

2024年 3月 1 5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。

Appendix I of RNTPC
Paper No. A/YL-KTN/1003

This document is received on 15 MAR 2024.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

2400613 7/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-KTN/1003
	Date Received 收到日期	15 MAR 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

LEE WAI TONG 利偉棠

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)

N.A

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)	SHEK KONG SAN TSUEN. KAM TIN MAIN ROAD, KAM TIN NORTH, YUEN LONG, N.T. DD.110, Lots 629S.T, 629S.V, 630S.Bss16 & 630S.B ss-17
(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 1960 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 469.6 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	KAM TIN NORTH OUTLINE ZONING PLAN S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	RESIDENTIAL (GROUP D)
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY. PRIVATE VEHICLES AND 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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(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☐ year(s) 年☐ 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 ☐About 約Proposed covered land area 擬議有上蓋土地面積sq.m ☐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 ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積sq.m ☐About 約Proposed gross floor area 擬議總樓面面積sq.m ☐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)

1

	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/ YL - KTN/ 762
(b) Date of approval 獲批給許可的日期	14-05-2021 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	05-06-2024 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, PRIVATE VEHICLES AND VEHICLE PARTS
(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 THREE <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。


REFER TO ATTACHED SHEETS

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
LEE WAI TONG

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

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

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

Date 日期

5-3-2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	SHEK KONG SAN TSUEN, KAM TIN MAIN ROAD. KAM TIN NORTH, YUEN LONG. N.T D.D.110. Lots 629 S.T, 629 S.U, 630 S.B ss, 168/630 S.B ss. 17
Site area 地盤面積	1960 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTN/11
Zoning 地帶	RESIDENTIAL (GROUP D)
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, PRIVATE VEHICLES AND VEHICLE PARTS

(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	469.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div> <input type="checkbox"/> (Not more than 不多於) m 米 </div> <div> <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 </div>	
	Non-domestic 非住用	<div> <input checked="" type="checkbox"/> (Not more than 不多於) m 米 </div> <div> <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層 </div>	
(iv) Site coverage 上蓋面積	<div> <input type="checkbox"/> About 約 </div>		
(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) <hr/>		6 6
	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) <hr/>		1 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 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>SITE PLAN, LOCATION PLAN, LANDSCAPE PLAN.</u>		
<u>SCHEMATIC PLAN & DRAINAGE PLAN.</u>		
Reports 報告書		
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 checked="" type="checkbox"/>
<u>CERTIFICATE OF FIRE SERVICE INSTALLATION AND</u>		
<u>EQUIPMENT (SERIAL NO: 30625015616 & 10110013569)</u>		
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。

JUSTIFICATION
(APPLICATION OF RENEWAL)

for

TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY,
PRIVATE VEHICLES AND VEHICLE PARTS

at

Lots 629 S.T, 629 S.U, 630 S.B ss. 16 & 630 S.B ss. 17 in D.D. 110

in

KAM TIN NORTH

YUEN LONG, N.T.

HONG KONG

March 2024

1. BACKGROUND

Since the approval of application for permission to use the subject lands for open storage of construction machinery private vehicles and vehicle parts under Section 16 of the Town Planning Ordinance on a temporary basis for a period of 3 years will be expired on Jun 5, 2024. I, LEE Wai-tong decided to renew the application in order to continue the use of the lands.

2. SITE DESCRIPTION

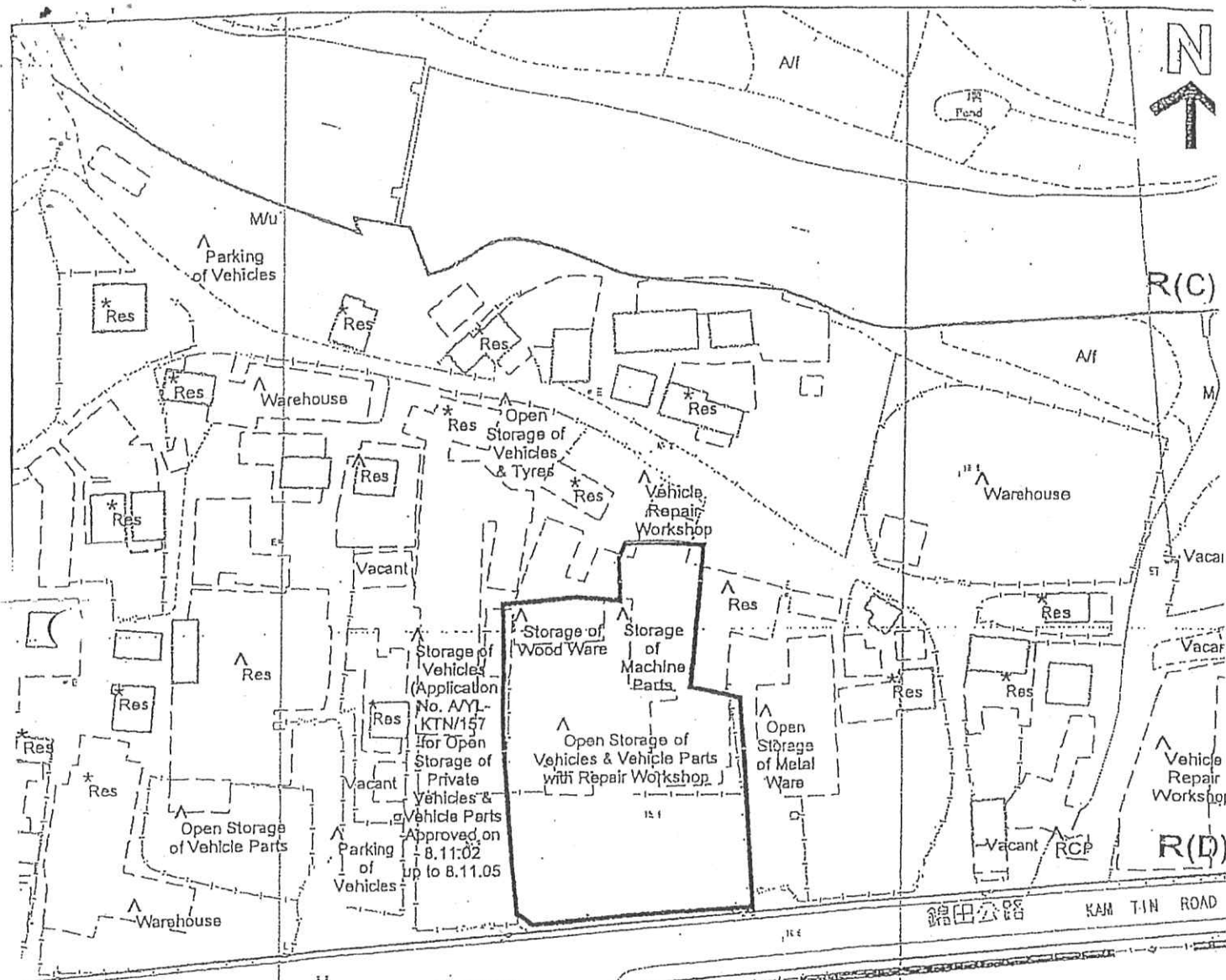
The application site, which is registered in the Lands Office as Lots 629 S.T, 629 S.U, 630 S.B ss. 16 & 630 S.B ss. 17 in D.D. 110, is located at the northern side of Kam Tin Road, near Shek Kong San Tsuen and immediately opposite to the Shek Kong Military Camp in Shek Kong, New Territories. The application site has a site area of approximately 1960 square meters. The site is generally level and with rectangular shape.

3. JUSTIFICATIONS

- 3.1 According to the approval letter of ref. TPB/A/YL-KTN/762 dated May 28, 2021 regarding the subject application, it is admitted to submit an application to the TPB for renewal of the temporary permission before the expiry date of Jun 5, 2024.
- 3.2 All requirements and conditions of items (a) to (n) and advices from (a) to (h) stated in the approval letter had been fully complied and followed within the specified period.
- 3.3 No complaint from the government departments of neighbourhood was received.
- 3.4 No amendment of land use of the application site is shown on the updated OZP compared with the last version.
- 3.5 Covered area and structure areas are kept unchanged.
- 3.6 Appropriate measures had been provided with in order to minimize the environmental impact arising due to the subject permission.
- 3.7 All mitigation measures were well maintained to function properly.
- 3.8 To maintain a small business by means of renewal granted in this difficult economic environment.

4. CONCLUSION

The subject application of continuous use of the site as open storage of construction machinery, private vehicles and vehicle parts should be a harmonious relationship to the surrounding area. The proposal neither in violation to the existing land uses nor causes any impact to the environment. In the past applications, I could submit and complete the implementation of the technical proposals to the satisfaction of the relevant departments and Town Planning Board. I here believe that consideration shall be given to my application.



Notes :

- (1) Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 21.5.03
- (2) * Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 20.2.92
- (3) ^ Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 20.2.92

BOUNDARY OF THE SITE SUBJECT TO SURVEY

 APPLICATION SITE

EXTRACT PLAN PREPARED ON 29.5.03
BASED ON SURVEY SHEET No.
-NF-13A

SITE PLAN

TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY,
PRIVATE VEHICLES AND VEHICLE PARTS
FOR A PERIOD OF 3 YEARS
LOTS No. 629sT, 629sU, 630sBss16 AND 630sBss17
IN D.D.110, KAM TIN ROAD, KAM TIN, YUEN LONG

SCALE 1 : 1 000

LEGEND

Res Residential Structures
A/f Fallow Agricultural Land
M/u Unused Land

PROJECT:
LOTS 629T, 629U, 630B16 & 630B17,
DD 110, KAM TIN NORTH,
YUEN LONG, N.T.

DRG. TITLE:
SITE PLAN



APPLICATION SITE
 APPROVED APPLICATION
 REJECTED APPLICATION
 REVOKED
 DATE OF MEETING
 APPLICATION NUMBER
 TRACT PLAN PREPARED ON 20.5.98

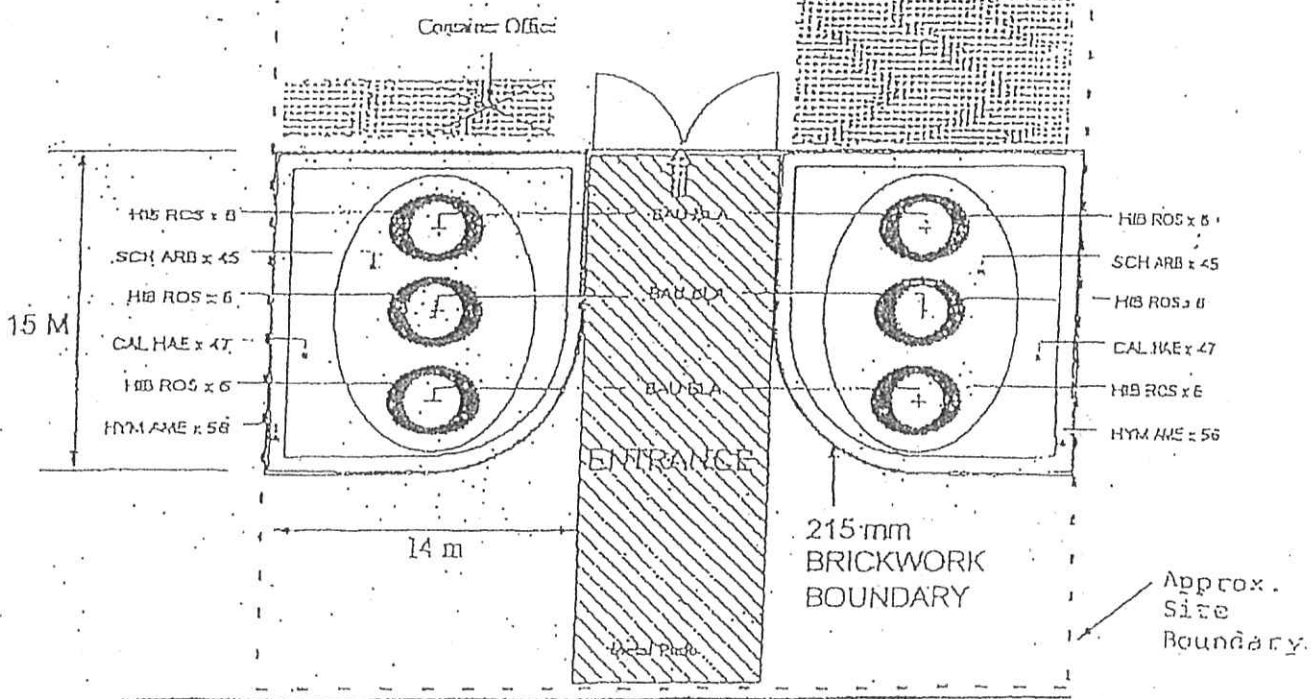
LOCATION PLAN
 TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY,
 PRIVATE VEHICLES AND VEHICLE PARTS
 FOR A PERIOD OF 3 YEARS
 LOTS No. 629sT, 629sU, 630sBs16 AND 630sBs17
 IN D.D.110, KAM TIN ROAD, KAM TIN, YUEN LONG

SCALE 1:7 500

PROJECT:
 LOTS 629T, 629U, 630B16 & 630B17,
 DD 110, KAM TIN NORTH,
 YUEN LONG, N.T.

DRG. TITLE:
 LOCATION PLAN

[Pattern] EXISTING STRUCTURES
 [Pattern] ESTIMATED SIZE & NOT TO SCALE
 SCALE: 1:300



KAM TIN ROAD

PROJECT:
 LOTS 629T, 629U, 630B16 & 630B17,
 DD 110, KAM TIN NORTH,
 YUEN LONG, N.T.
 DRG. TITLE:
 LANDSCAPE PLAN

Structure "A"

Structure "B"

Structure "C"

Container Office

13.5m x 5.8m x 4.5m (汽車儲物室)

19.3m x 9.4m x 4.5m (機械零件儲物室)

13.2m x 11.4m x 4.5m (辦公室, 汽車及汽車零件儲物室)

12m x 3.3m x 4.5m

(貨柜兩層, 上層儲物, 下層辦公室)
上層為1個貨柜: 面積為: 6M x 3.3M x 2.25M
下層為2個貨柜: 面積為: 12M x 3.3M x 2.25M

APPLICATION
AREA

space for
parking,
loading/unloading

Container Office

Site Boundary

Landscaping

ENTRANCE

Landscaping

SETBACK
AREA

EXISTING
CONTAINER
OFFICE TO BE
RELOCATED

WELL PAINTED METAL
FENCE OF 2.5M HIGH

APPROX. 10 m

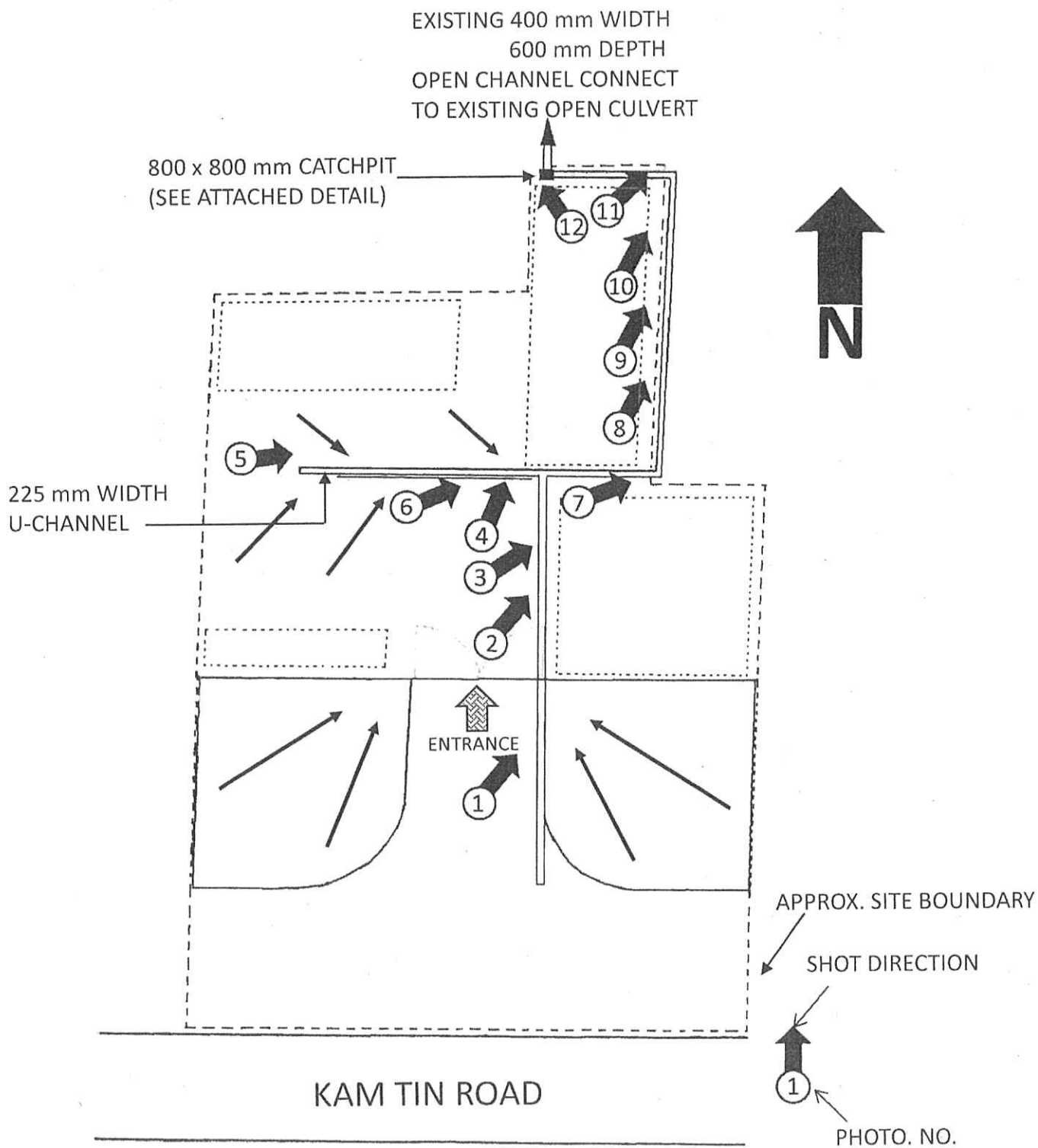
25 m

KAM TIN ROAD

PROJECT:
LOTS 629T, 629U, 630B16 & 630B17,
DD 110, KAM TIN NORTH,
YUEN LONG, N.T.

DRG. TITLE:
SCHEMATIC LAYOUT PLAN

NOT TO SCALE
FOR IDENTIFICATION PURPOSE ONLY



PROJECT:
LOTS 629T, 629U, 630B 16 & 630B 17, DD
110, KAM TIN NORTH, YUEN LONG N.T.

DRG. TITLE:
DRAINAGE PLAN

PHOTO NO. 1



PHOTO NO. 2



PHOTO NO. 3

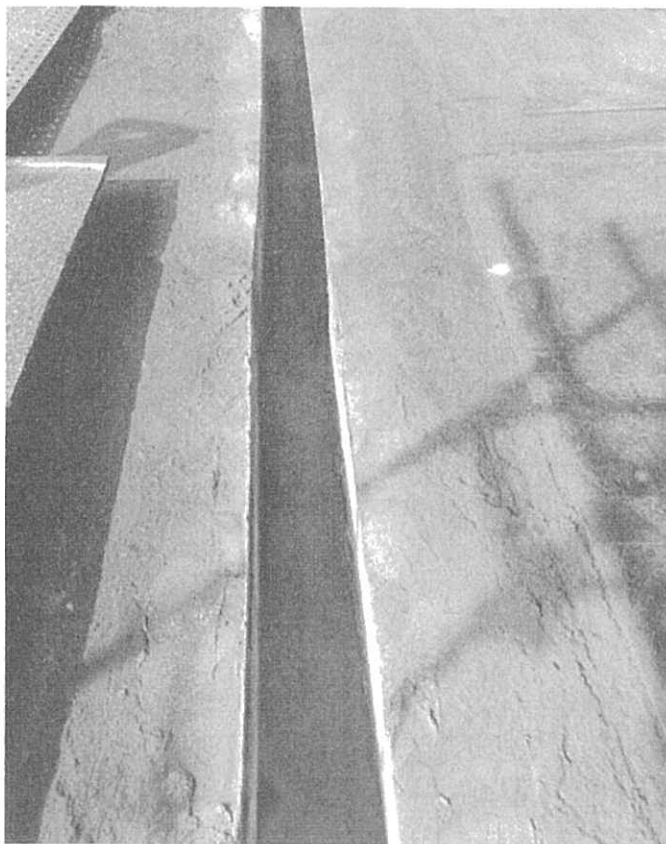


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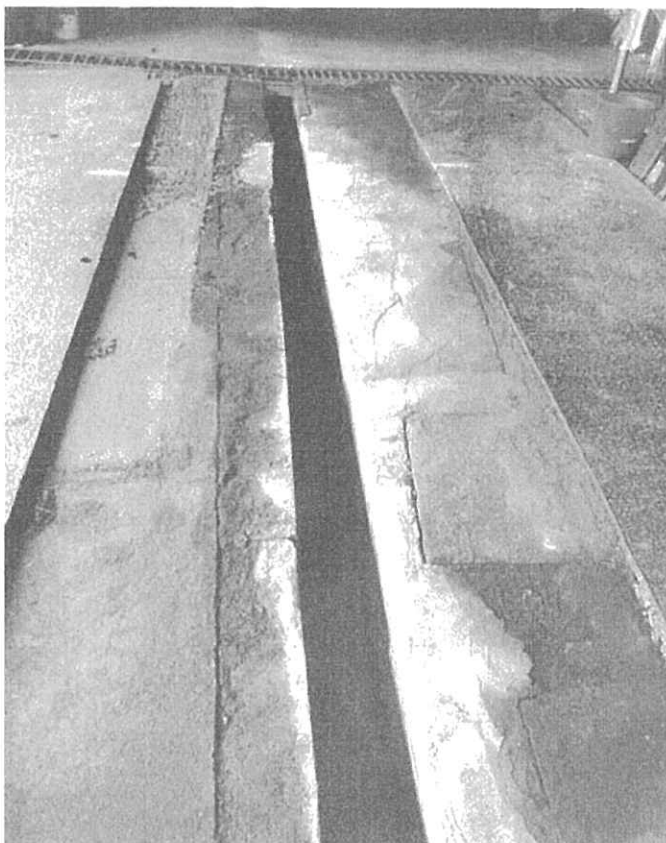


PHOTO NO. 5



PHOTO NO. 6

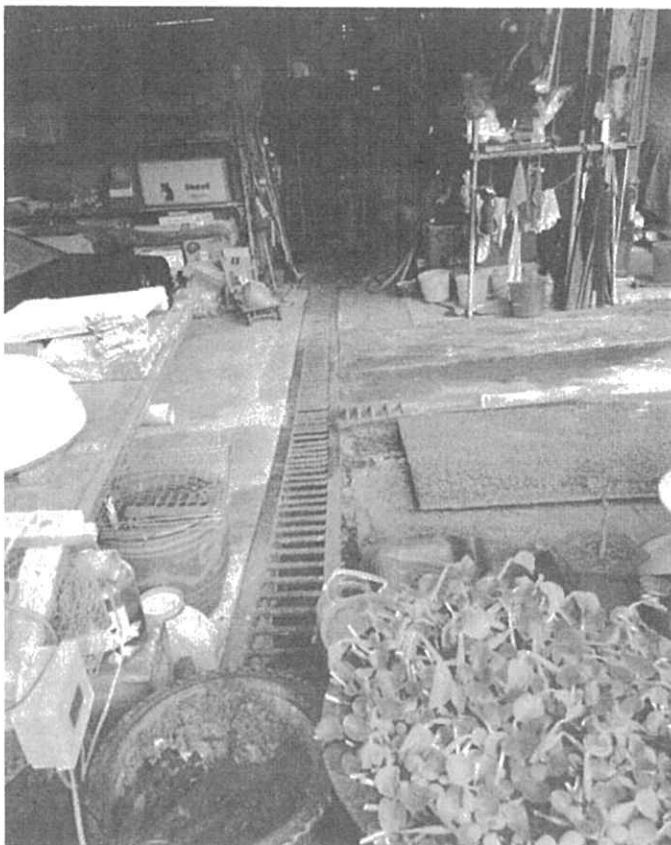


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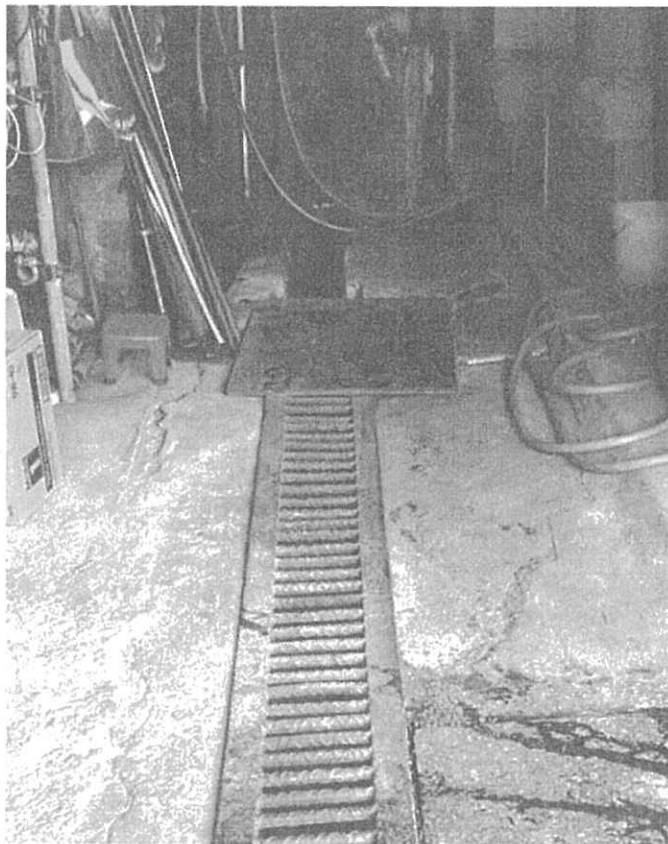


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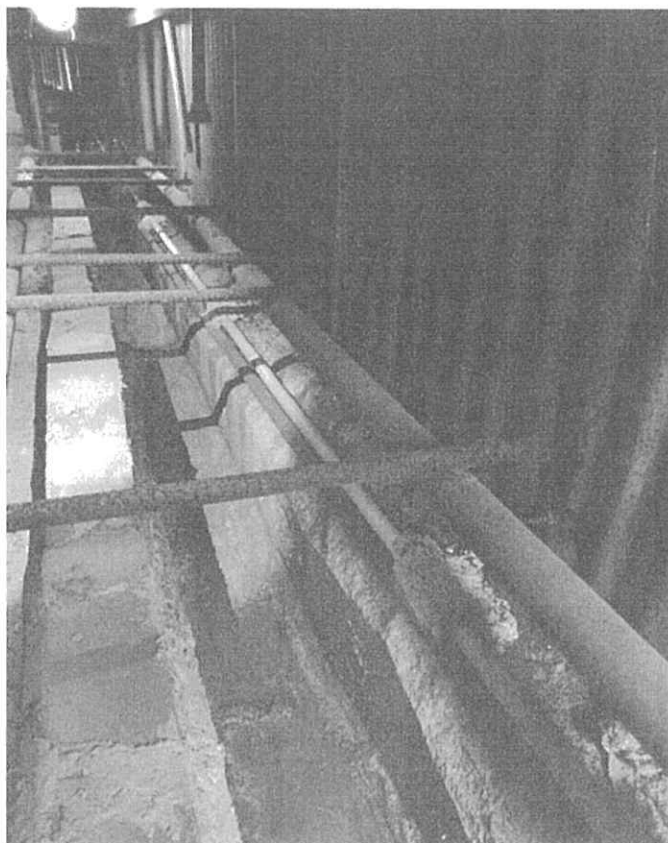


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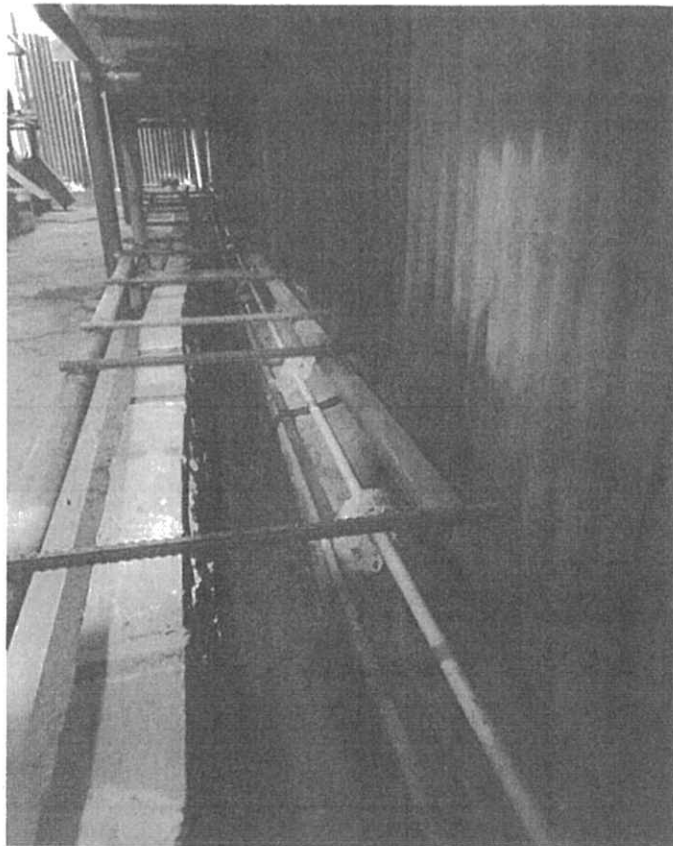


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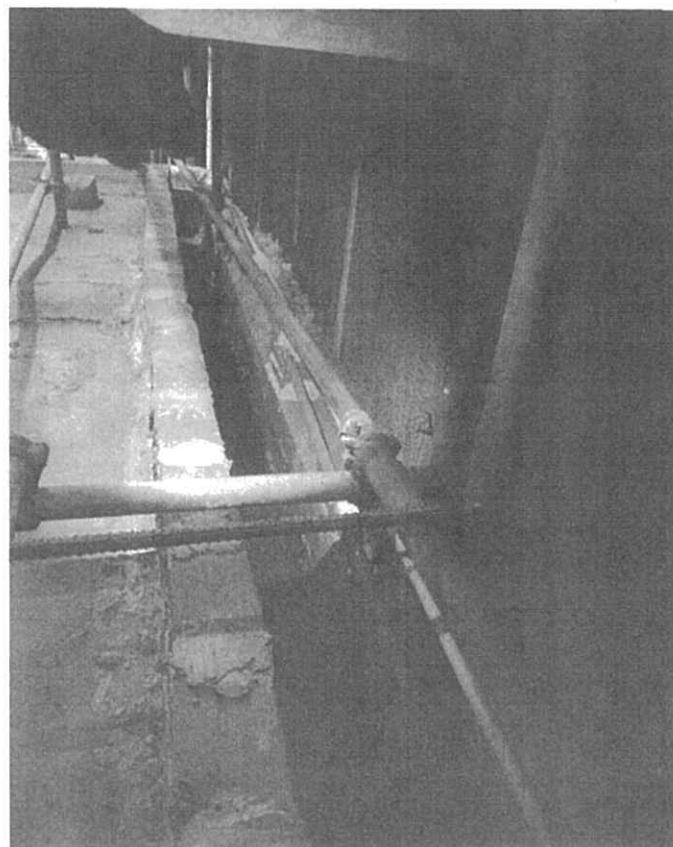
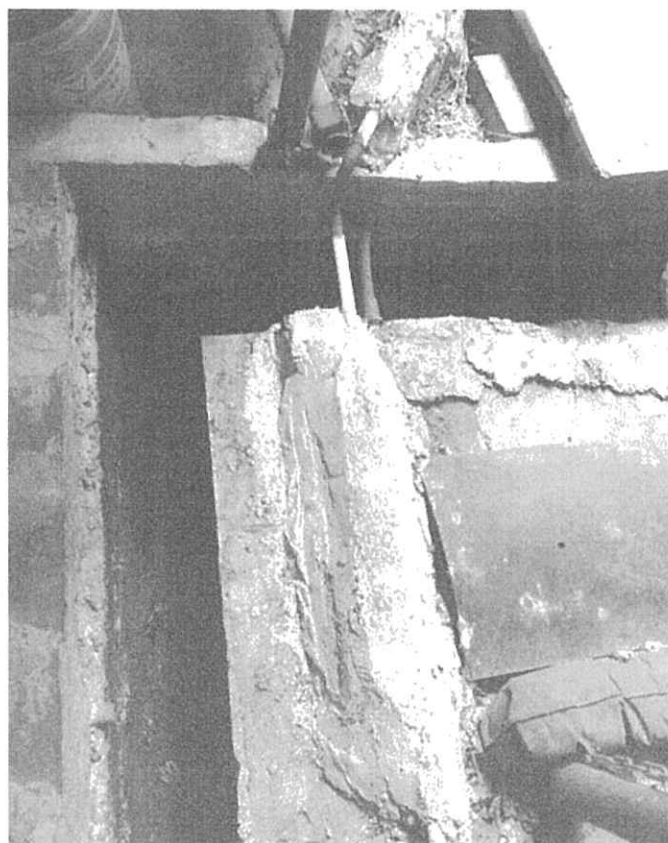


PHOTO NO. 11



PHOTO NO. 12



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

Name of Client 顧客姓名

Lee Wai Tong

Address 地址

DD 110 Lot 629 ST & SU & Lot 630 SB SS16 & SB SS17, Kam Tin Road, Shek Kong Yuen Long, 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	1 no. 4 kg Dry Powder F.E.	at entire area.	Conforms with FSD requirements.	09/01/2024	08/01/2025

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)
24	1 no. 5 kg CO2 F.E.	at entire area.	Newly replaced.	Conforms with FSD requirements.	09/01/2024
24	6 nos. 4 kg Dry Powder F.E.	at entire area.	Newly replaced.	Conforms with FSD requirements.	12/01/2024

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: 授權人簽署

Name: 姓名

Wong Hong Ching

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Wong Hong Ching

Telephone: 聯絡電話

Date: 日期

12/01/2024



For FSD use only

Inspected

Key-in

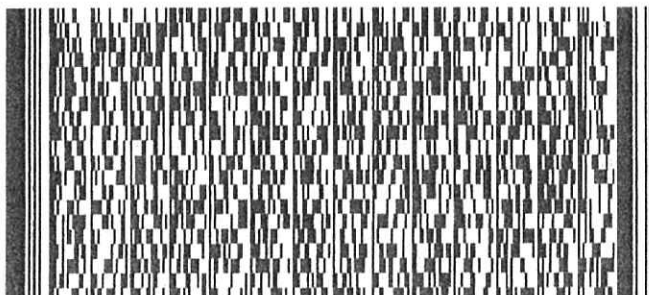
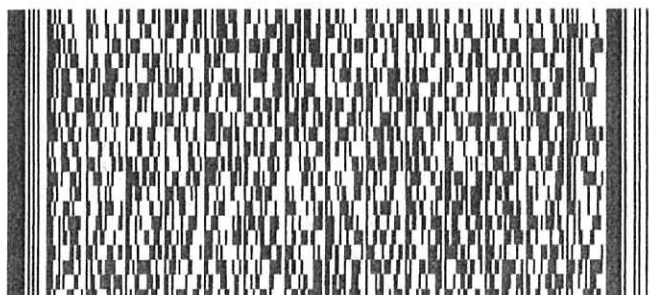
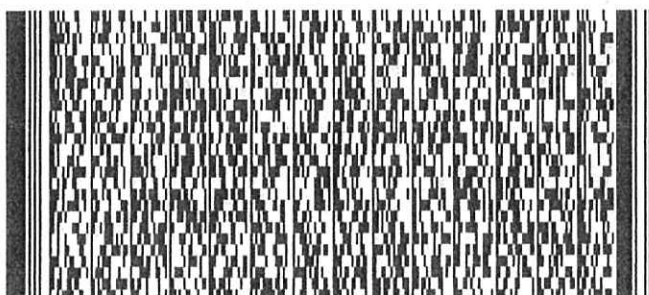
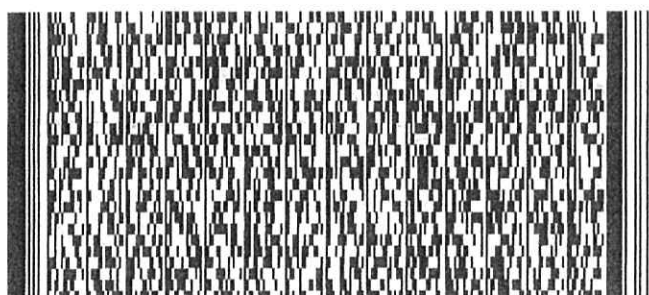
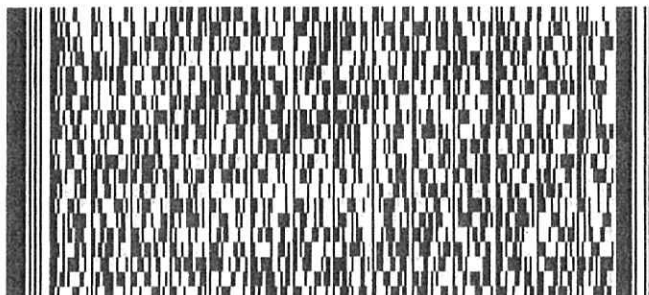
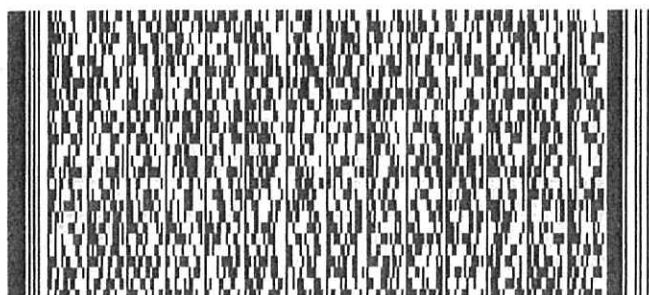
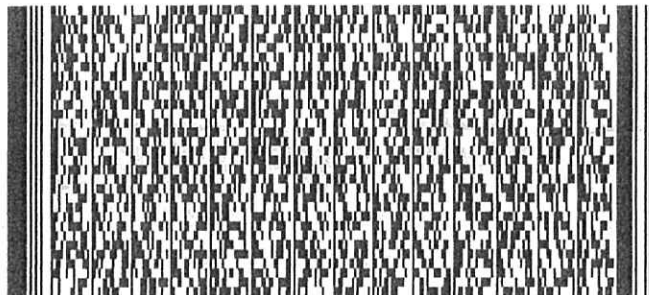
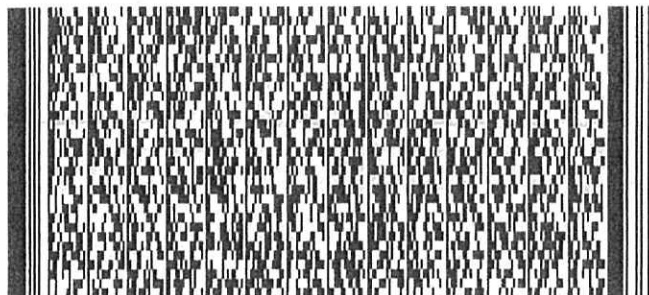
Verified



Serial Number

Name of Client 顧客姓名

Lee Wai Tong



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.:

消防處權號

Serial Number

Name of Client 顧客姓名

Lee Wai Tong

Address 地址

DD 110 Lot 629 ST & SU &, Lot 630 SB SS16 & SB SS17, Kam Tin Road, Shek Kong Yuen Long, 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	at entire area.	Conforms with FSD requirements.	09/01/2024	08/01/2025
12	Exit Signs	at entire area.	Conforms with FSD requirements.	09/01/2024	08/01/2025

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)
13	MFA System	F.S. Control Panel	Newly replace standby battery x 2 nos.	Conforms with FSD requirements.	09/01/2024

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

Wong Hong Ching

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱Wai King Fire
Engineering Co.Telephone:
聯絡電話Date:
日期

12/01/2024

For FSD
use only

Inspected

Key-in

Verified



Serial Number

Name of Client 顧客姓名

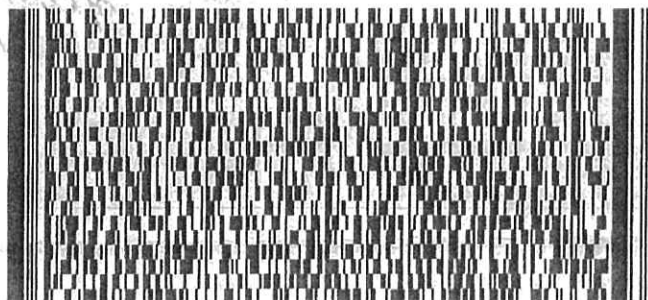
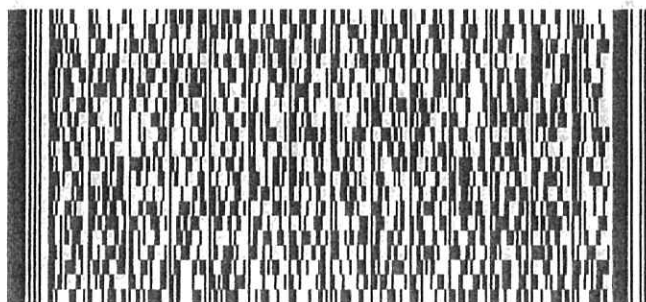
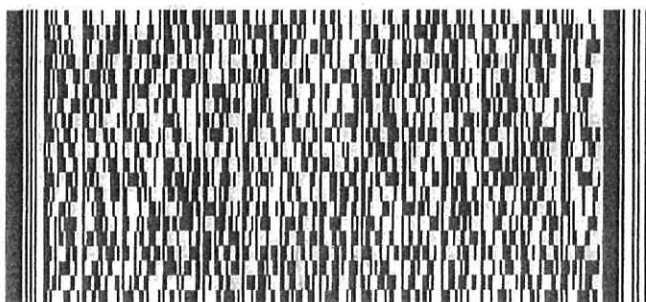
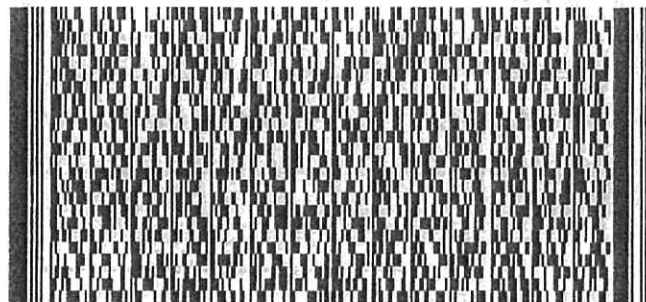
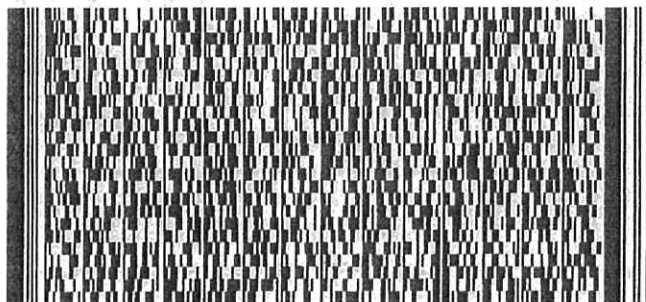
Lee Wai Tong

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。

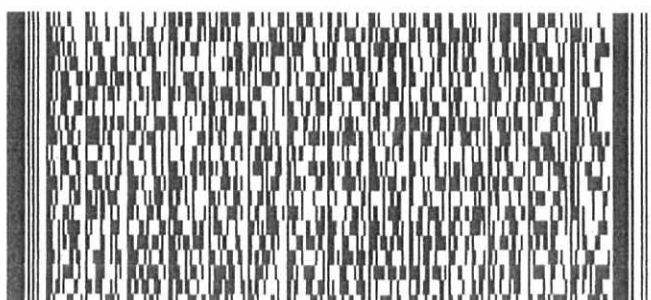
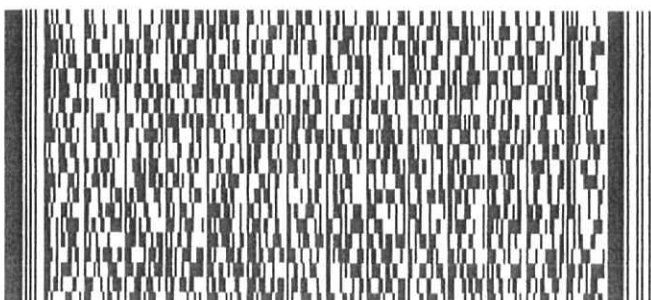
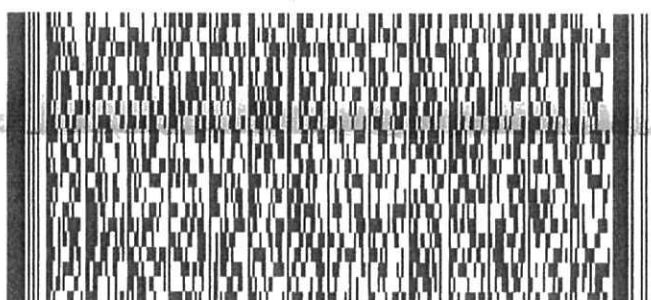
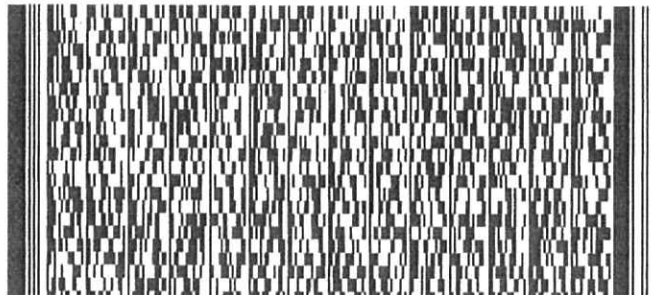
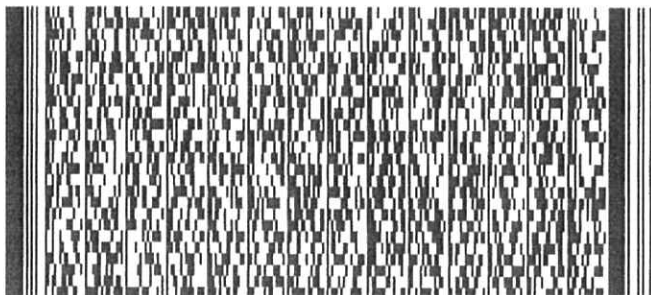
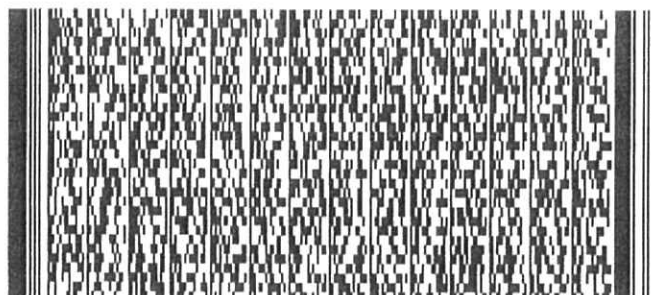
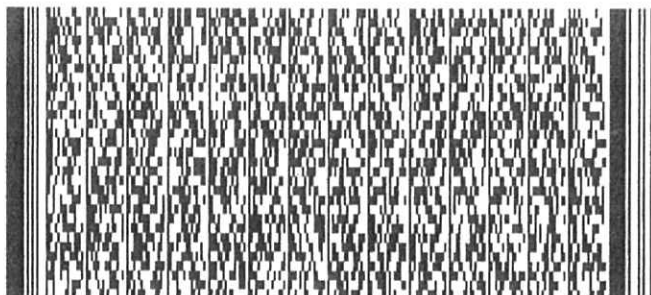
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	MFA System	at entire area.	Conforms with FSD requirements.	09/01/2024	08/01/2025
23	Hose Reel	at entire area.	Conforms with FSD requirements.	09/01/2024	08/01/2025



Serial Number

Name of Client 顧客姓名

Lee Wai Tong



Legend :

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 : Part 1 and BS EN 1838 ;
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 : Part 1 ;
3. Fire alarm system shall be provided to the entire building in accordance with BS 5839 : Part 1 : 2002 + A2:2008 and FSD Circular Letter No.1/2009. One actuating point and one audio warning device to be located at each hose reel point. This actuation point shall be include facilities for fire pump start and audio/visual warning device initiation ;
4. The 2 m³ FS water tank and FS pump for the modified hose reel system shall be indicated on plans ; and
5. Portable hand-operated approved appliance shall be provided as indicated on plans.
6. The hose reels to ensure that every part of each part of each building can be reached by a length of not more than 30m of hose reel tubing.

1. Sufficient emergency lighting shall be provided throughout the entire building

2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 ;

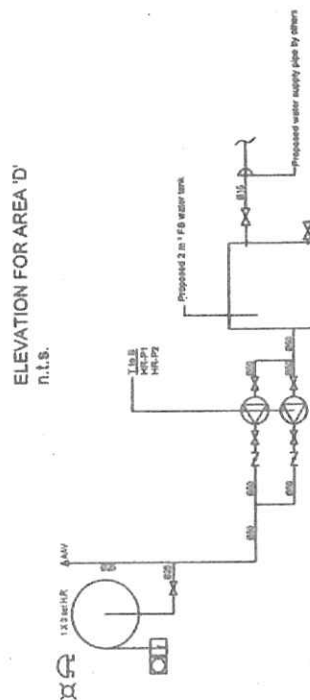
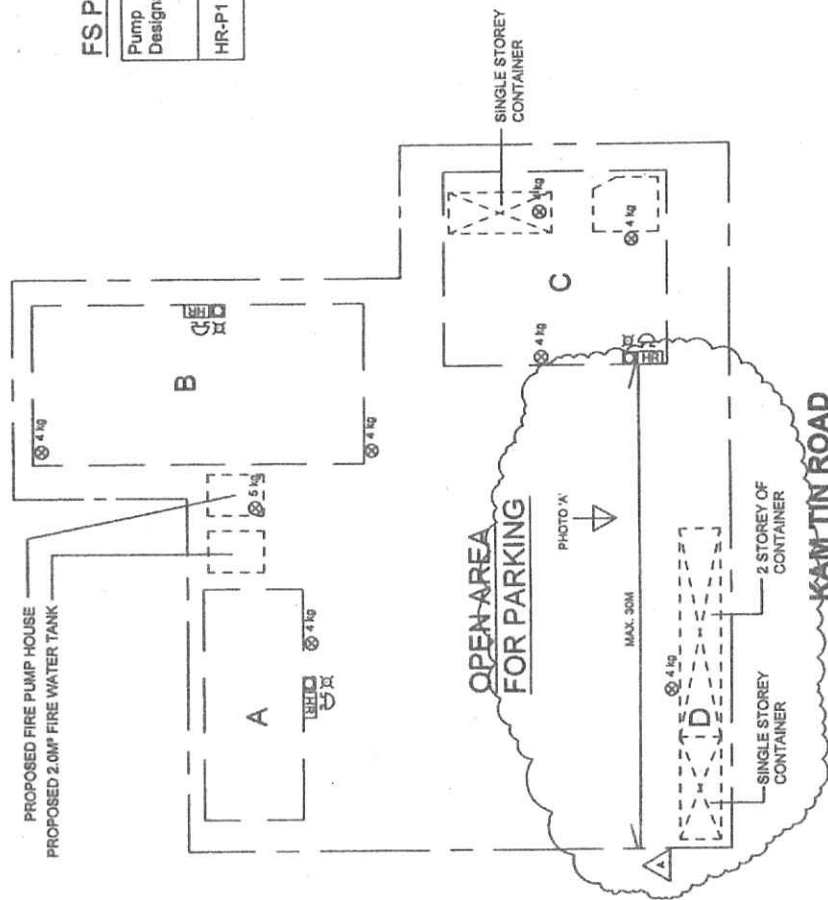
- Part 1 ;
3. Fire alarm system shall be provided to the entire building in accordance with BS 5839 ; Part 1 : 2002 + A2:2008 and FSD Circular Letter No.1/2009. One actuating point and one audio warning device to be located at each hose reel point. This actuation point shall be include facilities for fire pump start and audio/visual warning device initiation ;

4. The 2 m³ FS water tank and FS pump for the modified hose reel system shall be indicated on plans ; and
5. Portable hand-operated approved appliance shall be provided as indicated on plans
6. The hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.

- A WAREHOUSE FOR STORAGE (13.5mx5.8m=78.3m sq.)
B WAREHOUSE OF VEHICLES PARTS STORAGE (19.3mx9.4m=181.4m sq.)
C ONE CONTAINER FOR OFFICE(6.0mx2.4m=14.4msq.) AND ONE WAREHOUSE FOR STORAGE (3.9mx3.2m=12.5msq.) UNDER PORCH (13.2mx11.4m=150.5m sq.)
D 3 NO CONTAINER FOR STORAGE(6.0mx2.4m=12.2mx2.4m=73msq.)

FS Pump Schedule:

Pump Designation	Flow Rate (l/min)	Pump Head (kpa)	Motor Rating (kw)
HR-P1 & P2	100	600	2.2



Schematic Piping Line Diagram of Modified Hose Reel System(N.T.S.)

CONTAINER FOR OFFICE(NONUSER)	CONTAINER (NONUSER)
-------------------------------	---------------------

ELEVATION FOR AREA 'D'
n.t.s.

KEI YIP FIRE ENGINEERING LTD.

PROJECT :
"OPEN STORAGE" OF CONSTRUCTION MACHINERY
OF PRIVATE VEHICLE & VEHICLE PARTS FOR A PERIOD
YEARS IN "RESIDENTIAL GROUP D" ZONE D.D.110
LOTS 620 S.T., 623 S.U., 630 S.B.SS16 & 630 S.B. SS17
SHEK KONG SAN TSUEN, KAM TIN ROAD, YUEN LONG.

TITLE :

FIRE SERVICES INSTALLATION LAYOUT PLAN

DRAWN BY: KANT

CHECKED BY:	CAD
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DRAWING NO. :

T.P.B. REF. NO.:	AYL-H
------------------	-------

DATE: 27-02-

SCALE: 1:300

TO TAI MO SHAN Δ

From:
Sent: 2024-05-02 星期四 14:29:27
To: Ying Yeung MO/PLAND <yymo@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-KTN/1003 之補充資料
Attachment: 交通影響評估 20240502.pdf; 消防設備 20240502.pdf; 渠道及排水 20240502.pdf; 開工時間 20240502.pdf

致 Mr. MO and 城規會負責人,

有關 A/YL-KTN/1003 續牌申請之補充資料

根據我們於 2024 年 4 月 30 日及今天早上的電話交談，本人在此提供進一步的補充資料，供貴署參考。

若貴署有進一步的問題，請隨時聯絡本人，本人樂意回應。

謝謝！

謹此,

利偉棠

致規劃署:

有關 A/YL-KTN/1003 續牌申請之交通影響評估事宜

本公司在現址已經營二十多年，每日平均只有六、七輛私家車及一輛輕型貨車進出，所以對錦田公路及附近地區的交通並沒有實質的影響。本人估計在未來進出本公司的車輛數目會和過往相若。

本人明白由本公司通往錦田公路的通道並不是運輸署負責管理。

若貴署有進一步的問題，請隨時聯絡本人，本人樂意回應。

申請人



利偉棠

Tel:

2024 年 5 月 2 月

致規劃署:

有關 A/YL-KTN/1003 續牌申請之消防設備事宜

申請地點之消防設備一如以往，完全沒有改變。有關設備完全符合消防處處長的要求。本人亦會定期檢查及保養相關設備，並由註冊消防設備承辦商進行檢查，以確保消防設備之功能。申請之地點亦從未發生過與火警有關的情況。

若貴署有進一步的問題，請隨時聯絡本人，本人樂意回應。

申請人



利偉棠

Tel:

2024 年 5 月 2 月

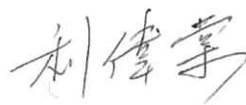
致規劃署:

有關 A/YL-KTN/1003 續牌申請之渠道及排水事宜

申請地點之排水設施一如以往，完全沒有改變。有關設備完全符合渠務署署長的要求。本人亦會定期(每 2 星期)及有需要時檢查及清理排水渠，以確保渠道通暢及沒有淤塞。申請之地點亦從未發生過水浸或渠道淤塞的情況。

若貴署有進一步的問題，請隨時聯絡本人，本人樂意回應。

申請人



利偉棠

Tel:

2024 年 5 月 2 月

致規劃署:

有關 A/YL-KTN/1003 續牌申請之開工時間事宜

申請地點之開工時間一如以往，完全沒有改變。

工作時間為星期一至星期六上午 9 時 30 分至下午 6 時。星期日及公眾假期休息。

若貴署有進一步的問題，請隨時聯絡本人，本人樂意回應。

申請人



利偉棠

Tel:

2024 年 5 月 2 月

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), 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/or 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 3 years may be allowed for an applicant to identify suitable sites for relocation. 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 summarized as follows:
 - (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, 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;
 - (b) 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;
 - (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) 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 notwithstanding other criteria set out in the Guidelines are complied with.

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

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
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 s.16 Applications covering the Application Site

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/65	Temporary open storage of construction machinery, private vehicles and vehicle parts for a period of 12 months	3.7.1998
2	A/YL-KTN/92	Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of 12 Months	30.7.1999
3	A/YL-KTN/117	Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of 30 months	28.7.2000
4	A/YL-KTN/169	Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of Three Years	27.6.2003
5	A/YL-KTN/252	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts under Application No. A/YL-KTN/169 for a Period of Three Years	16.6.2006
6	A/YL-KTN/328	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts" under Application No. A/YL-KTN/252 for a Period of Three Years	5.6.2009
7	A/YL-KTN/381	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts" for a Period of Three Years	18.5.2012
8	A/YL-KTN/462	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts" for a Period of Three Years	22.5.2015
9	A/YL-KTN/601	Renewal of Planning Approval for Temporary "Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts" for a Period of Three Years	1.6.2018
10	A/YL-KTN/762	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery, Private Vehicles and Vehicle Parts for a Period of Three Years	14.5.2021

Rejected Application

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-KTN/42	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of 12 Months	21.11.1997	(1) to (3)

Rejection Reasons

- (1) The development is not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone for the area which is to improve and to upgrade the existing temporary domestic accommodation and to cater for low-rise, low-density residential developments. There is no strong justification in the submission for a departure from such planning intention even on a temporary basis;
- (2) The development is not compatible with the adjacent village houses; and
- (3) The approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would lead to further degradation of the environment of the area.

Similar s.16 Applications within/straddling the same “R(D)” Zone in the Vicinity of the Site in the Past Five Years

Approved Applications

	Application No.	Use/Development	Date of Consideration
1	A/YL-KTN/631	Temporary Open Storage of Private Cars for a Period of Three Years	8.3.2019
2	A/YL-KTN/677	Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	15.11.2019
3	A/YL-KTN/742	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	22.1.2021
4	A/YL-KTN/792	Temporary Open Storage of Private Vehicles and Vehicle Parts for a Period of Three Years	15.7.2022 [revoked on 26.8.2022]
5	A/YL-KTN/810	Renewal of Planning Approval for Temporary Open Storage of Private Cars for a Period of Three Years	28.1.2022

	Application No.	Use/Development	Date of Consideration
6	A/YL-KTN/860	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	11.11.2022
7	A/YL-KTN/966	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Lorries, Vans and Private Cars) for Sale for a Period of Three Years	22.12.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot Nos. 629 S.T, 629 S.U, 630 S.B ss.16 and 630 S.B ss.17 all in D.D. 110 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
- Lot Nos. 629 S.T and 629 S.U both in D.D. 110 are covered by Short Term Waiver (STW) No. 2552 for the purpose of use ancillary to temporary open storage of construction machinery, private vehicles and vehicle parts.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no objection in-principle to the application.

4. Fire Safety

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

- no objection in-principle to the application subject to the existing fire service installations (FSIs) implemented on the Site being maintained in an efficient working order at all times.

5. Landscape

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

- the Site falls within "Residential (Group D)" zone, which is non-landscape sensitive zoning and no significant landscape impact arising from the applied use is anticipated.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval by the Building Authority for the existing structures at the Site.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO/YL, HAD):

- his office has not received any local's comment on the application and he has no particular comment on the application.

8. Other Departments

The following government departments have no objection to / no adverse comment / no comment on the application:

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Short Term Wavier (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lots owners shall apply to this office for a STW to permit the structure(s) erected within Lot Nos. 630 S.B ss.16 and 630 S.B ss.17 both in D.D. 110. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administration fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without the 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 proposed use under the application;
 - before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect

their removal in accordance with the 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;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
- the Site does not abut on a specified street of less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulations at the building plan submission stage.