

17 MAY 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made.

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ML-KTN1776
	Date Received 收到日期	17 MAY 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	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
兆德企業有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Goldrich Planners & Surveyors Limited 金潤規劃測量師行有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107 and adjoining Government Land, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,531 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 93 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 38 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial (Group D)" ("I(D)") and "Other Specific Uses (Railway Reserve)" ("OU (Railway Reserve)")
(f) Current use(s) 現時用途	Temporary Container Vehicle Park (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
05/05/2021 (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 05/05/2021 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

(a) Proposed use(s)/development 擬議用途/發展
 Proposed Temporary Container Vehicle Park with Ancillary Office for a Period of 3 Years
 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for 申請的許可有效期
☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,468sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 63sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 2
 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 93sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 93sq.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)

Please refer to Appendix 1

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) Container Vehicle Parking Spaces: 16

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

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to Appendix 1

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

FRANCIS LAU

Planning Manager

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

MRTPL, FRICS, RPS(GP)

on behalf of
代表

Goldrich Planners & Surveyors Limited

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

Date 日期

5.5.2021

(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

- 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。
- 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。
- 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，其地址為香港北角滙華道 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	Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107 and adjoining Government Land, Yuen Long, New Territories
Site area 地盤面積	2,531 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 38 sq. m 平方米 □ About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
Zoning 地帶	"Industrial (Group D)" ("I(D)") and "Other Specific Uses (Railway Reserve)" ("OU (Railway Reserve)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Container Vehicle Park with Ancillary Office for a Period of 3 Years

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan (Plan 1), Lot Index Plan (Plan 2), Drainage Proposal (Plan 4.1 and 4.2) and Landscape Proposal (Plan 5)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Justifications

1. The Applied Use

- 1.1. The applied use is "Proposed Temporary Container Vehicle Park with Ancillary Office" for a Period of 3 Years.

2. Location

- 2.1. The application site is on Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107 and adjoining Government Land, Yuen Long, New Territories.

3. Site Area

- 3.1. The site area is about 2,531m² in which 38m² is Government Land.

4. Similar Approved Applications in Vicinity

- 4.1. There are 6 similar approved applications in vicinity in the previous 12 years. Details of these applications are shown in the following table.

No.	Application No.	Applied Use	Decision
1	A/YL-KTN/322	Proposed Temporary Container Vehicle / Lorry Park for An Existing Warehouse for a Period of 18 Months	Approved on 8.5.2009
2	A/YL-KTN/346	Renewal of Planning Approval for Temporary "Container Vehicles / Lorries Park for an Existing Warehouse" for a Period of 18 Months	Approved on 12.11.2010
3	A/YL-KTN/362	Renewal of Planning Approval for "Temporary Open Storage of Construction Machinery, Construction Material and Cable and Ancillary Parking of Lorry and Container Trailer/Tractor" Use under Application No. A/YL-KTN/362 for a Period of 2 Years	Approved on 6.5.2011
4	A/YL-KTN/414	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 2 Years	Approved on 6.9.2013
5	A/YL-KTN/480	Proposed Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 3 Years	Approved on 18.9.2015
6	A/YL-KTN/632	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 3 Years	Approved on 20.9.2019

- 4.2. Given that the approved applications in the same zones in vicinity are in similar nature, the proposed application is in line with the Rural and New Town Planning Committee's previous decisions.

5. Town Planning Zoning

- 5.1. This site falls within “Industrial (Group D)” (“I(D)”) and “Other Specific Uses (Railway Reserve)” (“OU (Railway Reserve)”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9.
- 5.2. The planning intention of the (“I(D)”) zone is intended primarily for industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings.
- 5.3. The planning intention of the “OU (Railway Reserve)” zone is intended primarily for railway development.
- 5.4. Referring to Town Planning Board Guidelines “TPB PG-No. 13F” Section 2, the site falls under “Category 1 areas” and “Category 2 areas”.
- 5.5. Referring to Town Planning Board Guidelines “TPB PG-No. 13F” Section 2, the area on “I(D)” zone falls within “Category 1 areas” and “OU (Railway Reserve)” zone falls within “Category 2 areas”. Category 1 areas are areas considered suitable for open storage and port back-up uses. “Category 2 areas” are areas mostly without clear planning intention or fixed development programme. 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, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

6. Development Parameters

Structures

- 6.1. A total of 2 structures are proposed. The ancillary offices are used to support the operation of the vehicle park. The structures are converted from container. The particulars of the structures are as follows:

No.	Use	Cover area	Floor area	Height	Storey
1	Ancillary Office	22m ²	37m ²	6.0m	2
2	Ancillary Office	41m ²	56m ²	6.0m	2

Operation hours

- 6.2. The operation hours are 24 hours including Sundays and Public Holidays because the warehouse works around the clock.

7. The proposed use

- 7.1. The proposed container vehicle park supports the operation of the warehouse at the eastern side. It serves as a buffer area – waiting and parking spaces for the warehouse. The warehouse needs some additional container vehicle waiting spaces to avoid traffic jam and vehicles tailing back into San Tam Road.

- 7.2. The site is about 90m at the western side of the warehouse. Some container vehicles have to wait here for a while before they enter the warehouse.

8. No Adverse Impacts to surrounding environment

Visual

- 8.1. The site is surrounded by existing warehouse, heavy vehicles parks and container vehicles parks. The development is compatible with the surrounding environment which mainly comprises of warehouse and open storage uses. No significant adverse visual impact is anticipated.

Drainage

- 8.2. The site is surrounded by proposed 300mm u-channel. Please refer to the Drainage Proposal (Plan 4.1 and 4.2) for details.

Landscape

- 8.3. A total number of 14 existing trees are at the northern side of the site. Some tree crowds are at the western side of the site. Please see the Landscape Proposal (Plan 5) for details.
- 8.4. Regular horticultural maintenance, viz. watering, weeding and pruning, etc. shall be undertaken when necessary, to ensure healthy establishment of trees. All these measures will follow the guidelines from the Tree Management Office.

Traffic

- 8.5. The site is accessible via a local track from San Tam Road which is about 296m long
- 8.6. The function of the proposed vehicle park is to provide a buffer for container vehicles which has to wait for a while before they can enter the loading / unloading area.
- 8.7. 16 container vehicle parking spaces (16m(L) x 3.5m(W) each) with sufficient manoeuvring space will be provided.
- 8.8. The inlet and outlet rate are anticipated to be 16 per day (8 in and 8 out). The park is a buffer area which does not generate vehicle trips itself. Container vehicles has to stay in the warehouse for some time for loading / unloading. Other vehicles may have to wait at the buffer zone before they can go into the warehouse.

- End -

GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.:

Our Ref.: P21029/TL21158

5 May 2021

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

Dear Sir,

Submission of Replacement Pages for

s.16 Planning Application

‘Proposed Temporary Container Vehicle Park with Ancillary Office’
for a period of 3 years

Lots. 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part)
in D. D. 107 and adjoining Government Land, Yuen Long, New Territories

We would like to submit a set of replacement pages to update the information for the captioned s.16 planning application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

2021年 5月 17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。

17 MAY 2021

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

GoldRich PLANNERS & SURVEYORS LTD.

金潤規劃測量師行有限公司

Executive Summary

1. The application site is on Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107 and adjoining Government Land, Yuen Long, New Territories.
2. The applied use is "Proposed Temporary Container Vehicle Park with Ancillary Office" for a Period of 3 Years.
3. The site falls within "Industrial (Group D)" ("I(D)") and "Other Specific Uses (Railway Reserve)" ("OU (Railway Reserve)"). The areas on ("I(D)") and ("OU (Railway Reserve)") falls within "Category 1 areas" and "Category 2 areas" respectively in TPB PG-No. 13F.
4. According to TPB PG-No. 13F, applications in Cat. 1 areas are areas considered suitable for open storage and port back-up uses. Cat. 2 areas are areas mostly without clear planning intention or fixed development programme, subject to no adverse departmental comments and local objections, planning permission could be granted on a temporary basis up to a maximum period of 3 years.
5. The site area is about 2,531 m² in which 38m² is Government Land.
6. A total of 2 structures (floor area about 93m²) are proposed for ancillary office.
7. A total of 16 container vehicles parking spaces are proposed.
8. Operation hours are 24 hours including Sundays and Public Holidays.

行政摘要

1. 申請地點位於新界元朗丈量約份第 107 約地段第 433 號 B 段 (部分)、第 433 號 C 段 (部分)、第 1733 號餘段 (部分)、第 1736 號 C 段 及 第 1738 號(部分)及毗鄰政府土地。
2. 申請用途為“擬議臨時貨櫃車停車場連附屬辦公室”(為期 3 年)。
3. 申請地點位於“工業(丁類)”("I(D)")用途及“其他指定用途(鐵路專用範圍)”("OU (Railway Reserve)")用途。“I(D)”及“OU (Railway Reserve)”分別屬於城市規劃委員會規劃指引編號 13F 中的第一類地區及第二類地區。
4. 根據城市規劃委員會規劃指引編號 13F,“第一類地區”是指當局認為適合作露天貯物及港口後勤用途的地區。“第二類地區”是指大多數是未有清晰規劃意向或既定發展計劃的地區,如政府部門沒有負面意見,而且附近居民不予反對,有關申請將會獲得有效期最長 3 年的臨時規劃許可。
5. 申請面積約 2,531 平方米 (包括 38 平方米政府土地)。
6. 申請地點擬議 2 個構築物 (樓面面積約 93 平方米) 作附屬辦公室。
7. 申請地點擬議提供 16 個貨櫃車泊車位。
8. 營業時間為二十四小時包括星期日及公眾假期。

GoldRich PLANNERS & SURVEYORS LTD.

Appendix Ia of RNTPC
Paper No. A/YL-KTN/770A

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/770

Our Ref.: P21029/TL21173

21 May 2021

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

Dear Sir,

Submission of Supplementary Information

s.16 Planning Application

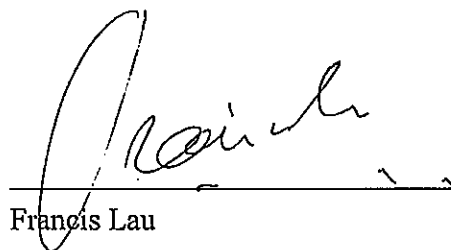
'Proposed Temporary Container Vehicle Park with Ancillary Office'

for a period of 3 years

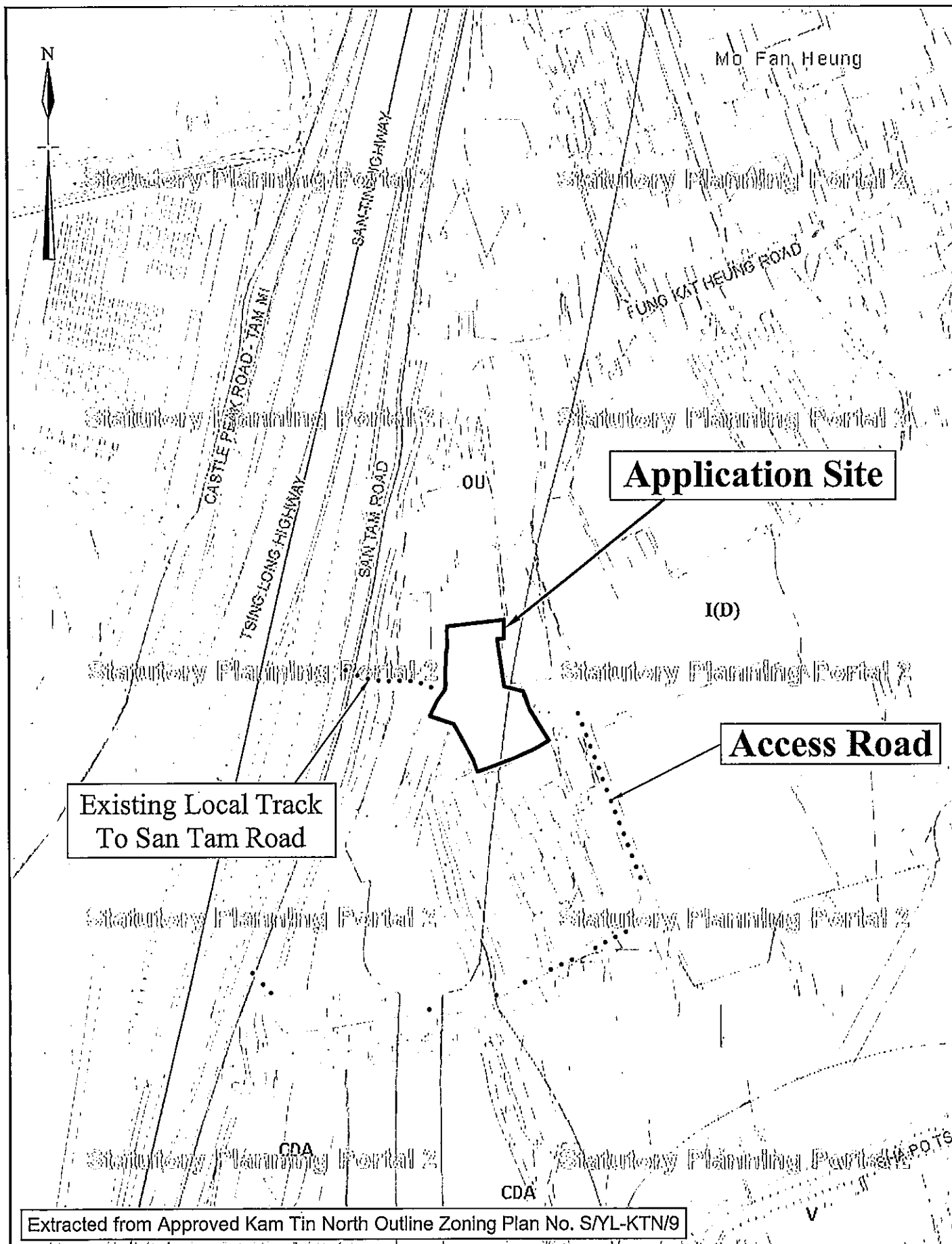
Lots. 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part)
in D. D. 107 and adjoining Government Land, Yuen Long, New Territories

We would like to submit a set of updated plans for the captioned s.16 planning application.

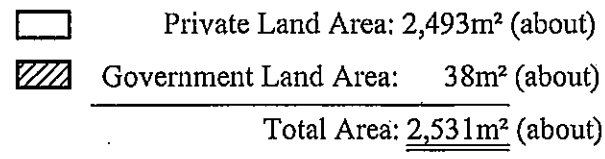
Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.


Francis Lau

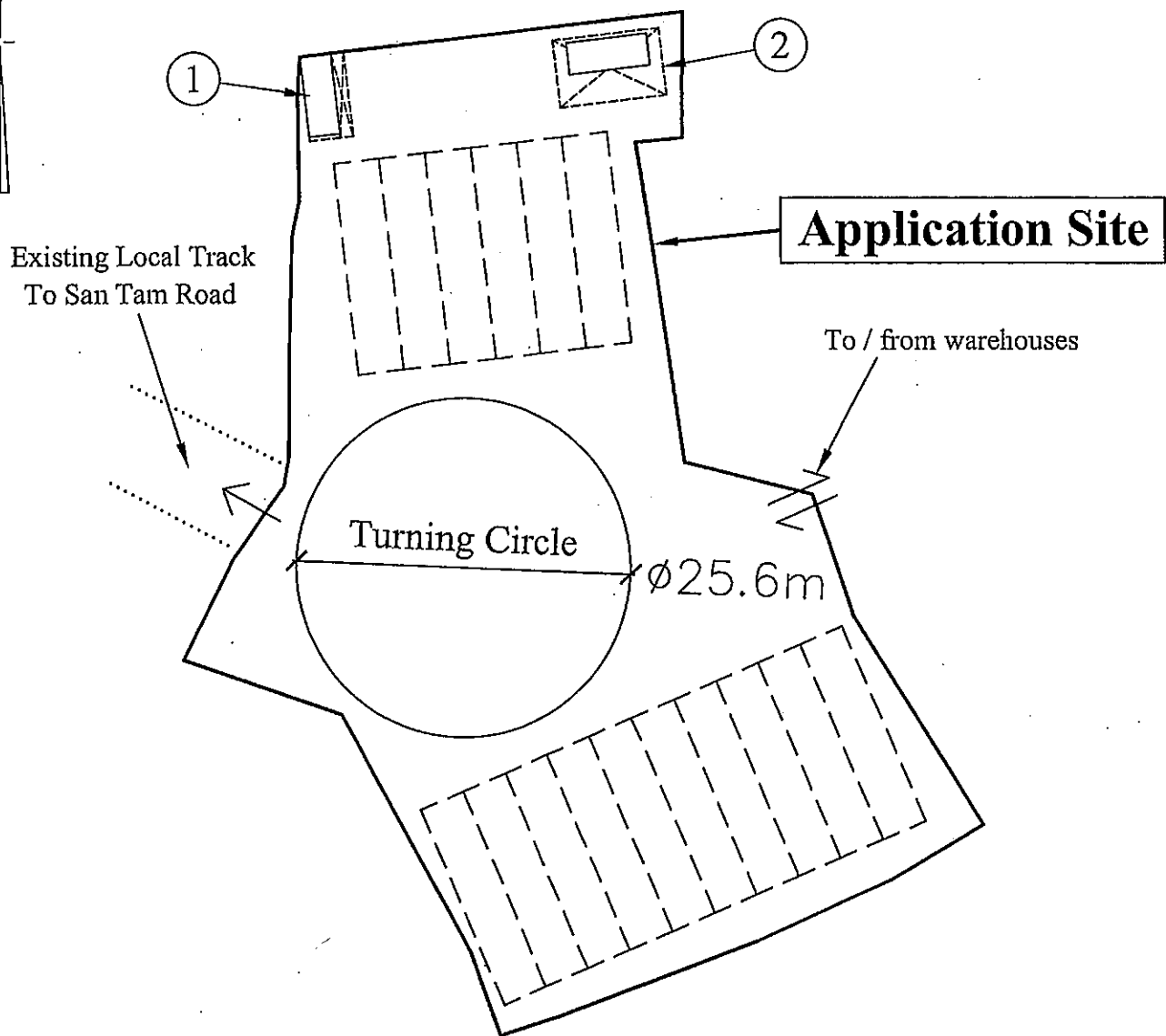
Encl.



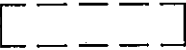
Not to scale	Location Plan Lots 433 B (part), 433 C (part), 1733 RP (part), 1736 C, 1738 (part) and adjoining Government Land in D.D. 107	Goldrich Planners & Surveyors Ltd.
May 2021		Plan 1 (P 21029)



Plan 2
(P 21029)



Legend

 Parking Space for Container Vehicles
(16m (L) x 3.5m (W))

Site Area: 2,531m²

No.	Structure / Use	Covered Area	Floor Area	Height	Storey
1	Ancillary Office	22m ²	37m ²	6m	2
2	Ancillary Office	41m ²	56m ²	6m	2
Total		63m ²	93m ²		

1 : 500

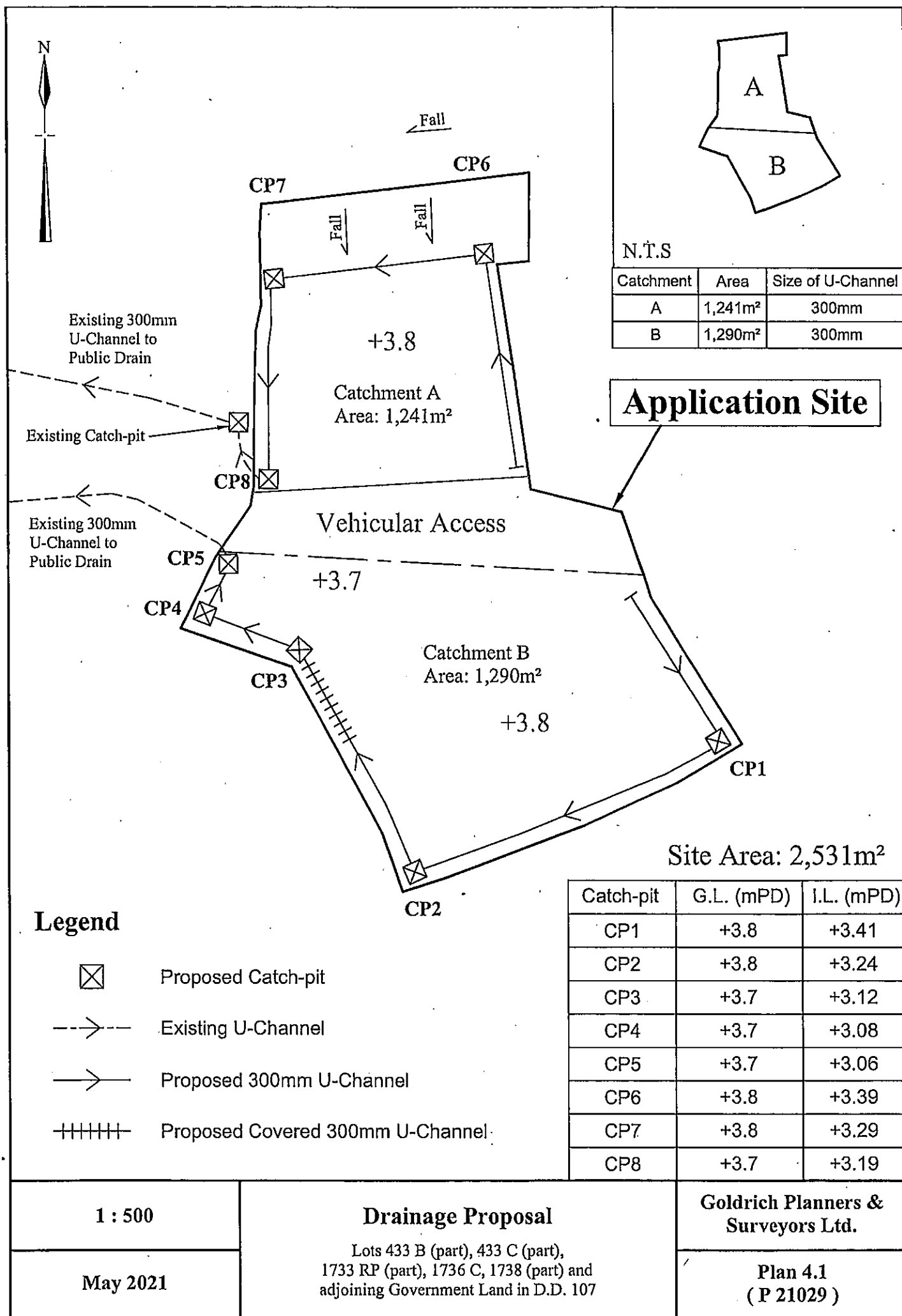
Layout Plan

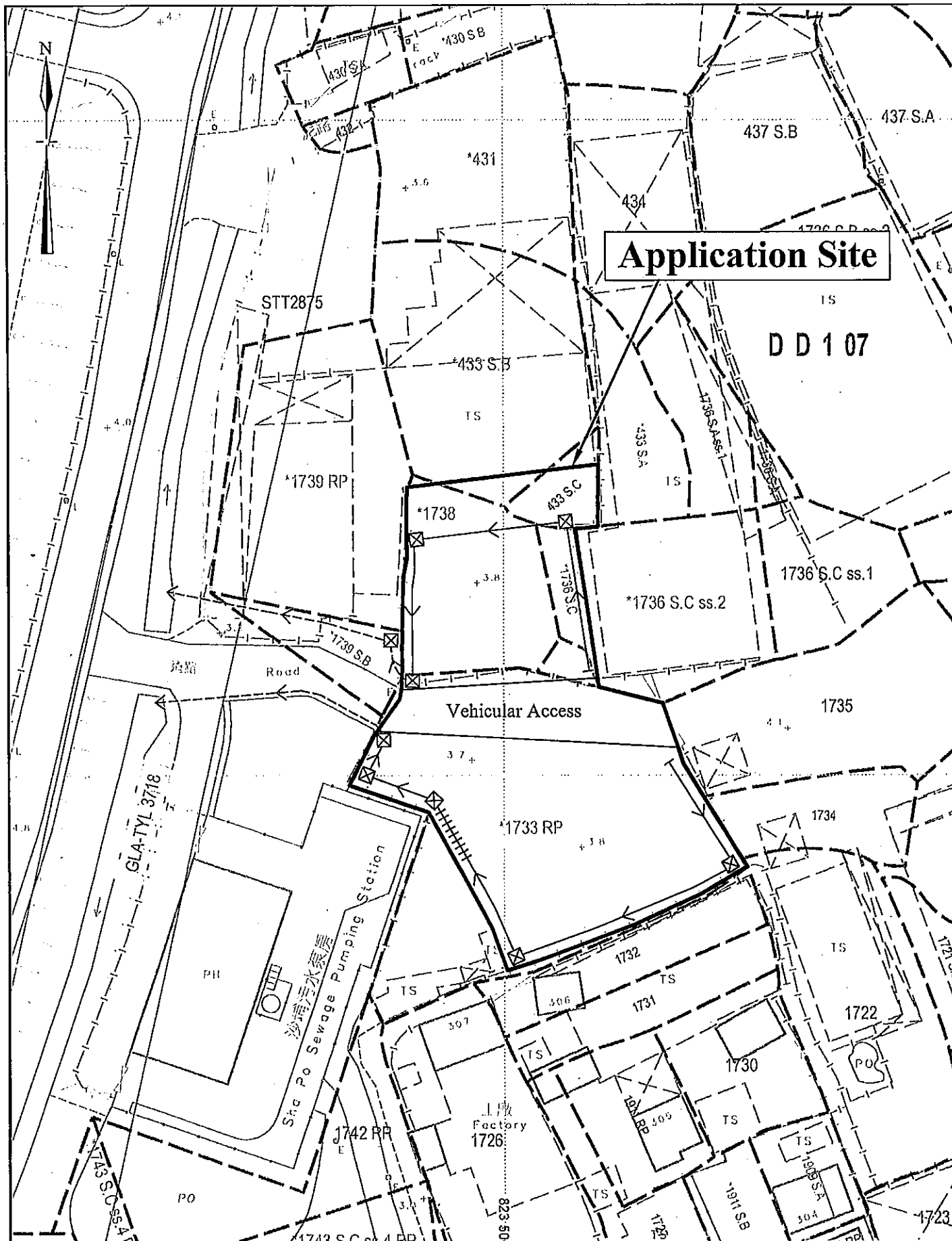
Goldrich Planners &
Surveyors Ltd.

May 2021

Lots 433 B (part), 433 C (part),
1733 RP (part), 1736 C, 1738 (part) and
adjoining Government Land in D.D. 107

Plan 3
(P 21029)





1 : 750

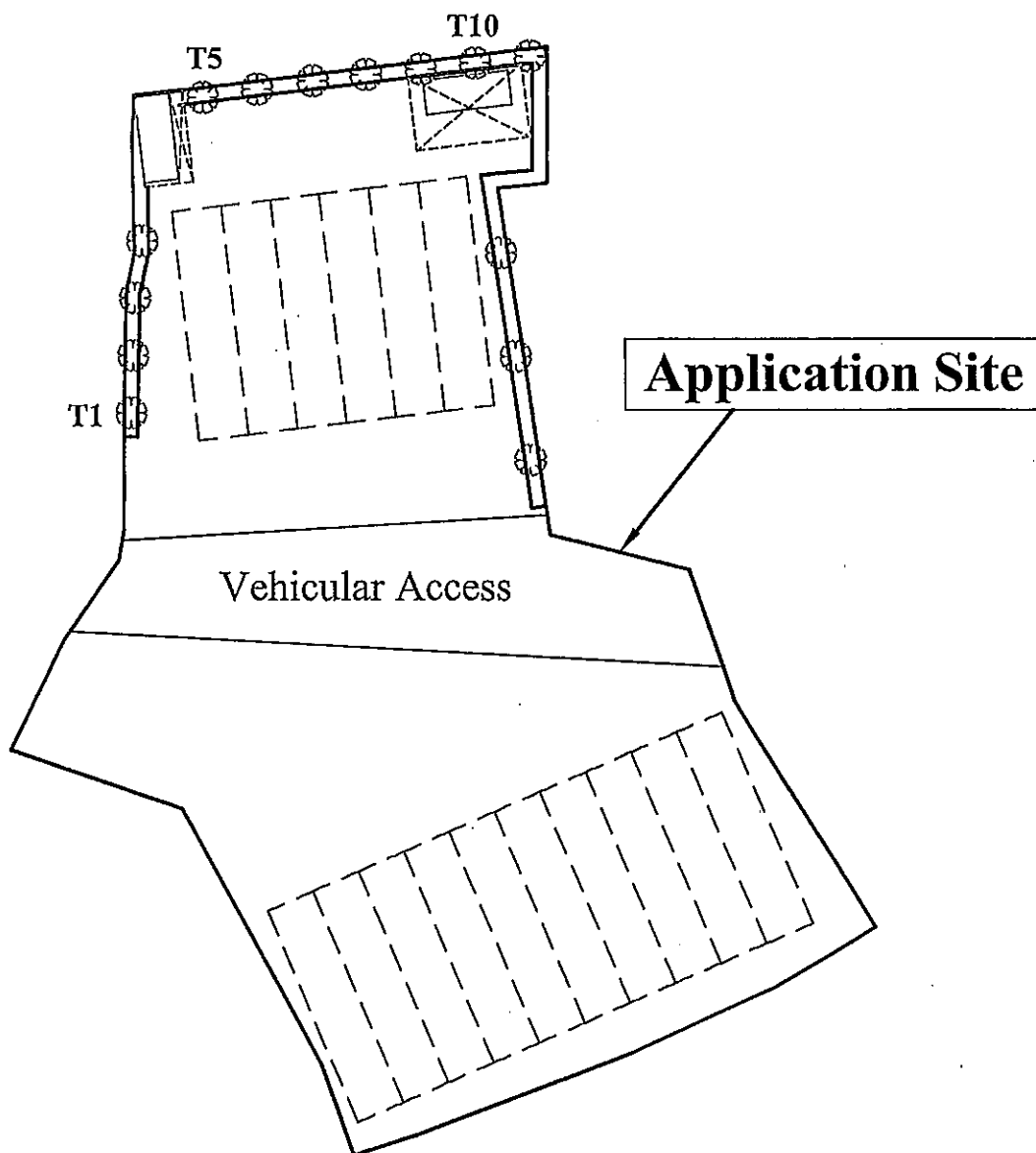
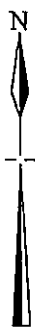
Drainage Proposal

Lots 433 B (part), 433 C (part),
1733 RP (part), 1736 C, 1738 (part) and
adjoining Government Land in D.D. 107

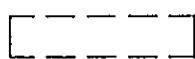
Goldrich Planners &
Surveyors Ltd.

May 2021

Plan 4.2
(P 21029)



Legend



Parking Space for Container Vehicles
(16m (L) x 3.5m (W))

Site Area: 2,531m²

	Spacing (Centre to Centre)	Min. Size (Height)	Quantity
Existing Ficus Microcarpa (細葉榕)	4m	2.75	14

1 : 500

Landscape Proposal

Goldrich Planners &
Surveyors Ltd.

May 2021

Lots 433 B (part), 433 C (part),
1733 RP (part), 1736 C, 1738 (part) and
adjoining Government Land in D.D. 107

Plan 5
(P 21029)

GoldRich PLANNERS & SURVEYORS LTD.

Appendix Ib of RNTPC
Paper No. A/YL-KTN/770A

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/YL-KTN/770

Our Ref.: P21029/TL21282

6 August 2021

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

Dear Sir,

Submission of Further Information

s.16 Planning Application

'Proposed Temporary Container Vehicle Park with Ancillary Office'

for a period of 3 years

Lots. 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part)
in D. D. 107 and adjoining Government Land, Yuen Long, New Territories

We would like to submit a further information to respond to the departmental comments for the captioned s.16 planning application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis Lau

Encl.

Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office
 Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107
 and Adjoining Government Land, Yuen Long, New Territories

Comments of the Transport Department

Contact Person: Mr. Wilson Lee (Tel: 2399 2421)

	Comments dated 18.6.2021	Response
(a)	The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;	<p>There is no loading / unloading activity within the site. Such activities are carried out at the warehouses at eastern side of the site.</p> <p>The site serves as a buffer area for the container vehicles loading / unloading at the warehouses at eastern side. They will wait at the site until there is spaces for loading / unloading.</p>
(b)	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to San Tam Road and the local access;	<p>The vehicle park does not generate any trip generation and attraction. It serves as a buffer area for the container vehicles to wait before they are ordered to enter the warehouse for loading / unloading.</p> <p>There would be about 4 container vehicles / hour entering the site and 4 leaving through the site / hour.</p>
(c)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site;	Please refer to the Swept Path Analysis (Plan 6.1 to 6.3) for details.
(d)	The applicant should provide the routing between San Tam Road and the site;	Please refer to the Swept Path Analysis (Plan 6.1 and 6.2) for details.

Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office
 Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107
 and Adjoining Government Land, Yuen Long, New Territories

Comments of the Transport Department

Contact Person: Mr. Wilson Lee (Tel: 2399 2421)

	Comments dated 2.7.2021	Response
(a)	The applicant should justify that, whilst the proposed area serves as buffer zone for adjacent warehouse and that there is an estimated 2 container vehicles to / from the site at peak hours, a total of 16 container vehicle spaces are proposed.	<p>Vehicles have to wait at the vehicle park until the last vehicle has fully loaded / unloaded the goods. It may take several hours for loading / unloading.</p> <p>Therefore, vehicles have to wait for a long time before they can enter the warehouses for loading / unloading. If these vehicles have to wait for a period of time and take a long time to unload, the movement of vehicles is slow.</p> <p>In average, there would be about 4 container vehicles / hour entering the site and 4 leaving through the site / hour.</p> <p>The 16 parking spaces provide sufficient spaces for parking and waiting. This buffer area help to avoid vehicles tailing back into the incoming local track and prevent on-street illegal parking and waiting.</p>

Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office
 Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107
 and Adjoining Government Land, Yuen Long, New Territories

Comments of the Transport Department

Contact Person: Mr. Wilson Lee (Tel: 2399 2421)

	Comments dated 6.7.2021	Response
(a)	<p>The applicant should further explain the duration of loading / unloading on average for each warehouse to justify for the proposed 16 parking spaces for queueing. This includes the details and average duration for each loading / unloading operation, the total number of loading / unloading on all warehouse that the development would serve etc.; and</p>	<p>It takes 2 hours to unload the goods from the container, and 2 hours to load the full container.</p> <p>There are 4 warehouses in the inner part of the area. There are about 50 loading / unloading bay. There is on average about 4 parking spaces for each warehouse.</p> <p>All the incoming vehicles must notify the warehouses and reserve a space and a time-slot before they come to the warehouses. This would prevent too many vehicles queueing and tailing back to San Tam Road. All the vehicles movement within the warehouse area and the buffer area are managed by a management team. They oversee the booking and overall situation. They control the number of container vehicles that will come at a particular time. The staff on site would instruct the container vehicles to enter the warehouse or to wait at the buffer area.</p> <p>The practice has been carried out for over 8 years. Experience shows that 16 parking spaces is sufficient to accommodate the container vehicles waiting for loading / unloading.</p>

(b)	<p>The applicant should clarify if the trip generation and attraction provided had considered the peak traffic anticipated throughout the duration of the planning application.</p>	<p>The loading / unloading time restricts the trip generation. During the peak traffic hours, the time for loading and unloading is similar. Therefore, the trip generation and attraction would due to the vehicle park is not very frequent i.e. about 8 trips / hour – 4 in and 4 out.</p> <p>The vehicle park has operated for over 8 years. There is no complaint about the traffic regarding the subject site for all these years. Thus, the number of vehicle parking spaces is able to accommodate all the vehicles during peak traffic.</p>
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Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office
 Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107
 and Adjoining Government Land, Yuen Long, New Territories

Comments of the Highways Department

Contact Person: Miss Patsy Cheung (Tel: 2762 4185)

	Comments dated 29.7.2021	Response
1.	The proposed run-out encroaches HyD unregistered slope no. 35682F00060. Modification proposal of the concerned slope should be submitted for review.	A detailed proposal will be submitted after the planning application is approved.
2.	The proposed run-out may affect the existing trees. The applicant should review and advise whether felling of the tree is essential. If affirmative, the tree felling proposal should be supported by TD from the traffic engineering point of view, and the applicant shall submit the tree felling and compensation proposal to Leisure and Cultural Services Department (LCSD) and Lands Department for approval.	We shall review whether the proposed run-out will affect the existing trees and whether tree felling is required. If tree felling is required, we shall submit a proposal including the trees to be felled and compensation planting.
3.	The applicant shall be responsible for the liaison with underground utilities undertakers for the implementation of any required UU diversion works due to the proposed run-out.	The applicant undertakes to liaison with underground utilities for the implementation of any required UU diversion works due to the proposed run-out.
4.	The applicant should submit the engineering formation details of the proposed run-out for TD and HyD review. No site works shall be commenced unless the proposal of run-out is approved by TD and HyD.	Noted.

<p>5. The applicant should advise any measures would be adopted to ensure the vehicles will follow the proposed routing to the site (i.e. enter to the site through the run-in at the southern side of San Tam Road; leave the site through the run-out at the northern side of San Tam Road.)</p>	<p>It takes 2 hours to unload the goods from the container, and 2 hours to load the full container. There are 4 warehouses in the inner part of the area. There are about 50 loading / unloading bay. There is on average about 4 parking spaces for each warehouse.</p> <p>All the incoming vehicles must notify the warehouses and reserve a space and a time-slot before they come to the warehouses. This would prevent too many vehicles queueing and tailing back to San Tam Road. All the vehicles movement within the warehouse area and the buffer area are managed by a management team. They oversee the booking and overall situation. They control the number of container vehicles that will come at a particular time. The staff on site would instruct the container vehicles to enter the warehouse or to wait at the buffer area.</p> <p>The practice has been carried out for over 8 years. Experience shows that 16 parking spaces is sufficient to accommodate the container vehicles waiting for loading / unloading.</p> <p>The staff of the site would manage the inflow and outflow of the traffic to ensure the vehicles will follow the proposed routing to and fro the site.</p>
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Application No.: A/YL-KTN/770

Date: 6 August 2021

Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office

Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107 and Adjoining Government Land, Yuen Long, New Territories

6. If the proposed access route and the run-out are approved by TD, the works shall be implemented by the applicant to the satisfaction of TD and HyD at the applicant's own cost.	Noted.
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Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office
 Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107
 and Adjoining Government Land, Yuen Long, New Territories

Comments of the Drainage Services Department

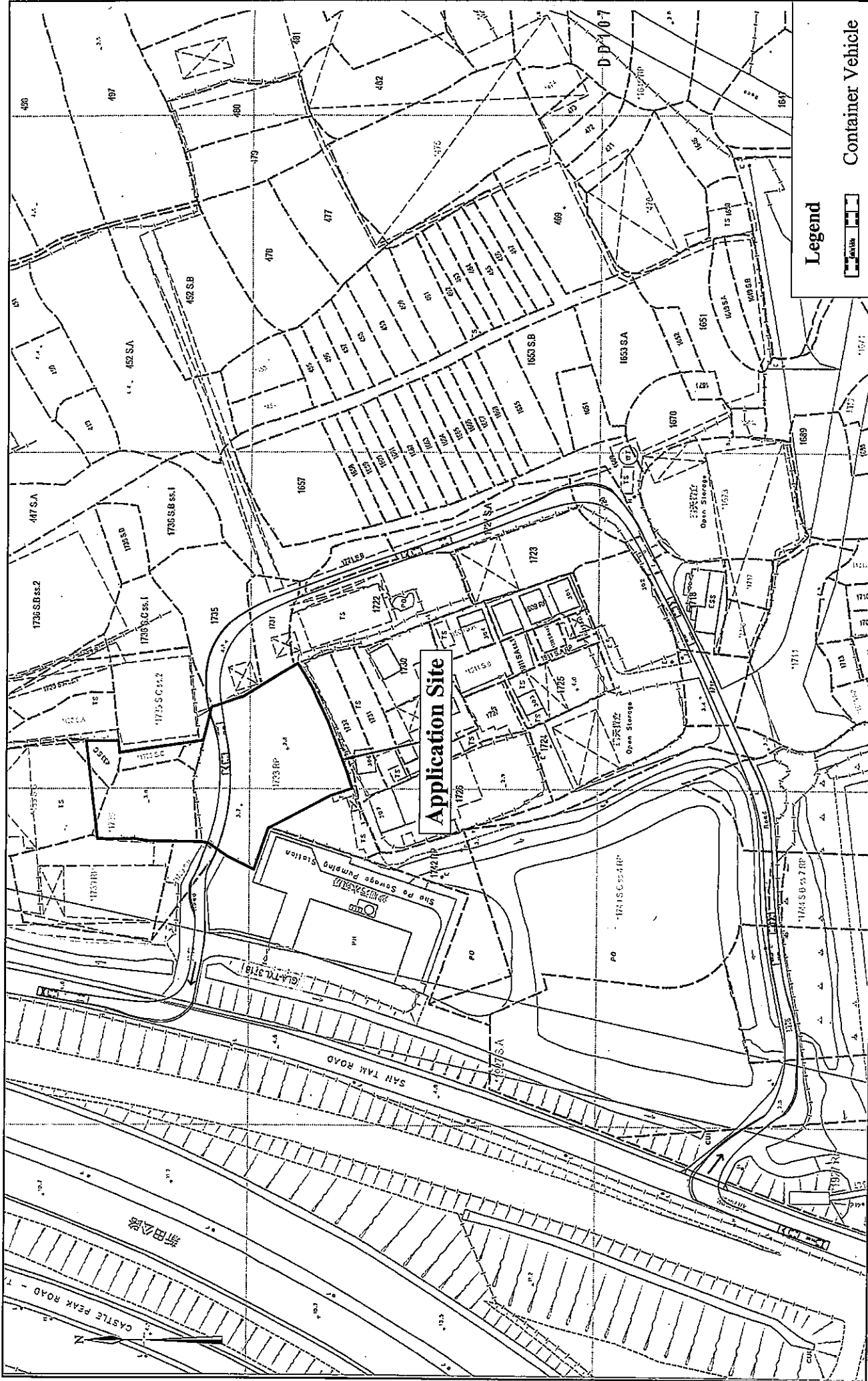
	Comments dated 18.6.2021	Response
(i)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO/YL should be consulted.	Noted.
(ii)	The applicant should show that the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development	<p>There is no hoarding or structure which would block the flow of surface water. The surface water flows from east to the west, and flow into the existing water drain on the west along San Tam Road.</p> <p>There was no record of flooding in this area in the past years. It is expected that the existing drainage facilities would not be adversely affected by the captioned development.</p>
(iii)	The location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan.	There is no hoarding/peripheral wall on site.

(iv)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Please refer to Cross Sections of Existing and Proposed Ground Levels (Plan 4.3) for details.
(v)	Sand Trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	Sand Traps are added at the catch-pits. Please refer to updated Drainage Proposal (Plan 4.1a) for details.
(vi)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drain, ditches and the adjacent areas, etc.	There is no hoarding/peripheral wall on site. The development would not obstruct any overland flow water.
(vii)	The applicant should consult DLO/YL and seek consent from the relevant owners for an drainage works to be carried out outside his boundary before commencement of the drainage works.	Noted.

Proposed Development: Proposed Temporary Container Vehicle Park with Ancillary Office
 Location: Lots 433 S.B (Part), 433 S.C (Part), 1733 R.P. (Part), 1736 S.C and 1738 (Part) in D. D. 107
 and Adjoining Government Land, Yuen Long, New Territories

Comments of Agriculture, Fisheries and Conservation Department

	Comments dated 18.6.2021	Response
(i)	<p>The subject site is immediately adjacent to Sha Po Marsh where the wetland is enhanced as one of the ecological mitigation measures required under approval condition (k) of the application no. A/YL-KTN/118-2. It is noted that there is a small stream running along the southwest boundary of the subject site before entering into Sha Po Marsh. The applicant shall clarify whether the proposed uses would cause any ecological impacts to the stream and the adjacent Sha Po Marsh. If that is the case, the applicant shall proposed appropriate measures to be adopted to avoid disturbing and polluting the stream.</p>	<p>Any pollutant will be handled properly within the application site at applicant's own expenses. It is hereby confirmed that no pollutant will be discharged to the stream and the adjacent Sha Po Marsh. As such, there will be no ecological impacts to the stream and Sha Po Marsh as well.</p>



1 : 1000

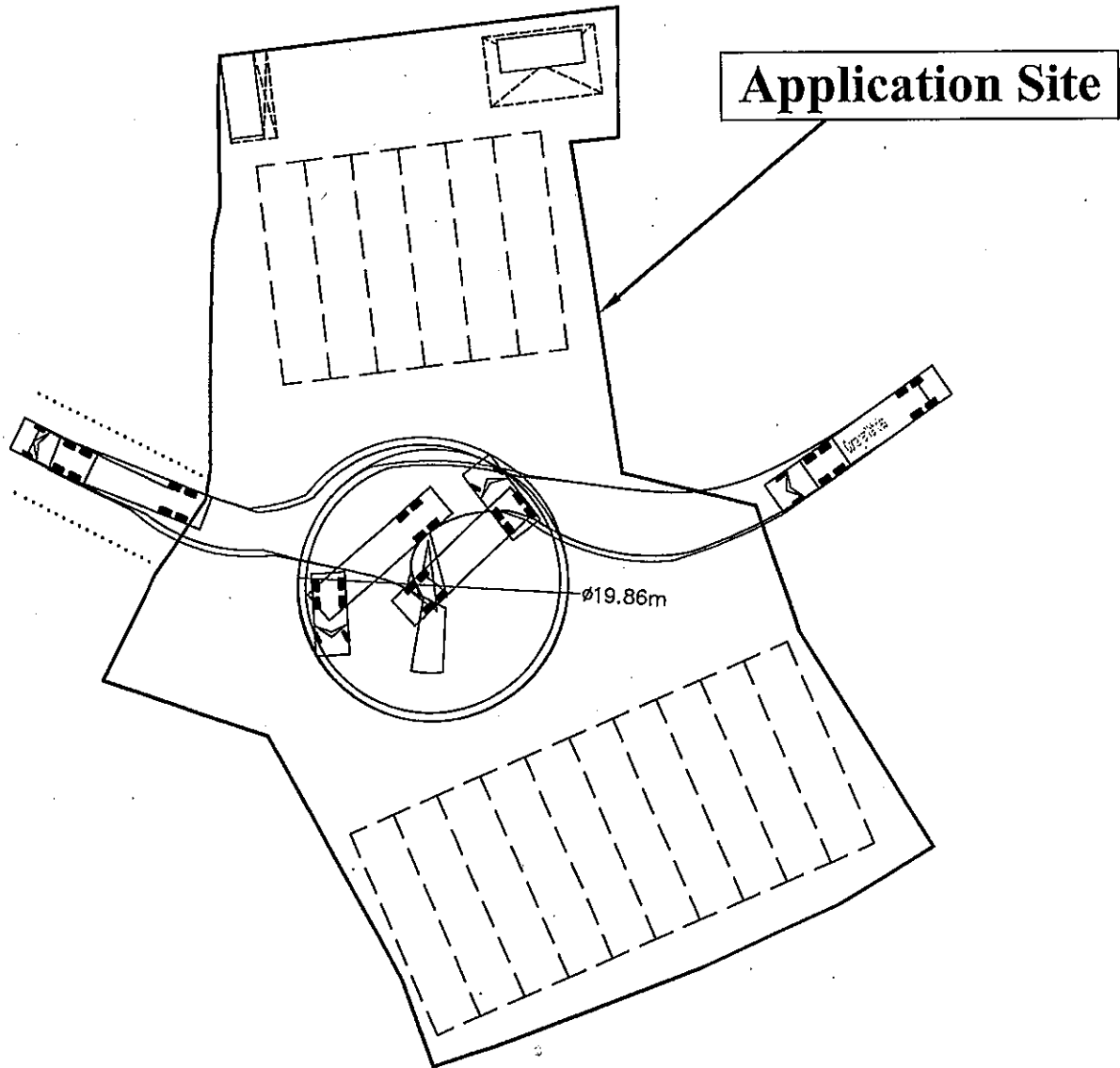
June 2021

Swept Path Analysis

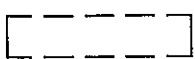
Lots 433 B (part), 433 C (part), 1733 RP (part), 1736 C, 1738 (part) and adjoining Government Land in D.D. 107

Goldrich Planners & Surveyors Ltd.

Plan 6.1
(P 21029)



Legend



Parking Space for Container Vehicles
(16m (L) x 3.5m (W))

Site Area: 2,531m²

1 : 500

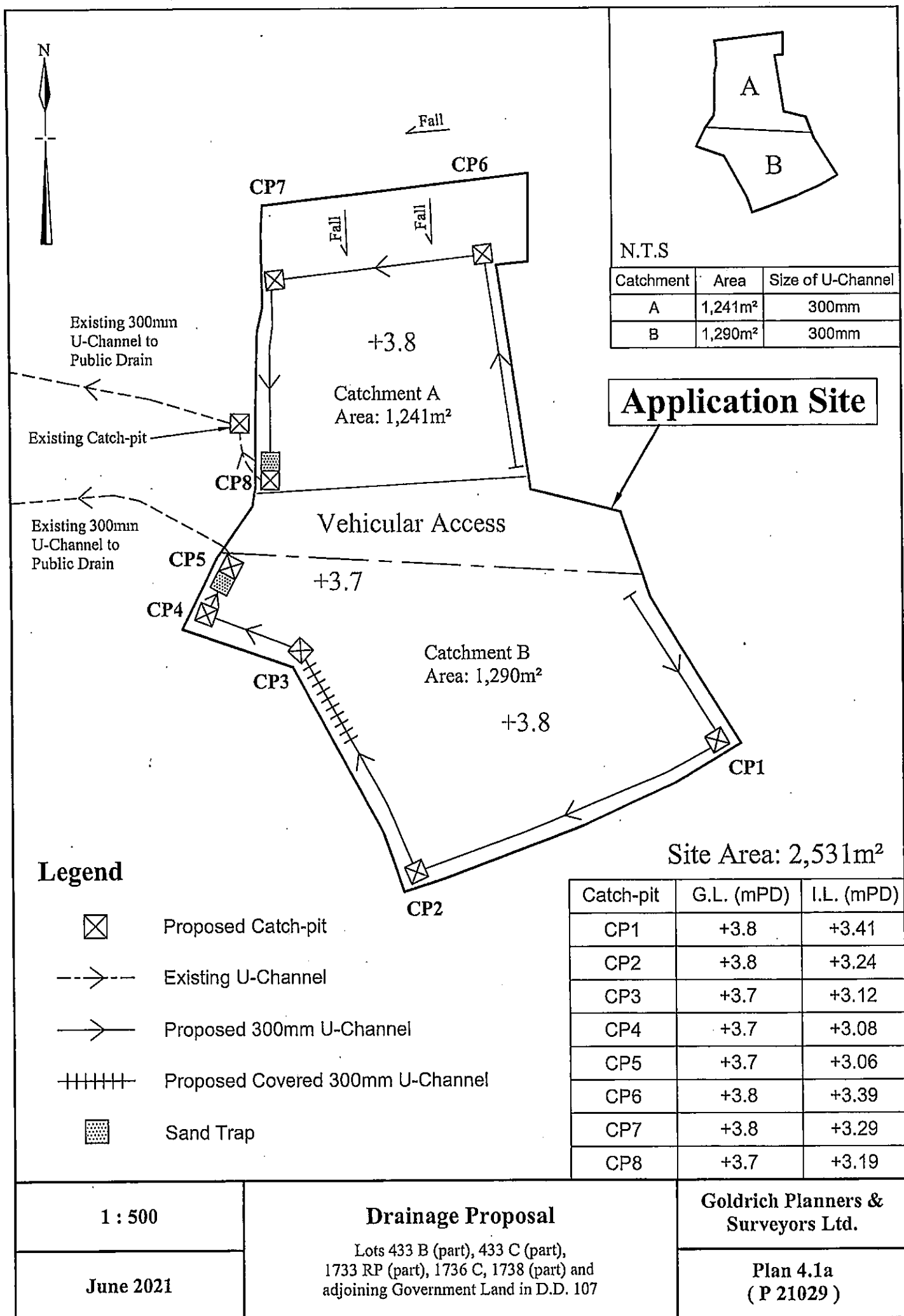
June 2021

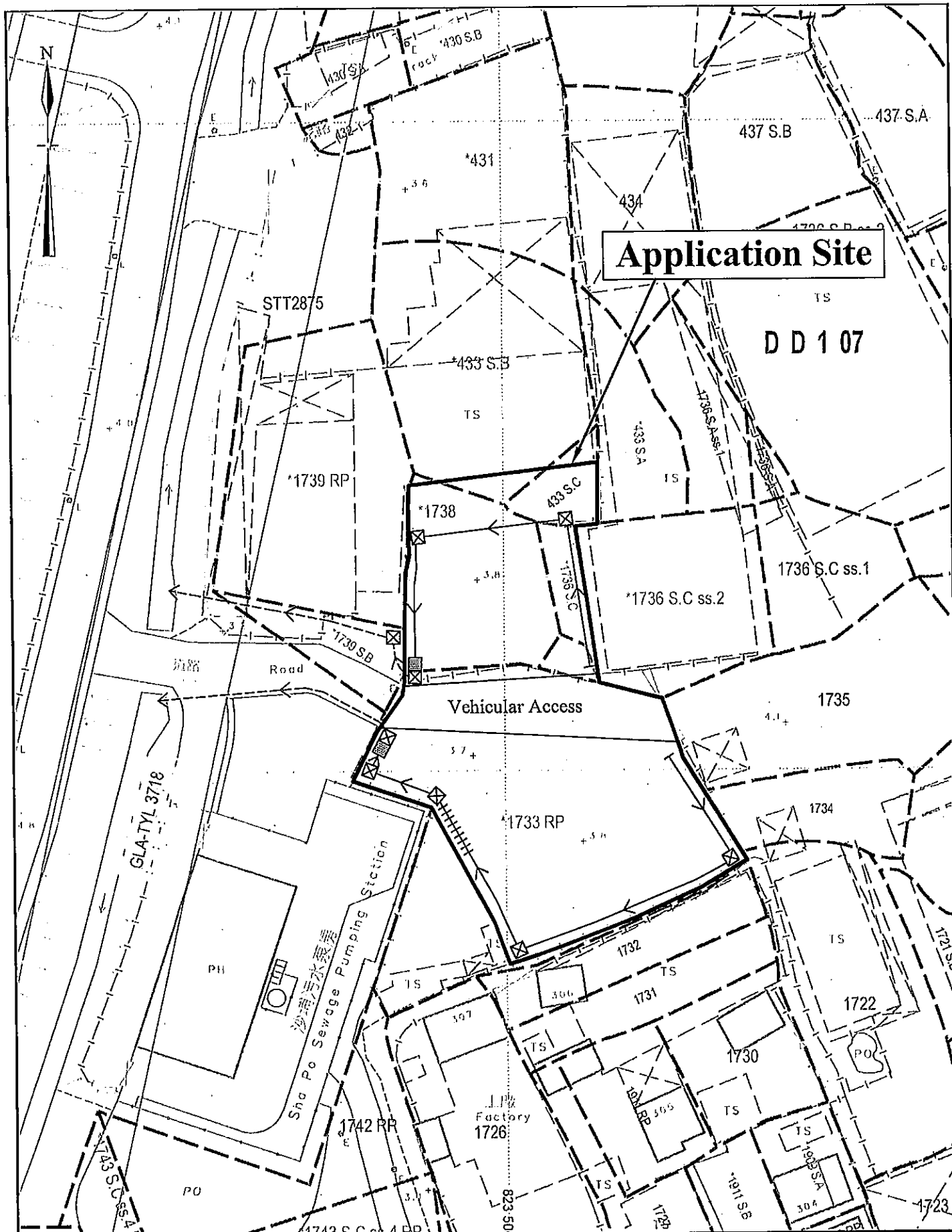
Swept Path Analysis

Lots 433 B (part), 433 C (part),
1733 RP (part), 1736 C, 1738 (part) and
adjoining Government Land in D.D. 107

Goldrich Planners &
Surveyors Ltd.

Plan 6.3
(P 21029)





1 : 750

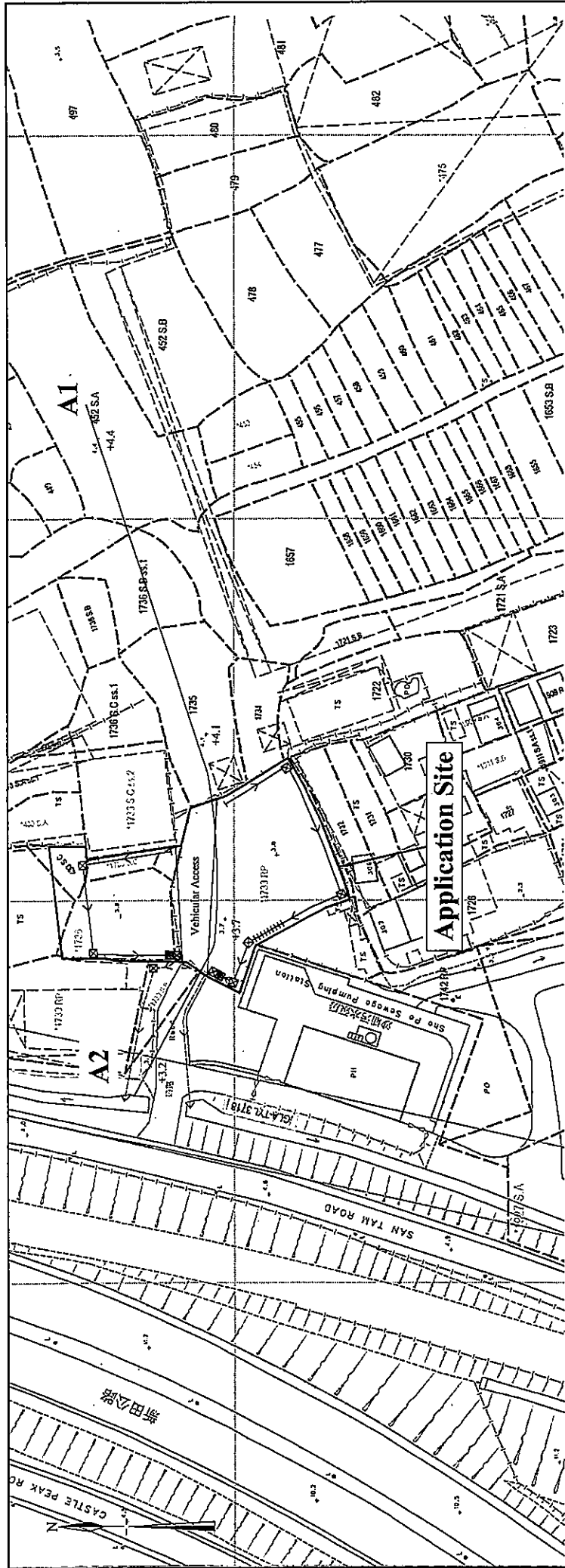
June 2021

Drainage Proposal

Lots 433 B (part), 433 C (part),
1733 RP (part), 1736 C, 1738 (part) and
adjoining Government Land in D.D. 107

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Surveyors Ltd.

Plan 4.2a
(P 21029)



A1
+4.4

Site Boundary
+4.1

Site Boundary
+3.7

A2
+3.2

Cross Sections of Existing and Proposed Ground Levels

Not to Scale

June 2021

Cross Sections of Existing and Proposed Ground Levels

Goldrich Planners &
Surveyors Ltd.

Plan 4.3
(P 21029)

Lots 433 B (part), 433 C (part), 1733 RP (part), 1736 C, 1738 (part)
and adjoining Government Land in D.D. 107

Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(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-backup 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: Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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 the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (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 merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) The use of sites less than 1,000m² for open storage uses and 2,000m² for port back-up uses in rural areas, is generally not encouraged, other than sites located in major 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, minimizing sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage uses 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.

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/DPA/YL-KTN/33	Open Storage of Scrap Metal and Steel	3.9.1993 [approved for 3 years]	(1), (2), (3), (4)
2	A/DPA/YL-KTN/34	Open Storage of Vehicles for Breaking and Stripping	3.9.1993 [approved for 3 years]	(1), (2), (3), (4)
3	A/YL-KTN/14	Car Park	26.4.1996 [approved for 2.5 years]	(2), (3), (4), (7), (8)
4	A/YL-KTN/82	Open Storage of Vehicle Parts and Car Breaking with Ancillary Office Use and Tools Storage	12.3.1999 [approved for 2 years]	(2), (4)
5	A/YL-KTN/258	Temporary Open Storage of Construction Materials for a Period of 3 Years	2.3.2007 (on review) [revoked on 7.11.2008]	(2), (4), (9), (10), (11), (12), (13), (14), (15), (16)
6	A/YL-KTN/262	Temporary Container Vehicle Park and Open Storage of Vehicle Parts with Ancillary Warehouse for a Period of 3 Years	4.5.2007 (on review)	(2), (4), (9), (10), (12), (13), (14), (15), (16)
7	A/YL-KTN/288	Proposed Temporary Warehouse for Furniture and Accessories for a Period of 3 Years	1.2.2008 [approved for 1 year] [revoked on 1.5.2008]	(2), (4), (9), (10), (12), (14), (15), (16)
8	A/YL-KTN/305	Proposed Temporary Eating Place (Restaurant) for a Period of 3 Years	1.8.2008 [approved for 2 years] [revoked on 1.11.2008]	(2), (4), (9), (11), (14), (15), (16)
9	A/YL-KTN/313	Renewal of Planning Approval for "Temporary Open Storage of Construction Materials" Use for a Period of 18 Months	7.11.2008 [revoked on 23.1.2009]	(2), (4), (9), (10), (11), (12), (14), (15), (16)
10	A/YL-KTN/321	Proposed Temporary Eating Place (Restaurant) for a Period of 3 Years	17.4.2009 [approved for 2 years] [revoked on 17.2.2011]	(2), (4), (9), (11), (14), (15), (16)

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
11	A/YL-KTN/327	Temporary Open Storage of Construction Machinery, Construction Material, Cable and Ancillary Parking of Lorry and Container Trailer/Tractor for a Period of 3 Years	22.5.2009 [approved for 2 years]	(2), (4), (9), (10), (11), (14), (15), (16), (17)
12	A/YL-KTN/342	Temporary Open Storage of Motorcycles for Sale for a Period of 1 Year	5.3.2010	(2), (4), (9), (10), (11), (12), (14), (15), (16)
13	A/YL-KTN/353	Renewal of Planning Approval for Temporary "Open Storage of Motorcycles for Sale" Use for a Period of 1 Year	4.3.2011	(2), (4), (9), (10), (12), (14), (15), (16)
14	A/YL-KTN/356	Proposed Temporary Eating Place (Restaurant) for a Period of 3 Years	15.4.2011 [revoked on 15.7.2012]	(2), (4), (9), (10), (14), (15), (16)
15	A/YL-KTN/362	Renewal of Planning Approval for "Temporary Open Storage of Construction Machinery, Construction Material and Cable and Ancillary Parking of Lorry and Container Trailer/Tractor" Use under Application No. A/YL-KTN/362 for a Period of 2 Years	6.5.2011 [revoked on 22.10.2012]	(2), (4), (9), (10), (11), (14), (15), (16), (17)
16	A/YL-KTN/414	Temporary Open Storage of Construction Machinery, Construction Materials and Ancillary Parking of Medium/Heavy Goods Vehicles and Container Trailers/Tractors for a Period of 2 Years	6.9.2013 [revoked on 6.12.2014]	(2), (4), (5), (9), (11), (14), (15), (16)
17	A/YL-KTN/750	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	12.3.2021	(2), (5), (9), (10), (12), (14), (15)

Approval conditions

- (1) Provision of sewage collection and disposal facilities, including oil interceptor
- (2) Submission and implementation of drainage proposal / provision of stormwater drainage facilities / submission of a drainage impact assessment and the implementation of flood mitigation measures / provision of drainage facilities / maintenance of implemented drainage facilities / submission of the record of existing drainage facilities

- (3) Provision of access arrangement / provision of vehicular access arrangement
- (4) Submission and implementation of landscaping proposals and/or a perimeter visual screen of at least 2.5m in height / screen planting and other landscape treatment / implementation of the accepted landscape plan / maintenance of the landscape planting/ implementation of replacement tree planting
- (5) Provision and implementation of improvements to the ingress/egress point, the alignment and paving of the proposed vehicular access road leading from the site to Castle Peak Road and the provision of on-site loading/unloading spaces / no reserving of vehicle into or out from the site to San Tam Road is allowed / no vehicle is allowed to queue back to or reverse onto/from public road
- (6) No storage of container vehicles and containers will be allowed on the site
- (7) A headroom clearance between the site and existing 400kV transmission line has to be maintained
- (8) Paving of the site and the provision of mitigation measures to minimize the adverse noise and air impacts of the proposed development
- (9) Restriction on operation hours/time
- (10) No cleansing/dismantling/industrial/maintenance/repairing/paint spraying/workshop activities
- (11) Provision of 2 metres high boundary fencing / No stacking of materials above the height of the peripheral fencing (2.5m) / maintenance of existing boundary fencing
- (12) No goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance and container trailers/tractors / no heavy vehicles, i.e. over 24 tonnes / The site should be used only for the parking of container tractors/trailers by the applicant and should not be open to other operators
- (13) The Kowloon Canton Railway Corporation should have the right to access the site to carry out ground investigation works
- (14) Provision of the 3kg dry powder / 9-litre water type fire extinguisher in the office / Submission and implementation of emergency vehicular access, water supply for fire fighting and fire service installations proposals / submission and implementation of fire service installation proposal / provision of fire service installations
- (15) Revocation of planning approval if condition is not complied with any time/by specified date
- (16) Reinstatement of the application site to an amenity area
- (17) Implementation of the environmental mitigation measures

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTN/11	Car Breaking and Stripping Workshop	3.11.1995	(1), (3)
2	A/YL-KTN/261	Temporary Logistic Use and Ancillary Container Vehicle Park, Vehicle Repair Area and Staff Canteen for a Period of 3 Years	2.3.2007 (on review)	(2), (3)
3	A/YL-KTN/277	Temporary Logistic Use, Vehicle Repair Workshop and Ancillary Container Vehicle Park for a Period of 3 Years	28.9.2007	(2), (3)

Rejection Reasons

- (1) The proposed development is not in line with the planning intention of "Undetermined" zone on the draft Kam Tin North Outline Plan in which the area is reserved for the future construction of the Western Corridor Railway (WCR)

- (2) The application did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that the development was incompatible with the surrounding rural land uses with residential dwellings and cultivated agricultural land and there were adverse departmental comments / local objections on the application
- (3) There was insufficient information in the submission regarding vehicular access arrangement, provision of loading/unloading spaces, provision of drainage facilities, and provision of measures to minimize the potential fugitive dust emission and oil leakage in the operation / to demonstrate that the development would not generate adverse traffic, environmental and drainage impacts on the surrounding areas

Appendix IV of RNTPC
Paper No. A/YL-KTN/770A

Similar Applications within the Same “Industrial (Group D)” Zone
on approved Kam Tin North Outline Zoning Plan

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>
1.	A/YL-KTN/78	Container Tractor/Trailer & Lorry Park & Vehicle Repairing Workshop	8.1.1999
2.	A/YL-KTN/322	Proposed Temporary Container Vehicle / Lorry Park for An Existing Warehouse for a Period of 18 Months	8.5.2009

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1.	A/YL-KTN/255*	Temporary Container Tractor/Trailer Park and Repair Yard for a Period of 3 Years	15.9.2006	(1), (2)

*The site straddled “I(D)” and “(OU (Railway Reserve))” zones.

Rejection Reasons:

- (1) the application did not comply with the Town Planning Board Guidelines for 'Application for Open Storage and Port Back-up Uses' in that the development was incompatible with the surrounding rural land uses with residential dwelling and cultivated agricultural land and there were adverse departmental comments on the application
- (2) there was insufficient information in the submission to demonstrate that the development would not generate adverse traffic, environmental and drainage impacts on the surrounding areas

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

參考編號

Reference Number:

210608-145933-33616

提交限期

Deadline for submission:

18/06/2021

提交日期及時間

Date and time of submission:

08/06/2021 14:59:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/770

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年06月18日星期五 3:17
收件者: tpbpd
主旨: A/YL-KTN/770 DD 107 Mo Fan Heung, Yuen Long

A/YL-KTN/770

Lots 433 S.B(Part), 433 S.C (Part), 1733 RP (Part), 1736 S.C and 1738 (Part) in D.D. 107 and adjoining Government Land, Mo Fan Heung, Yuen Long

Site area ; About 2,531sq.m Includes Government Land of about 38sq.m

Zoning : "Industrial (Group D)" and "OU" annotated "Railway Reserve"

Applied use : 16 Container Vehicle Park

Dear TPB Members,

This operation has a history of revocations, reason not provided on www.ozp

Members should inquire into this matter as PlanD often omits this information from its recommendations.

Mary Mulvihill

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) note DLO/YL, LandsD's comments that the Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The STW holder will need to apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) note C for T's comments that 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;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) note CE/RD 2-2, RDO, HyD's comments that the Site falls within the AOI of the proposed NOL, which is a recommended railway scheme under the Railway Development Strategy 2014. Although the programme and the alignment of the proposed NOL are still under review, those areas within the AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed NOL. The NOL alignment and its AOI may be subject to further amendments;
- (f) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimise any potential environmental nuisance;
- (g) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed

should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) note CE/MN, DSD's comments on the submitted drainage plan: (i) the existing drainage facilities, to which the stormwater of the development from the Site would discharge, are not maintained by his office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, DO(YL) should be consulted; (ii) the applicant should show that the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development; (iii) the location and details (i.e. cross section) of the proposed hoarding/peripheral wall, if any, should be shown on the proposed drainage plan; (iv) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given; (v) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities; (vi) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drain, ditches and the adjacent areas, etc.; and (vii) the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his boundary before commencement of the drainage works; and
- (i) note CBS/NTW, BD's comment that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person 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 prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as 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 B(P)R respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.