

2022年 2月 15日

A/22-12/1025

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。

15 FEB 2022

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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/L-KN/825
	Date Received 收到日期	15 FEB 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Bonus Investment Limited
潤陞投資有限公司

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

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

Derby Engineering Company
狄比工程公司

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 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP and adjoining Government Land in D.D.107, San Tam Road, Kam Tin, Yuen Long, New Territories
新界元朗錦田新潭路丈量約份第107約地段第49號B段餘段(部分)、第50號B段(部分)、第51號餘段(部分)、第379號B段(部分)、第383號(部分)、第384號餘段(部分)、第385號餘段(部分)、第392號B段(部分)、第394號A段餘段(部分)、第394號C段(部分)、第395號(部分)、第396號(部分)、第397號餘段、第398號、第399號餘段、第401號餘段和毗鄰的政府土地

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 5,570.4 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 1,702.8 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)

1,672.0 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號 S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses "Railway Reserve" 其他指定用途「鐵路專用範圍」
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials 臨時露天存放建築材料 (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)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 21/01/2022 (DD/MM/YYYY)[&]
於 21/01/2022 (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
20/01/2022 (DD/MM/YYYY)[&]
於 20/01/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Open Storage of Construction Materials with ancillary office and the metal scaffold display 臨時露天存放建築材料連附屬寫字樓及金屬支架示範 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 4,851.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 718.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1702.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1702.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足, 請另頁說明)	
1. Two-storey height as ancillary office and metal structure storage [輔助寫字樓及存放金屬支架] (40.0m L x 18.0m W x 17.0m H);	
2. Two-storey height as worker resting area and metal structure storage [工人休息地方及存放金屬支架] (20.0m L x 7.0m W x 14.0m H); and	
3. One-storey height as car parking for private cars and metal structure displayed at top [私家車泊車處及金屬支架示範] (12.0m L x 5.5m W x 3.5m H)	
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	..... 3
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	..... 3
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

Mondays to Saturdays: 8:00am to 6:00pm; Sundays and Public Holidays: Closed

星期一至星期六：早上八時至下午六時；星期日及公眾假期：休息

(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 No 否	<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)) San Tam Road 新潭路 <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) <input type="checkbox"/>																														
(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 No 否 <input checked="" type="checkbox"/>	<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																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input 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 type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please refer to the attached justification

請參考夾附的理由

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

K.T. TAM 譚健德

Name in Block Letters
姓名（請以正楷填寫）

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

Project Consultant 項目顧問

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

Derby Engineering Company 狄比工程公司

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

Date 日期

21/01/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese 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 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP(part), 385RP(part), 392s.B(part), 394s.ARP(part), 394s.C(part), 395(part), 396(part), 397RP, 398, 399RP, 401RP and adjoining Government Land in D.D.107, San Tam Road, Kam Tin, Yuen Long, New Territories 新界元朗錦田新潭路丈量約份第107約地段第49號B段餘段(部分)、第50號B段(部分)、第51號餘段(部分)、第379號B段(部分)、第383號(部分)、第384號餘段(部分)、第385號餘段(部分)、第392號B段(部分)、第394號A段餘段(部分)、第394號C段(部分)、第395號(部分)、第396號(部分)、第397號餘段、第398號、第399號餘段、第401號餘段和毗鄰的政府土地
Site area 地盤面積	5,570.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,672.0 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖編號S/YL-KTN/9
Zoning 地帶	Other Specified Uses "Railway Reserve" 其他指定用途「鐵路專用範圍」
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	Temporary Open Storage of Construction Materials with ancillary office and the metal scaffold display 臨時露天存放建築材料連附屬寫字樓及金屬支架示範

(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	1,702.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 to 17.0 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3

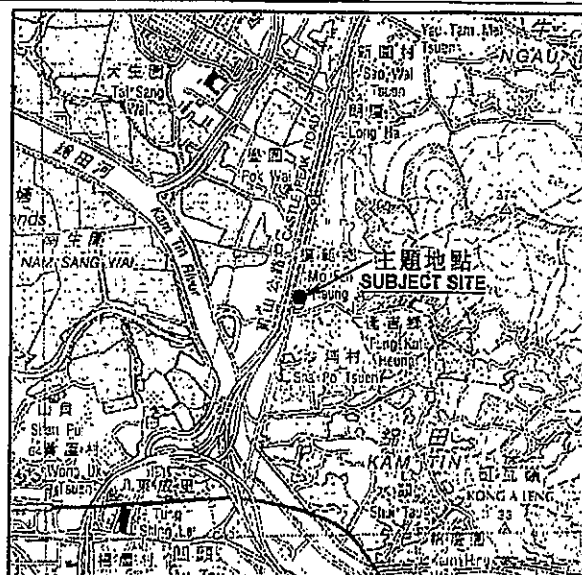
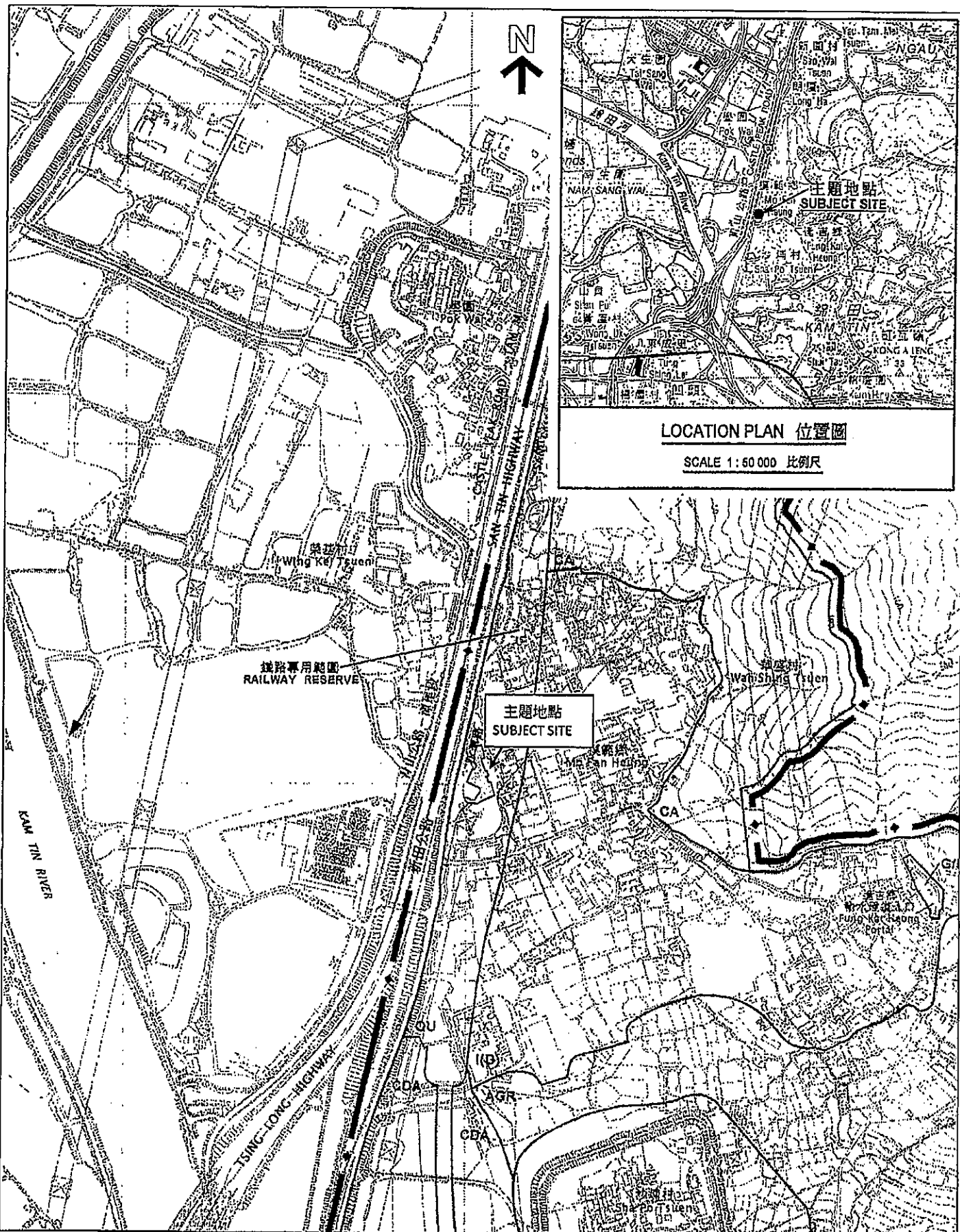
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" 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"/>
<hr/>		
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。

Figures/Drawings/Photos

圖表/圖像/相片



LOCATION PLAN 位置圖

SCALE 1: 60 000 比例尺



主題地點
SUBJECT SITE

二零二一年十一月一日根據分區計劃大綱圖編號
S/YL-KTN/9 製備的摘要圖
EXTRACT PLAN PREPARED ON 01.11.2021
BASED ON OUTLINE ZONING PLAN NO. S/YL-
KTN/9

Location Plan

Temporary Open Storage of Construction
Materials with ancillary office and metal
scaffold display for a period of 3 years at
various lots in DD107 and adjoining
Government land, San Tam Road, Kam Tin,
Yuen Long, New Territories



For Identification Purpose

只供參考之用

計劃編號 PROJECT NO.
P-2021-1101

圖則 FIGURE
01

LEGEND:

-  Main Entrance (出入閘門)
-  Existing Tree (現有樹木)
-  Planting Tree (Chinese Banyan)
(已種植樹木(細葉榕))
-  Vehicular indication from San Tam Road leading to Subject Site
(從新潭路通往申請地點的車輛指示)



SAN TIN HIGHWAY

One-storey covered area (12.0mL x 5.5mW x 3.5mH) for 3 nos. private cars parking with metal scaffold display on top
一層高有蓋私家車停車位三個連金屬支架示範 (12.0 米(長) x 5.5 米(闊) x 3.5 米(高))

Two-storey covered area (20.0mL x 7.0mW x 14.0mH) for worker resting area and metal structure storage
兩層高有蓋工人休息處連存放金屬支架 (20.0 米(長) x 7.0 米(闊) x 14.0 米(高))

A series of approx. 2.5m - 3.0m high aluminium sheets painted in dark green has been erected along the periphery of the Site for reducing the noise and visual impacts
有申請地點範圍四周加設約 2.5 米至 3.0 米高的鋁質坑板以作阻隔噪音和美化外觀環境之用

3 nos. of loading/unloading spaces for heavy goods vehicle for metal structure delivery
三個上落重型貨車位給運送金屬支架之用


Two-storey covered area (40.0mL x 18.0mW x 17.0mH) for ancillary office and metal structure storage
兩層高有蓋附屬寫字樓連存放金屬支架 (40.0 米(長) x 18.0 米(闊) x 17.0 米(高))

A 6.0m width entrance/exit has been provided for Site daily operation
申請地點安裝約 6.0 米闊的閘門給車輛日常出入運作之用

SUBJECT SITE
主題地點

Surface channel and catchpits have been constructed along the periphery of the Site for drainage system
在申請地點範圍加裝排水溝和排水井以作渠道設施之用

Maneuvering Area
迴旋點

 主題地點
SUBJECT SITE

Schematic Layout Plan

Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years at various lots in DD107 and adjoining Government land, San Tam Road, Kam Tin, Yuen Long, New Territories

For Identification Purpose
只供參考之用

計劃編號 PROJECT NO.
P-2021-1101

圖則 FIGURE
03

二零二一年十一月一日根據測量圖編號
6-NE-1B/D 製備的摘要圖
EXTRACT PLAN PREPARED ON 01.11.2021
BASED ON SURVEY SHEET NO(S).
6-NE-1B/D

Planning Justification

規劃理由

Justifications

- i. Follow the planning permission that granted in Nov 2019 (ref. no. A/YL-KTN/673), the applicant has continued to use the site as Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display with increase of site coverage area of about 20% (i.e., approx. 800m²). The operation period and the opening hours are not changed, i.e. 3 years and Mon to Sat; 8:00am to 6:00pm; Sun and public holidays, closed; respectively.
- ii. The Subject Site falls adjacent to Fung Kat Heung and suits next to San Tam Road. Currently, as the necessity of the construction material (mainly metal scaffold) is not high in the market, the number of vehicle trips to and from the Site is very rare. It is approximately 2-4 nos. of private car/van per day, mainly for transportation of site staff; and one (1) to two (2) round trip(s) on average per week for transporting the construction materials to and from the Site by lorry with crane (5.5 tonne <gross vehicle weigh ≤38 tonne); hence it will not cause significant traffic impact to the vicinity.
- iii. A series of 2.5m - 3.0m high aluminum sheets have been installed along the periphery of the Site to minimize the potential environmental and aesthetic impacts to the surrounding areas. Apart from the above, the recommended mitigation measures as stated in the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites would be proposed to implement on the Site.
- iv. Even though the coverage of the Subject Site has been increased, however the drainage system including the periphery channels, catch pits and sump pits which installed to dissipate the wastewater and storm water accrued from site in accordance with the approved drainage proposal in the previous planning permission has no change since the surface runoff from the extended portion has been directly ran into the adjacent nullah. Apart from that, regular cleaning of the drainage system and the adjacent nullah would be conducted regularly.
- v. No workshop related activities would be conducted on the Subject Site. A metal scaffold has been displayed at top of the covered private car parking area as demo for the renters.
- vi. Existing and the planting trees (Chinese Banyans) have been found and planted around the Site and maintained in good condition all the times to improve the aesthetic impact to the vicinity.
- vii. 400kV overhead lines (OHL) have been running adjacent to the Subject Site; however, the vertical clearance between the top of the highest structure on the Site and the lowest point of the OHL conductors is approx. 12.5m. Therefore, the Site operation will not pertain to the electricity supply safety and reliability. Also, the site operator will remind to keep a safety clearance of 5.5m from the OHL conductors in all directions.
- viii. No hoist or crane would be operated or built within the Subject Site and no scaffolding would always be put within 9m from the conductors of the 400kV OHL. Even though the conductor towers have been fenced off, however if works should be needed within this zone, the site operator will consult CLPP on the safety precautions before the commencement of the works. Alternatively, if any works from CLPP are required to do within the Subject Site, the site operator will give assistance.
- ix. The site operator will also follow the regulations as mentioned in the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" in the day-to-day operation.
- x. High pressure town gas pipeline have been running along San Tam Road, which adjacent to the Subject Site, therefore the site operator should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipeline/gas installations in the vicinity of the proposed works area and the minimum set

back distance away from the gas pipeline if any excavation works is required. Also, the requirements of the Electric and Mechanical Services Department's "Code of Practice on Avoiding Danger from Gas Pipes" would be fully followed with.

- xi. Besides, according to the information from the nearby villagers – after the proposed development at the Site has been set up, the overall environment such as the hygiene condition, the cleanliness of the nullah has a great improvement.
- xii. With the above proposed measures and information, it could be concluded that the Site is suitable to use as Temporary Open Storage of Containers since the nuisance to the vicinity has been minimal.

理由

- i. 根據2019年11月獲批的規劃許可 (參考編號：A/YL-KTN/673)，申請人繼續將主題地點用作臨時露天存放建築材料之用，並連輔助寫字樓及金屬支架示範，而用作儲存建築材料的面積增加大約百分之二十左右 (即約八百平方米)。而營業期和營業時間不變，分別為三年和星期一至星期六；早上八時至下午六時；星期日及公眾假期則休息。
- ii. 主題地點位於達吉鄉；鄰近新潭路。由於現時市場需求建築材料 (主要金屬支架) 不太，每日出入主題地點車輛的數目亦不多 (主要是私家車或小型貨車作為員工上下班之用、約貳至肆架次)。至於運送建築材料，會採用有伸縮吊臂的中型貨車 (車輛總重為 5.5 噸至 38 噸)；每周約有一至兩次來回運送建築材料，所以；不會對交通做成影響。
- iii. 在申請範圍四周安上約 2.5 米至 3.0 米高的鋁質坑板以作消減對環境和美化主題地點外觀之用。令外，亦會根據指引 Code of Practice on Handling the Environmental Aspects of Temporary Uses and Opens Storage Sites 在場內加裝合適的消減設施來減低對環境的影響。
- iv. 儘管主題地點的覆蓋範圍有所擴大，但根據獲批方案安裝的渠道設施包括周邊渠道、集水坑和收水井就沒有改變。因為延伸部分所產生的水會直接流進相鄰的明渠。另外，會定期作出清理來維持暢通；而現存及種植的樹木亦會繼續保養；以改善去水和對周圍環境的影響。
- v. 在主題地點上沒有任何與工場有關的工作。一個金屬支架展示於有蓋私家車停車處的頂部，作為示範給租客。
- vi. 400kV 架空電纜 (OHL) 已經在主題地點附近運行；然而現場最高結構的頂部與架空電纜導體的最低點之間的垂直間隙大約是 12.5 米。因此，現場操作將不涉及電力供應的安全性和可靠性。此外，會提醒現場工作的人，要與架空電纜導體保持 5.5 米的安全距離。
- vii. 在主題地點內不得操作或建造起重機，且任何時候都不得在距離 400kV 架空電纜導體 9 米範圍內放置任何棚架。雖然 400kV 的架空電纜塔已用鐵絲網圍封，但若果工程需要在這範圍內進行，工地經營者須在工程展開前就安全措施諮詢中電電力 (CLPP)。或者，如果 CLPP 的任何工程需要在主題地點內進行，則工地經營者將會提供幫助。
- viii. 工地經營者亦會按照供電電纜 (保護) 規例及電力供應線附近工作守則的規定進行日常運作。
- ix. 煤氣管道沿鄰近主題地點的新潭路鋪設，因此，工地經營者應就現有或計劃的煤氣管道鋪設的位置，與中華煤氣有限公司保持聯絡/協調，以及如有需要進行挖掘工程，須將距離輸氣管道保持一段距離。此外，機電工程署的「防止氣體管道危險的實務守則」內的要求亦會全面貫徹。
- x. 此外，根據鄰近村民的資料，發展主題地點後，整體環境；包括衛生、河道清潔度都有極大的改善。
- xi. 集合以上各點得出，主題地點是適合作為臨時露天存放建築材料之用。



Planning Application No. A/YL-KTN/825
17/02/2022 05:21 PM

[Hide Details](#)

From: Schroeder Tam
To: pd@pland.gov.hk
Cc: ☐ Ilkwong@pland.gov.hk
File Ref:

▼ 1 attachment

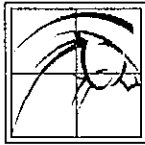


Form_No_S16-III_2021_revised page 11.pdf

Dear Ms. WONG,

Further to the telephone conversation, please find enclosed the revised page 11 of the application form for your perusal. Any questions, please do not hesitate to contact me. Thanks and regards,
KTTAM

(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	1,702.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	30.6 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3.5 to 17.0 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 to 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	12.9 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 (for private car)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		3 (for heavy goods vehicles)



28th July 2022

Our Ref.: DEC/TPB/22/S16/Apply/2204

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of Miss WONG Lok Kiu, Larissa

Dear Miss WONG,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP, 385RP(part), 392s.B (part), 394s.ARP(part), 394s.C(part), 395, 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the email dated 19 May 2022, please find enclose the responses to comments from Transport Department for your perusal.

Comment	Response
Transport Department (TD)	
(a) The applicant should provide management measure for walk-in visitors by driving	Noted. All visitors are by appointment only, hence no walk-in visitors by driving would be countable. Therefore, no management measure would be required for such purpose.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no.

Thank you for your kindly attention!

Yours faithfully,

For and on behalf of

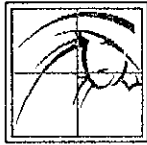
Derby Engineering Company

K.T. TAM

Project Consultant

Encl.

Letter of Response to Comment 01_KTN_825



Derby Engineering Co.

28th July 2022

Our Ref.: DEC/TPB/22/S16/Apply/2205

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of Miss WONG Lok Kiu, Larissa

Dear Miss WONG,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP, 385RP(part), 392s.B (part), 394s.ARP(part), 394s.C(part), 395, 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the email dated 24 and 25 May 2022, please find enclose the responses to comments from Drainage Services Department for your perusal.

Comment	Response
Drainage Services Department (DSD)	
(a) The applicant is required to indicate the location of the photos, similar to the attached previous planning application 673.	The location of photos that similar to the previous application is attached for your perusal.
(b) The applicant is requested to provide a photo showing the outlet connection to the existing drain outside the lot.	Photo showing the outlet connection is enclosed in the attachment, too.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no.

Thank you for your kindly attention!

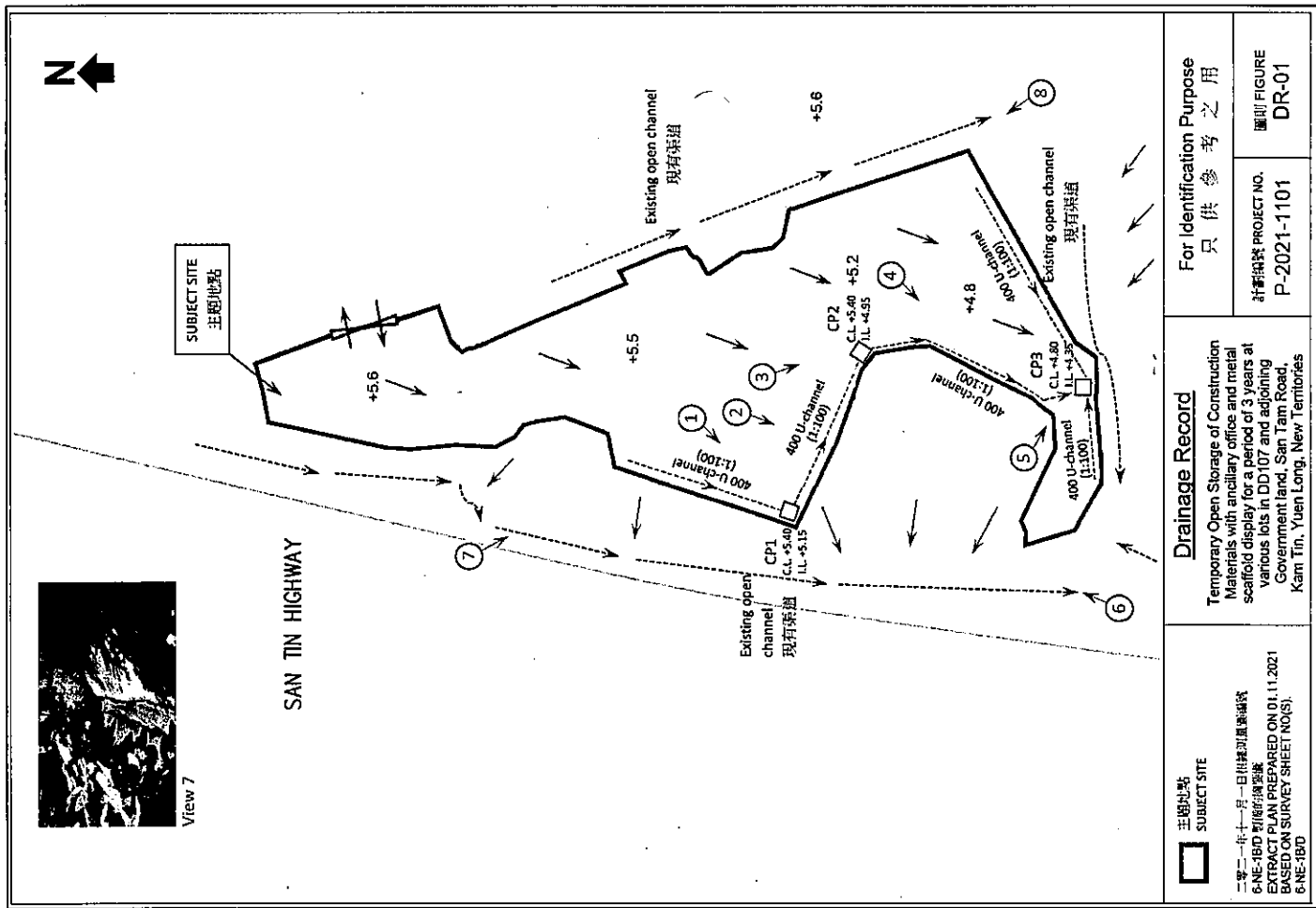


Derby Engineering Co.

Yours faithfully,
For and on behalf of
Derby Engineering Company

K.T. TAM
Project Consultant

Encl.





Derby Engineering Co.

G/F, 121 San Wai, Ha Tsuen, Yuen Long, New Territories.

Tel: 9058 6501

Fax: 2552 8873

28th July 2022

Our Ref.: DEC/TPB/22/S16/Apply/2206

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of **Miss WONG Lok Kiu, Larissa**

Dear Miss WONG,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP, 385RP(part), 392s.B (part), 394s.ARP(part), 394s.C(part), 395, 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the email dated 22 June 2022, please find enclose the responses to comments from Railway Development Office, Highways Department (RDO, HYD) for your information/response.

Comment	Response
Railway Development Office, Highways Department (RDO, HYD)	
1. The applicant is required to discuss with the NOL project team of HyD/RDO and MTR Corporation Limited (MTRCL) to come up with a revised proposal agreed by the said project teams before approval is given on the relevant revised planning application proposal.	Noted. As talked to responsible person in RDO, the NOL project is under design stage without concrete solution. Hence the applicant concluded that the lands in this application will be continuing to use until the time of land resumption. Then the applicant will cooperate with the developer to come up a revised proposal as agreed with the said project team.
2. Any updates and relevant information should be provided to MTRCL and HyD/RDO if there is further development. His department would check and provide further comments when more details and updates are given / known.	With reference to 1., when the coverage of land resumption is known, we will cooperate with the developer to agree a proposal and solve the interfacing issues.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no. :

Thank you for your kindly attention!

Letter of Response to Comment 04_KTN_825



Derby Engineering Co.

G/F, 121 San Wai, Ha Tsuen, Yuen Long, New Territories.

Tel: 9058 6501 Fax: 2552 8873

Yours faithfully,

For and on behalf of

Derby Engineering Company

K.T. TAM

Project Consultant

Encl.



16th September 2022

Our Ref.: DEC/TPB/22/S16/Apply/2207

By Email

Planning Department District Planning Branch

New Territories District Planning Division

Fanling, Sheung Shui & Yuen Long East District Planning Office

14/F, Sha Tin Government Offices

1 Sheung Wo Che Road, Sha Tin,

New Territories

For the attention of **Miss WONG Lok Kiu, Larissa**

Dear Miss WONG,

SECTION 16 PLANNING APPLICATION

Proposed Temporary Open Storage of Construction Materials with ancillary office and metal scaffold display for a period of 3 years in "Other Specified Uses (OU) - Railway Reserve" zone, Lot Nos. 49s.BRP(part), 50s.B(part), 51RP(part), 379s.B(part), 383(part), 384RP, 385RP(part), 392s.B (part), 394s.ARP(part), 394s.C(part), 395, 396(part), 397RP, 398, 399RP, 401RP in DD 107 and adjoining Government Land, San Tam Road, Kam Tin, Yuen Long, New Territories

With reference to the email dated 22 June 2022, please find enclose the responses to comments from Railway Development Office, Highways Department (RDO, HYD) for your information/response.

Comment	Response
Railway Development Office, Highways Department (RDO, HYD)	
1. The applicant is required to discuss with the NOL project team of HyD/RDO and MTR Corporation Limited (MTRCL) to come up with a revised proposal agreed by the said project teams before approval is given on the relevant revised planning application proposal.	Noted. As talked to responsible person in RDO, the NOL project is under design stage without concrete solution. Hence the applicant has committed to retreat the land in this application for resumption that the NOL project will cover and come up a revised planning proposal as agreed with the abovesaid project team.
2. Any updates and relevant information should be provided to MTRCL and HyD/RDO if there is further development. His department would check and provide further comments when more details and updates are given / known.	With reference to 1., when the coverage of land resumption is known, we commit to retreat such land for the NOL project and will cooperate with the developer to agree a revised planning proposal and solve the interfacing issues.

Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no.

Thank you for your kindly attention!

**Relevant Extract of the Town Planning Board Guidelines for
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: 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 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 on the Kam Tin North OZP

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/425	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	13.12.2013
A/YL-KTN/586	Temporary Open Storage of Construction Materials for a Period of 3 Years	2.3.2018
A/YL-KTN/673	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.11.2019

Similar s.16 Applications in the vicinity of the Site within the same “Other Specified Uses” annotated “Railway Reserve” Zone

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/591	Temporary Storage of Fertiliser and Food Processing Material for a Period of 3 Years	6.4.2018
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	20.9.2019 [revoked on 20.2.2022]
A/YL-KTN/653	Temporary Open Storage of Construction Materials (Excluding Soil, Cement, Chemical Product and Dangerous Goods) for a Period of 3 Years	17.5.2019 [revoked on 17.10.2021]
A/YL-KTN/685	Proposed Temporary Storage of Tail Lift for a Period of 3 Years	29.11.2019
A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	26.3.2021
A/YL-KTN/841	Temporary Open Storage of Construction Materials and Office for a Period of 3 Years	29.7.2022

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- based on the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective.

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

- no objection to the application.

Comments of the Chief Engineer/Railway Development 1-2, Railway Development Office, Highways Department (CE/RD1-2, RDO, HyD):

- having reviewed the FI submitted (**Appendix Ib**), he has no specific comment on the application provided that the applicant will: (a) follow strictly his/her commitments to (i) retreat the land in the Site for resumption that will be required for railway development; (ii) cooperate with the project proponent to agree on a revised planning proposal; and (iii) resolve the interfacing issues; and (b) retreat the land in the Site according to the requirements given in the land acquisition / resumption notice to be served by the Government for timely vacating the required land, with the agreement from the concerned project team, for the railway development.

3. Drainage

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

- he has no objection in-principle to the application from public drainage point of view; and
- having reviewed the FI submitted (**Appendix Ia**), it is noted from the submitted drainage record that the existing drainage facilities on-site are maintained satisfactorily.

4. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installations being provided to the satisfaction of his department; and
- having considered the nature of open storage, the provision of fire extinguisher(s) to the satisfaction of his department shall be included in the approval condition.

5. 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 structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

6. 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 comment on the application.

7. Electricity

Comments of the Director of Electrical and Mechanical Services (DEMS):

- he has no particular comment on the application from town gas safety point of view.

8. Other Departments

- the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); the Chief Estate Surveyor/Railway Development, Lands Department (CES/RD, LandsD) and the Commissioner of Police (C of P) have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the development at the Site;
- (b) the Site may be affected by the proposed Northern Link (NOL) Project. The Site may be resumed by the Government at any time during the planning approval period for implementation of the NOL Project;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Government Land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
 - a portion of the Site on the GL (about 247 m²) is covered by Short Term Tenancy (STT) No. 2787 to permit structures erected thereon for the purpose of “Temporary Open Storage of Construction Materials”;
 - no permission is given for occupation of GL (about 1,452m² subject to verification) included in the Site. Any occupation of GL without Government’s prior approval is not allowed;
 - within the Site, the following private lots are currently covered by Short Term Waivers (STWs):

STW No.	Lot in D.D. 110	Permitted Use
STW 3943	Lot 349 S.A RP and 379 S.B	Temporary Open Storage of Construction Materials
STW 538	Lot 49 S.B RP	Shop

- should the application be approved, the STW/STT holder(s) will need to apply to his office for modification of the STW/STT 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. Furthermore, the applicant has to exclude the GL portion from the Site or apply to his office for a STT to occupy the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) 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;

- (d) to note the comments of the Commissioner for Transport (C for T) 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. 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;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- his department does not and will not maintain any access connecting the Site and San Tam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) 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 latest "Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites" issued by DEP;
- (g) to note the comments of the Director of Fire Services (FSD) that:
- in consideration of the design/nature of the proposal, fire service installations (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. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
 - moreover, to address the provision of fire extinguisher(s) approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval; and
 - the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) 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 approval of BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any approved use under the application;

- for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the Buildings Ordinance (BO);
 - before any new building works (including containers/open sheds as temporary buildings) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW under BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with 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 (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 1999(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; and
 - detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- there is a high pressure underground town gas transmission pipeline running along San Tam Road in the vicinity of the Site. For the sake of public safety and continuity of gas supply, the parties involved in planning, designing, organizing and supervising any works near a gas pipeline (the involved parties) should liaise with the Hong Kong and China Gas Company Limited (HKCG) for requisition of gas pipe layout plan(s) to investigate if there is any underground gas pipe within and/or in vicinity of the application site and liaise with HKCG any required minimum set back distance away from it during the design and construction stages of the development; and
 - the involved parties are required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference. The document can be downloaded from the following link: [https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)

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

220311-145137-24038

提交限期**Deadline for submission:**

22/03/2022

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

11/03/2022 14:51:37

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

A/YL-KTN/825

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

5-2

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A/YL-KTN/825 DD 107 Fung Kat Heung FAILURE TO PROVIDE HISTORY OF APPROVALS

21/03/2022 02:58

From:

To: tpbpd <tpbpd@pland.gov.hk>

Cc:

File Ref:

1 attachment



Fung Kat Heung Rd - Google Maps.pdf

A/YL-KTN/825

Various Lots in D.D. 107, Fung Kat Heung, Yuen Long

Site area : About 5,570.4sq.m, Includes Government Land of about 1,672sq.m

Zoning : "Other Specified Uses" annotated "Railway Reserve"

Applied use : Open Storage / 6 Vehicle Parking

Dear TPB Members,

Strong objections to the lack of information provided. This is an existing operation but no history of approvals has been provided. Neither are the lot numbers, making it difficult to track the history of the site.

here is a significant amount of government land included in the site so it is unacceptable that members of the public cannot monitor the application with regard to important information such as any revocation and failure to fulfill conditions.

I trust that the Audit Commission will look into this matter at some point.

Mary Mulvihill

