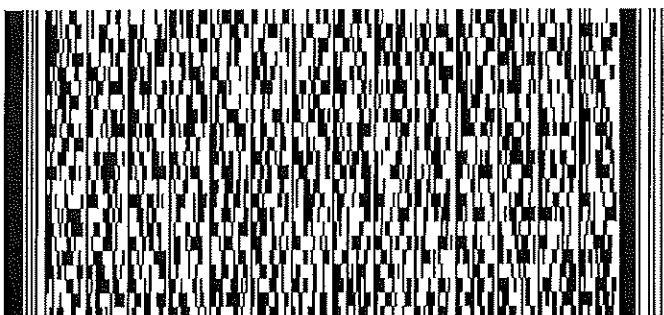
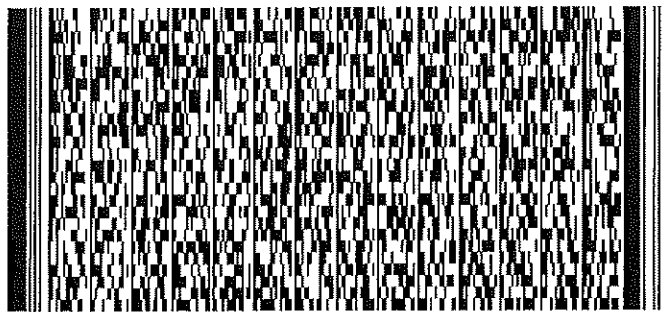
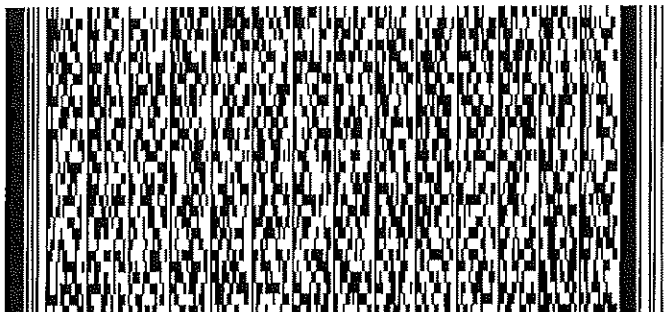
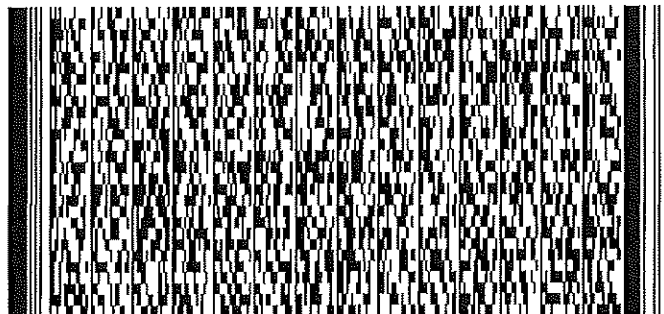
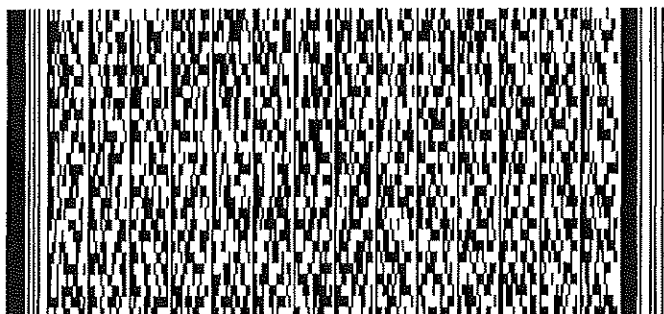


Serial Number

30695000566

Name of Client 顧客姓名

Sun Cheung Metal Company Limited



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10191001006

Name of Client 顧客姓名

Sun Cheung Metal Company Limited

Address 地址

Various Lots in D.D.76, Leng Tsai, NT


 Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Lighting: 2 x No.1 A850-2-4 4 x "a&b" TS-EL2053	Whole	Conforms with FSD Requirements	30/11/2020	29/11/2021
12	Exit Sign 4 x exit sign box	Whole	Conforms with FSD Requirements	30/11/2020	29/11/2021

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
23	Hose Reel	Whole	1 no. of hose reel nozzle box glass defective	Need Replacement
23	Hose Reel	Whole	Pump panel indicator light defective	Need Replacement

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:

受權人簽署

Name:

姓名

Wu Siu Kei

FSD/RC No.:
消防處註冊號碼

RC1 / 0191 RC2 / 0298

Company Name:
公司名稱Express Fire Engineering
Company Limited

Telephone:

聯絡電話

23091997

Date:

日期

30/11/2020

For FSD
use only

Inspected

Key-In

Verified



Serial Number

10191 001006

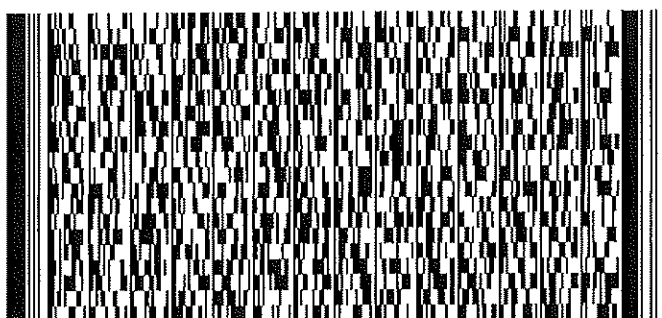
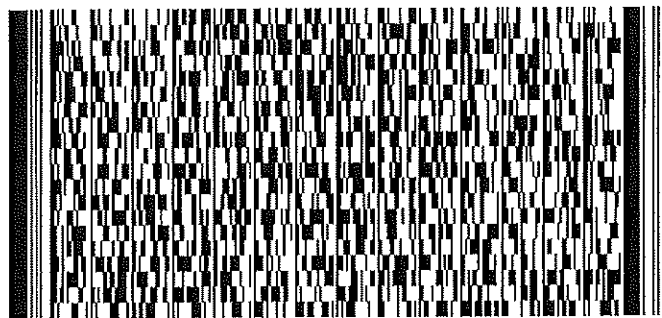
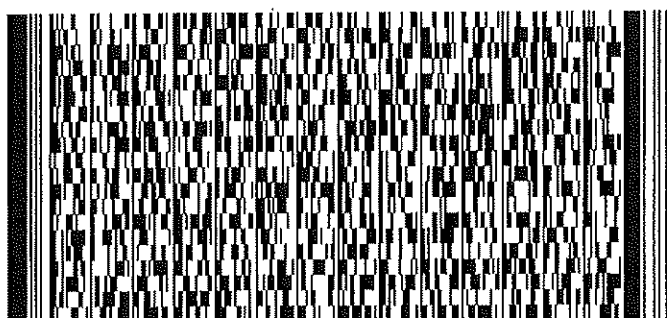
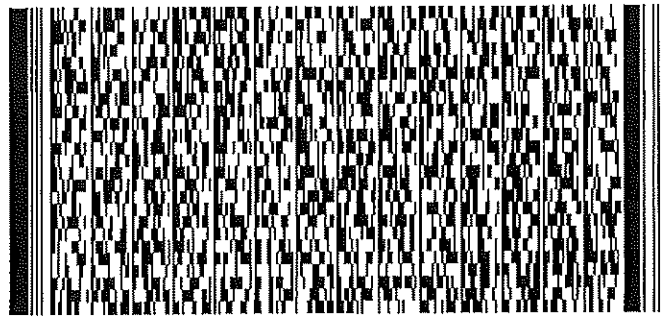
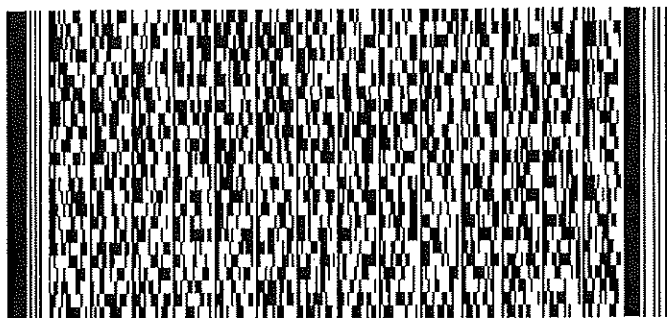
Name of Client 顧客姓名

Sun Cheung Metal Company Limited

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

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

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	Fire Alarm System (MFA)	Whole	Conforms with FSD Requirements	30/11/2020	29/11/2021
23	Hose Reel	Whole	Conforms with FSD Requirements (Defects See Part 3)	30/11/2020	29/11/2021

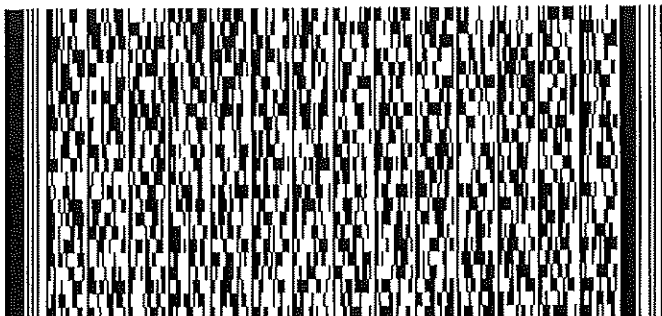
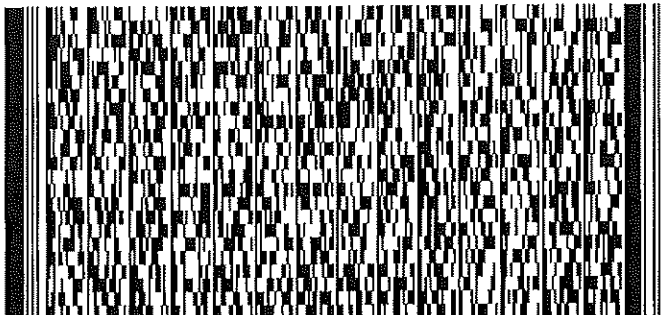
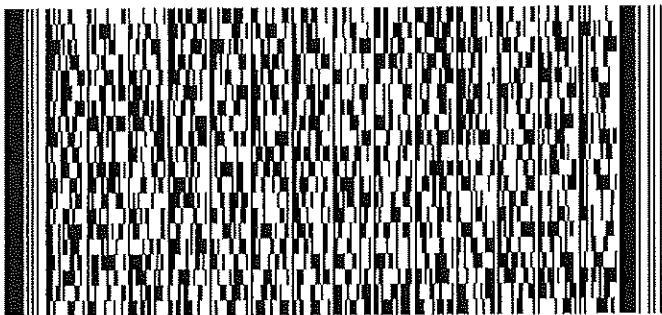
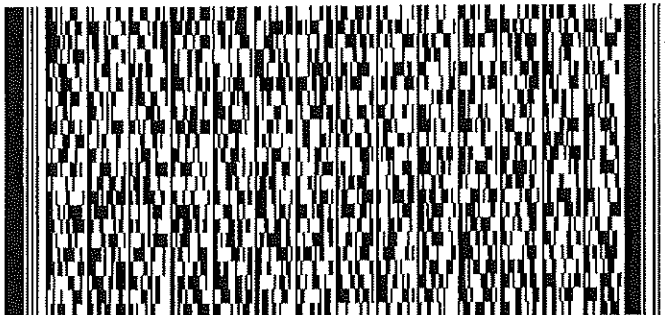
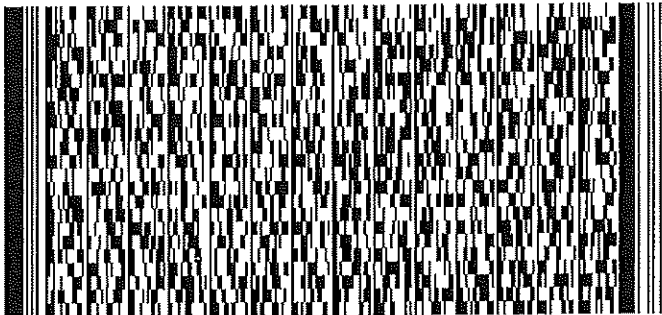
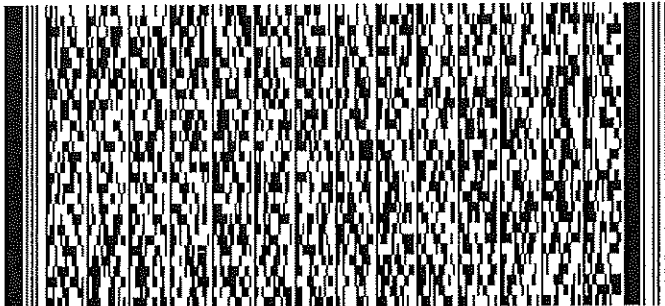
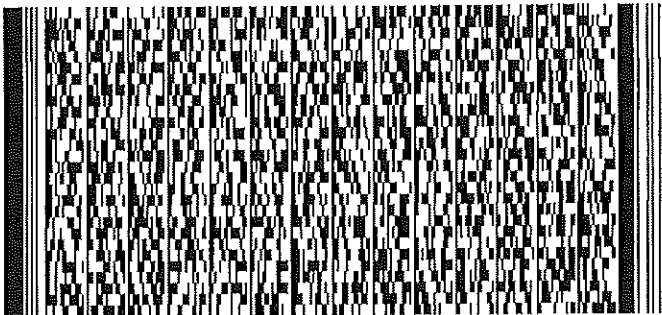
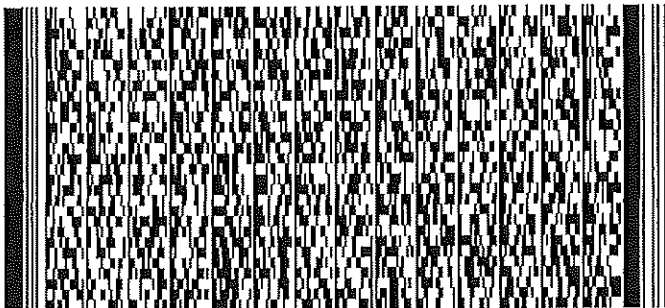


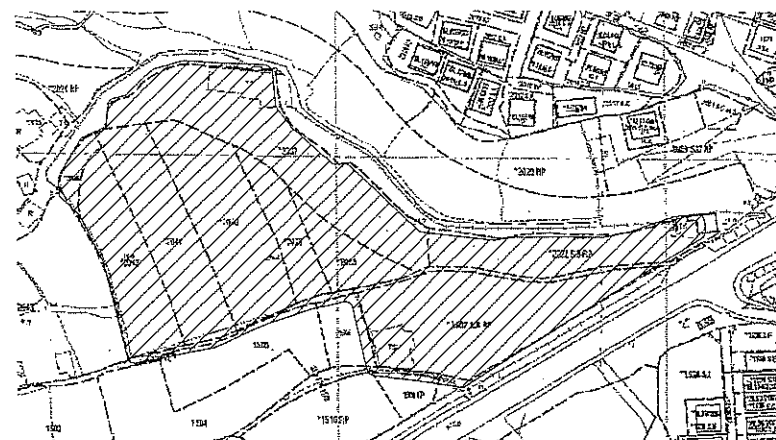
Serial Number

10191001006

Name of Client 顧客姓名

Sun Cheung Metal Company Limited



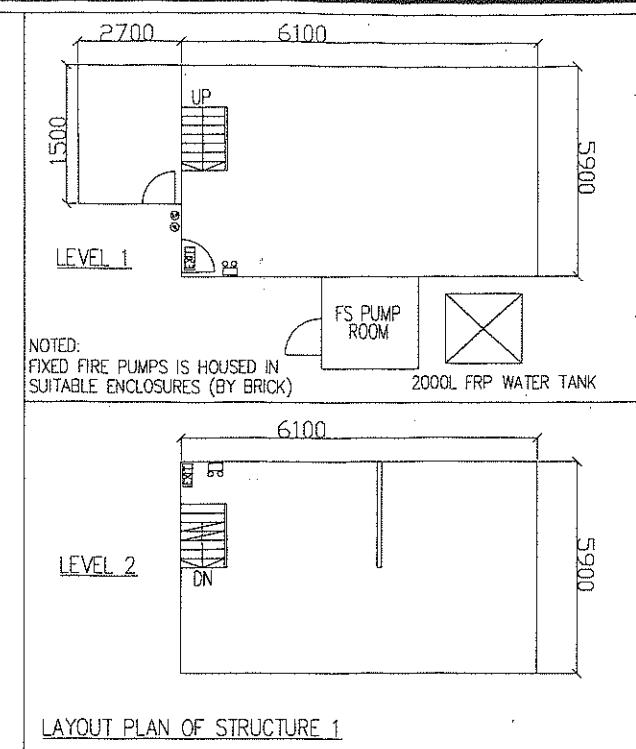
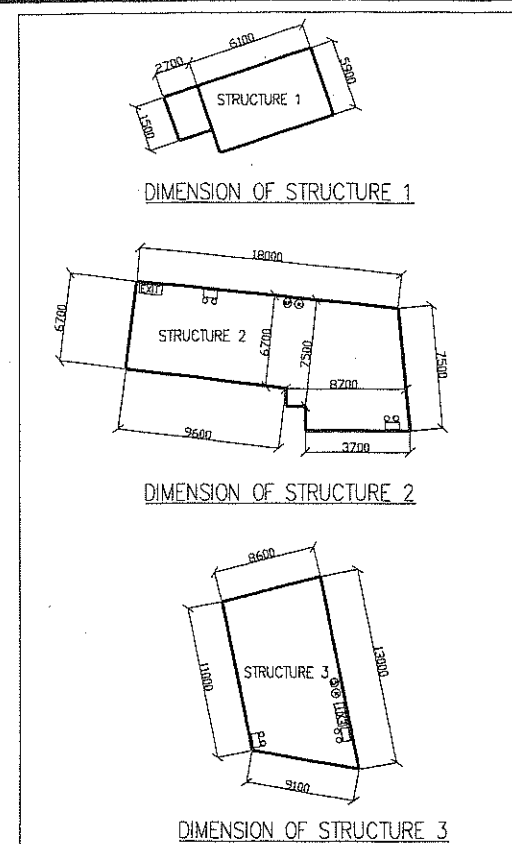


SITE LOCATION
(N.T.S.)

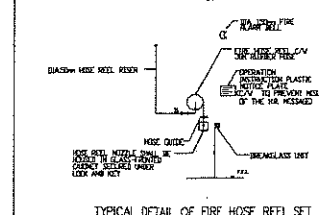
FIXED FIRE PUMP SCHEDULE					
PUMP	PRESSURE (BAR)	FLOW (LIT/MIN)	TYPE	MOTOR	
				SPEED (RPM)	RATING (kw)
FIXED FIRE PUMP FP-1 & FP-2	5	60	VERTICAL END-SUCTION	2900	2.2

PIPEWORK SCHEDULE

INSTALLATION	PIPE SIZE	MATERIAL
ABOVEGROUND PIPEWORK	Ø150mm AND BELOW	MEDIUM GRADE GALVANIZED MILD STEEL PIPE TO BS 1387
UNDERGROUND PIPEWORK	Ø150mm AND BELOW	HEAVY GRADE GALVANIZED MILD STEEL PIPE TO BS 1387

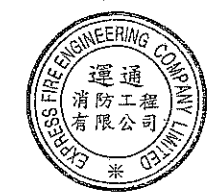
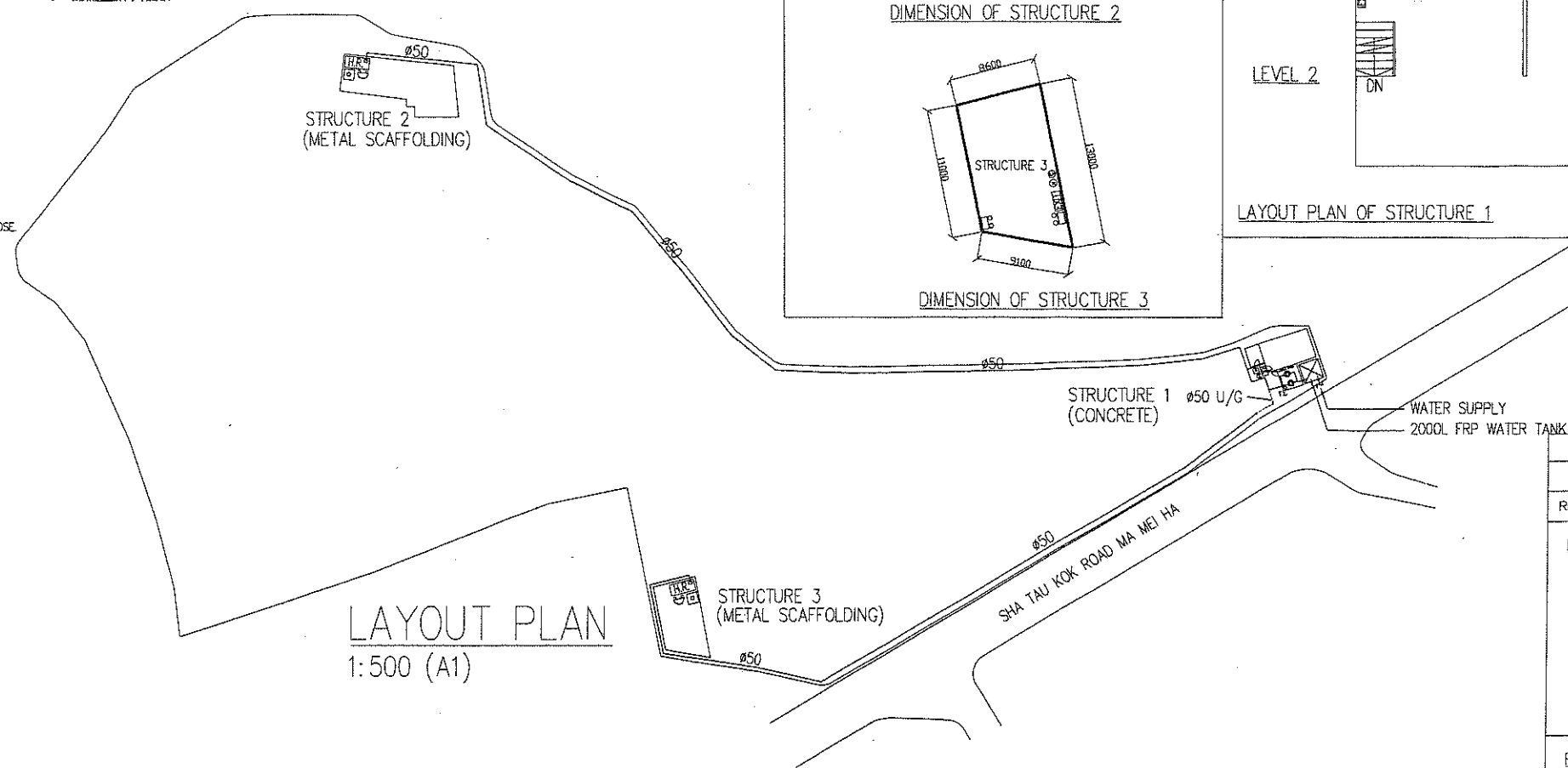



LEGENDS	DESCRIPTION
⊗	GATE VALVE
⊗	NON-RETURN VALVE
Y	Y-TYPE STRAINER
⊗	PRESSURE RELIEF VALVE
⊗	FLEXIBLE CONNECTOR
⊗	PRESSURE GAUGE
⊗	PRESSURE SWITCH
⊗	LOCAL MOTOR CONTROL PANEL
⊗	FIRE ALARM CONTROL PANEL
⊗	HOSE REEL SET
⊗	FS PUMP
⊗	BREKGLASS UNIT
⊗	ALARM BELL
⊗	EXIT SIGN BOX
⊗	EMERGENCY LIGHT
⊗	5Kg Dry Powder Type F.E.
⊗	9L Water Type F.E.



FIRE SERVICES NOTES

- HOSE REEL SYSTEM
 - NEW HOSE REEL SYSTEM TO BE PROVIDED FOR THE ENTIRE BUILDING AND SUCH THAT IT IS SUFFICIENT TO REACH EVERY PART OF BUILDING BY A LENGTH NOT MORE THAN 30M HOSE.
 - MANUAL OPERATED FIRE ALARM SYSTEM SHALL BE PROVIDED AND SHALL BE INCORPORATED IN THE HOSE REEL SYSTEM.
 - NEW DUTY & STANDBY HOSE REEL PUMP TO BE PROVIDED.
 - 2000L F.S. FIBREGLASS TANK SHALL BE PROVIDED FOR HOSE REEL SYSTEM.
- AFA SYSTEM
 - AFA SYSTEM SHALL NOT BE PROVIDED.
- FIRE ALARM SYSTEM
 - MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED FOR THE ENTIRE BUILDING.
 - F.S. CONTROL PANEL SHALL BE PROVIDED AT OFFICE OF G/F.
 - MANUAL FIRE ALARM CALL POINT SHALL BE PROVIDED TO EACH HOSE REEL POINT AND MAIN ENTRANCE OF G/F.
 - ALL NEW ALARM BELL SHOULD BE FIRE RESISTANT CABLE TO BS6387 CAT GW2.
- SECONDARY POWER SUPPLY TEE-OFF FROM UPSTREAM OF MAIN INCOMING SWITCH CONNECTED TO POWER SUPPLY (CLP).
- PORTABLE EQUIPMENT
 - THE PORTABLE EQUIPMENT SHALL BE PROVIDED AS SHOWN ON THE BUILDING PLAN.
- VISUAL FIRE ALARM
 - THE VISUAL FIRE ALARM SHALL NOT BE PROVIDED.



REV.	DATE	DESCRIPTION
FIRE SERVICE INSTALLATION CONTRACTOR		
 EXPRESS FIRE ENGINEERING CO., LTD. G/F., 3 Lime Street, Tai Kok Tsui, Kowloon. TEL : 23091997 FAX : 23904049		
PROJECT		
FIRE SERVICES INSTALLATIONS - VARIOUS LOTS IN D.D. 76, LENG TSAI, N.T.		
TITLE		
F.S. LAYOUT PLAN & SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM		
DRAWING DATE :	11-08-2011	
DRAWING NO. :	FS-03	
SCALE :	AS SHOWN	
DRAWN BY :	MHC	
CHECKED BY :	S. W. LAM	

As-built Record Drawing of the
Implemented Fire Services Installations

(Location: Various Lots and G.L. in D.D. 76,
Leng Tsai, Sha Tau Kok Road, Fanling)

(Update: as at 30/11/2020)

**Relevant Extract of 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. 13F)**

1. On 27.3.2020, 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. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation. No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) the use of sites less than 1,000 m² for open storage uses and 2,000 m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major road corridors, industrial/godown/workshop areas, quarrying activities or where it is demonstrated that optimum use is made of the site. This is to prevent the further proliferation of small sites in rural areas, minimising sprawl over countryside areas and reducing travel trips;
 - (b) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (c) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (d) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (e) there is a general presumption against conversion of agricultural land and fish ponds to other uses on an ad-hoc basis, particularly in flood prone areas or sites which would obstruct natural drainage channels and overland flow; and
 - (f) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, or a shorter compliance period for the approval conditions may be imposed, notwithstanding other criteria set out in the Guidelines are complied with.

**Relevant 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. 34C)**

1. The relevant assessment criteria for assessing applications 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.
2. 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 Applications

Approved Applications

Application No.	Use/Development	Date of Consideration	Approval Conditions
A/NE-TKL/81	Open Storage of Construction Materials for a Temporary Period of 12 Months	6.11.1998 (on review)	A2, A5, A6 & A7
A/NE-TKL/130	Temporary Open Storage of Construction Materials for 3 Years	5.11.1999	A2, A6, A7, A8, A9 & A10
A/NE-TKL/226	Temporary Open Storage of Construction Materials for a Period of 3 Years	22.11.2002	A10, A11 & A12
A/NE-TKL/277	Temporary Open Storage of Construction Materials for a Period of 3 Years	9.12.2005	A10, A13, A14 A15, A16 & A17
A/NE-TKL/311	Renewal of Planning Approval for Temporary Open Storage of Construction Materials under Application No. A/NE-TKL/277 for a Period of 3 Years	5.12.2008	A6, A10, A11, A14, A18, A19, A20, A21, A22, A23 & A24
A/NE-TKL/377	Renewal of Planning Approval for Temporary Open Storage of Construction Materials under Application No. A/NE-TKL/311 for a Period of 3 Years	6.12.2011	A10, A14, A18, A19, A22, A23, A24, A25, A26 & A27
A/NE-TKL/490	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	28.11.2014	A10, A14, A18, A19, A23, A24, A25, A28, A29, A30, A31 & A32
A/NE-TKL/585	Temporary Open Storage of Construction Materials for a Period of 3 Years	3.8.2018	A10, A14, A18, A19, A25, A31, A32, A33, A34, A35 & A36

Approval Conditions:

- A1 The provision of sewage treatment and disposal facilities
- A2 The provision of drainage facilities
- A3 The provision of landscape planting
- A4 The commencement clause
- A5 The provision of parking and loading/unloading spaces, vehicles manoeuvring area and vehicular access arrangement
- A6 The submission and implementation of landscaping proposals
- A7 The reinstatement clause
- A8 Operation of the open storage use under application shall be prohibited between 11:00 p.m. to 7:00 a.m.
- A9 The provision of 2.5m high solid boundary wall along the periphery of the application site
- A10 The revocation clause
- A11 No night-time operation between 11:00 p.m. and 7:00 a.m. was permitted
- A12 The maintenance of screen planting
- A13 No night-time operation between 11:00 p.m. and 7:00 a.m. should be carried out
- A14 The peripheral fencing and paving of the application site should be maintained
- A15 The existing vegetation on site should be maintained
- A16 The submission of proposals for vehicular access, parking and loading/unloading spaces
- A17 The implementation of proposals for vehicular access, parking and loading/unloading spaces
- A18 No operation on Sundays and public holidays was allowed
- A19 The stacking height of the materials stored within five metres of the periphery of the site should not exceed the height of the boundary fence
- A20 The submission of a layout plan showing vehicular access, parking and loading/unloading spaces
- A21 The provision of vehicular access, parking and loading/unloading spaces
- A22 The submission and the implementation of drainage proposals
- A23 The submission of proposals on fire-fighting access, water supplies for fire fighting and fire service installations
- A24 The provision of fire-fighting access, water supplies for fire fighting and fire service installations

- A25 No night time operation between 6:00 p.m. and 8:30 a.m. was allowed
- A26 No workshop activities were allowed
- A27 The submission and the implementation of landscape and tree preservation proposal
- A28 The existing trees and landscaping planting on the site should be maintained
- A29 The existing drainage facilities implemented under application no. A/NE-TKL/377 on the site should be maintained
- A30 The submission of a record of the existing facilities
- A31 The provision of fire extinguisher(s)
- A32 No workshop activities should be carried out
- A33 All existing trees on site should be properly maintained
- A34 The existing drainage facilities on the site should be maintained
- A35 The submission of a condition record of the existing drainage facilities
- A36 The submission and the implementation of proposals for fire service installations and water supplies for firefighting

**Similar S.16 Applications for Temporary Open Storage
in the vicinity of the Application Site within “Agriculture” Zone
in the Ping Che and Ta Kwu Ling Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions
A/NE-TKL/539*	Proposed Temporary Open Storage (Construction Material) for a Period of 3 Years	28.10.2016 (revoked on 28.9.2018)	A1 – A14
A/NE-TKL/621*	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	18.9.2020	A1, A3, A7 – A11 & A13 – A18
A/NE-TKL/655*	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	28.5.2021	A3, A7 – A11, A13, A14 & A18 – A20

Remarks

*: Applications No. A/NE-TKL/539, 621 and 655 involve the same site

Approval Conditions

- A1 No operation between 6:00 p.m. and 9:00 a.m. from Mondays to Fridays was allowed
- A2 No operation between 12:00 noon and 12:00 p.m. on Saturdays, and no operation on Sundays and public holidays was allowed
- A3 No container tractor/trailer as defined in the Road Traffic Ordinance was allowed to be parked/stored on or enter/exit the site
- A4 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities should be carried out
- A5 The provision of boundary fencing
- A6 The submission and the implementation of tree preservation and landscape proposals
- A7 The submission of drainage proposal
- A8 The provision of drainage facilities
- A9 The provision of fire extinguisher(s)
- A10 The submission of proposals for water supplies for fire-fighting and fire service installations

- A11 The provision of water supplies for fire-fighting and fire service installations
- A12 The submission and implementation of a run-in/out proposal
- A13 The revocation clause
- A14 The reinstatement clause
- A15 No operation between 12:00 p.m. and 9:00 a.m. on Saturdays, and no operation on Sundays and public holidays was allowed
- A16 No vehicle was allowed to queue back to or reverse onto/from public road
- A17 The submission of traffic management measures
- A18 The implementation of traffic improvement measures
- A19 No operation between 6:00 p.m. and 9:00 a.m. from Mondays to Saturdays was allowed
- A20 No operation on Sundays and public holidays was allowed

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/NE-TKL/418	Temporary Open Storage of Construction Materials (Steel Bars) for a Period of 3 Years	24.5.2013	R1, R2 & R3
A/NE-TKL/624	Proposed Temporary Open Storage of Construction Material for a Period of 3 Years	20.9.2019	R1, R4 & R5

Rejection Reasons

- R1 The development was not in line with the planning intention of the "Agriculture" ("AGR") zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.
- R2 The development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses in that no previous planning approval had been granted to the application site; there were adverse departmental comments and local objection on the application and the applicant had failed to demonstrate that the development would not generate adverse landscape, drainage and environmental impacts on the surrounding areas.
- R3 Approval of the application would set an undesirable precedent for other similar applications within this part of the "AGR" zone. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.
- R4 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant government departments and local objections against the application.
- R5 The applicant failed to demonstrate that the development would have no adverse traffic, environmental and drainage impacts on the surrounding areas.

5-1

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

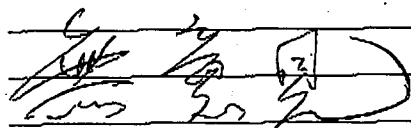
By e-mail : tpbpd@pland.gov.hk

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

A/NE-TKL/674

意見詳情 (如有需要，請另頁說明)

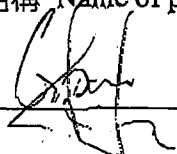
Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2021.6.17

寄件者: [REDACTED]
寄件日期: 2021年06月30日星期三 3:49
收件者: tpbpd
主旨: A/NE-TKL/674 DD 76 Leng Tsai, Sha Tau Kok Road

A/NE-TKL/674

Lots 1507 S.B RP (Part), 2022 S.B RP (Part), 2036 (Part), 2037, 2038, 2039, 2040 (Part), 2041 (Part) and 2042 (Part) in D.D. 76 and Adjoining Government Land, Leng Tsai, Sha Tau Kok Road, Fanling

Site area : About 10,331sq.m Includes Government Land of about 1,119sq.m

Zoning: Agriculture" and "VTD"

Applied use: Open Storage of Construction Materials / 5 Vehicle Parking

Dear TPB Members,

Note that the applicant took a long time to comply with conditions. Please question Plan D as to which conditions. In view of the increasing fire risks due to climate change, it is imperative that there be stringent control of operations like this.

Also are there any outstanding GIC facilities that could be accommodated on the Government Land.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department:
 - (i) the Site comprises private Lots Nos. 1507 S.B RP, 2022 S.B RP, 2036, 2037, 2038, 2039, 2040, 2041 and 2042 all in D.D. 76. The lots are Old Schedule lots held under the Block Government Lease (demised for agricultural use) without any guarantee of right of access. The applicant should make his own arrangement for acquiring access to the application lots, and there is no guarantee that any adjoining Government land (GL) will be allowed for vehicular access to the Site for the applied use;
 - (ii) the existing structures on the application lots were erected without approval from her office. The total built-over area and the number of structures erected are larger than the ones stated in the planning application. The aforesaid structures are not acceptable under the Lease concerned. Her office reserves the right to take necessary lease enforcement actions against the aforesaid structures;
 - (iii) it is noted that portion of the GL within the Site is being occupied without approval from her office. Her office reserves the right to take necessary land control actions against the irregularities on GL; and
 - (iv) applications for a Short Term Waiver (STW) and a Short Term Tenancy (STT) have been received and are being processed by her office. The applications will be considered by Government in its landlord's capacity and there is no guarantee that they will be approved. If the STW and STT are approved, their commencement date would be backdated to the first date of occupation and they will be subject to such terms and conditions to be imposed including payment of waiver fee/rent and administrative fees as considered appropriate by her office;
- (b) to follow the relevant environmental mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise any possible environmental nuisance;
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / Government department(s) direct to obtain necessary approval on tree works;
- (d) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department:
 - (i) if the existing drainage system is found to be inadequate or ineffective during operation, the applicant is required to rectify the system to the satisfaction of the relevant Government departments and also at his own cost; and
 - (ii) the applicant is reminded to maintain his system properly and rectify any inadequacies or defects found during operation. In addition, the applicant shall be liable for and shall indemnify claims and demands arising out of damage or nuisance due to failure of the system; and

- (e) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD):
- (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Buildings Ordinance (BO) and should not be designated for any approved use under the application;
 - (ii) 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 unauthorised building works (UBW). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) 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;
 - (iv) the temporary converted containers for site office/storage are considered as temporary buildings and subject to control under Part VII of the Building (Planning) Regulations (B(P)Rs);
 - (v) the Site shall be provided with means of obtaining access thereto from a street under B(P)R 5 and emergency vehicular access shall be provided under B(P)R 41D;
 - (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, its permitted development intensity shall be determined by the BA under B(P)R 19(3) at the building plan submission stage; and
 - (vii) formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at building plan submission stage.