

2022年 6月 9日

此文件在 收到。城市規劃委員會
 以電子方式收到所有必需的資料及文件後才正式接收收到
 申請的日期。

9 JUN 2022

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

Form No. S16-III
 表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
 第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:

https://www.info.gov.hk/tpb/en/plan_application/apply.html

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

https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2201 222

10/5 by Courier

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KTN/891
	Date Received 收到日期	9 JUN 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)

Jackson (HK) Engineering Company Limited. 捷信(香港)工程有限公司

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)

R-riches Property Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 4115 (Part) in D.D. 104, Kam Tin, 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 690 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 436 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) / 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 : S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Railway Reserve" Zone
(f) Current use(s) 現時用途	Vacant (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
28/4/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/4/2022 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

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

6. Type(s) of Application 申請類別																					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期, 請填寫(B)部分)																					
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and 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	<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	463sq.m <input checked="" type="checkbox"/> About 約																				
Proposed covered land area 擬議有上蓋土地面積	227sq.m <input checked="" type="checkbox"/> 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 <input type="checkbox"/> About 約																				
Proposed non-domestic floor area 擬議非住用樓面面積	436sq.m <input checked="" type="checkbox"/> About 約																				
Proposed gross floor area 擬議總樓面面積	436sq.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)																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">STRUCTURE</th> <th style="width: 15%;">USE</th> <th style="width: 15%;">COVERED AREA</th> <th style="width: 15%;">GFA</th> <th style="width: 15%;">BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>(G/F) STORAGE OF GOODS</td> <td>219 m² (ABOUT)</td> <td>219 m² (ABOUT)</td> <td>8m (ABOUT)(2-STOREY)</td> </tr> <tr> <td>B2</td> <td>(1/F) OFFICE</td> <td>8 m² (ABOUT)</td> <td>209 m² (ABOUT)</td> <td>3m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2"></td> <td>TOTAL</td> <td>227m² (ABOUT)</td> <td>436m² (ABOUT)</td> </tr> </tbody> </table>	STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	B1	(G/F) STORAGE OF GOODS	219 m ² (ABOUT)	219 m ² (ABOUT)	8m (ABOUT)(2-STOREY)	B2	(1/F) OFFICE	8 m ² (ABOUT)	209 m ² (ABOUT)	3m (ABOUT)(1-STOREY)			TOTAL	227m ² (ABOUT)	436m ² (ABOUT)	
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B2	(1/F) OFFICE	8 m ² (ABOUT)	209 m ² (ABOUT)	3m (ABOUT)(1-STOREY)																	
		TOTAL	227m ² (ABOUT)	436m ² (ABOUT)																	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目																					
Private Car Parking Spaces 私家車車位	2																				
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	1																				
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 08:00 to 18:00 daily, no operation on Sunday and public holiday			
(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)) Accessible from San Tam Road via a local access	
	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) <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, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" 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)
.....	
.....	
.....	
.....	
.....	

(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。

Background

The Applicant seeks to use Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long, New Territories (the Site) for 'Proposed Temporary Open Storage of Construction Material and Office for a Period of 3 Years' (proposed development) (Plan P01).

The Applicant, an engineering construction company, would like to use the Site for storage of their construction materials (i.e. marble, tiles, pipes etc.) and to provide office space and meeting room for administrative staff to support the daily operation of the company.

Planning Context

The Site falls within an area zoned as "Other Specified Uses" annotated "Railway Reserve" zone ("OU(RR)") on the Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9 (Plan P02). Although 'open storage' use is not a column one nor a column two use within the "OU(RR)" zone, the application is on a temporary basis, it will not frustrate the long term planning intention of the "OU(RR)" zone.

In addition, the Site involves of several S.16 planning applications, within which, the latest application (No. A/YL-KTN/653) for 'Temporary Open Storage of Construction Materials (Excluding Soil, Cement, Chemical Product and Dangerous Goods)' was approved with conditions on a temporary basis of 3 years by the Board. Therefore, approval of the current application will not set undesirable precedent within the "OU(RR)" zone.

The applicant of the previously approved S.16 planning application (No. A/YL-KTN/653) relocated its premises elsewhere and the Site was left vacant in 2021. This had led to non-compliance with approval condition (I), i.e. the provision of boundary fencing on the site by the designated time period, subsequently led to revocation of the application. The Applicant of the current application will make effort to comply with approval conditions after planning permission has been granted from the Board.

Development Proposal

The Site occupied an area of 690 sq.m (about) of private land (Plan P03). The operation hours are Monday to Saturday from 08:00 to 18:00. No operation on Sunday and public holiday. Two structures are proposed at the Site for storage of goods, office and portable toilet with total GFA of 436 sq.m (about) (Plan P04). The estimated number of staff working at the Site are 10. No visitor is anticipated at the Site. No soil, cement, chemical product and dangerous goods will be stored at the Site at any time during the planning approval period.

The Site is accessible from San Tam Road via a local access (Plan P04). Two private car parking spaces and one loading/unloading space for light goods vehicle is provided at the Site for staff. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no queuing/turning back on to public road (Plan P05). No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. As trips generated and attracted by the Site are minimal, adverse traffic impact to the surrounding road network should not be anticipated (Appendix I).

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. One staff will stay overnight at the Site to handle complaints. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

Conclusion

The proposed development will not create significant adverse traffic, environmental, landscape and drainage impacts to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board. The implemented drainage facilities on the site (under application No. A/YL-KTN/653) will be maintained at all times during the planning approval period.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Open Storage of Construction Material and Office for a Period of 3 Years'.

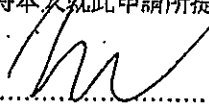
8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

3/5/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long, New Territories	
Site area 地盤面積	690	sq. m 平方米 <input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	/ sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No.: S/YL-KTN/9	
Zoning 地帶	"Other Specified Uses" annotated "Railway Reserve" Zone	
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Office for a Period of 3 Years	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	436 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.63 <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	2	
(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 - 8(about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	33 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2 (PC)
	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) Light Bus _____ _____		1 1 (LGV)

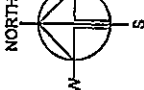
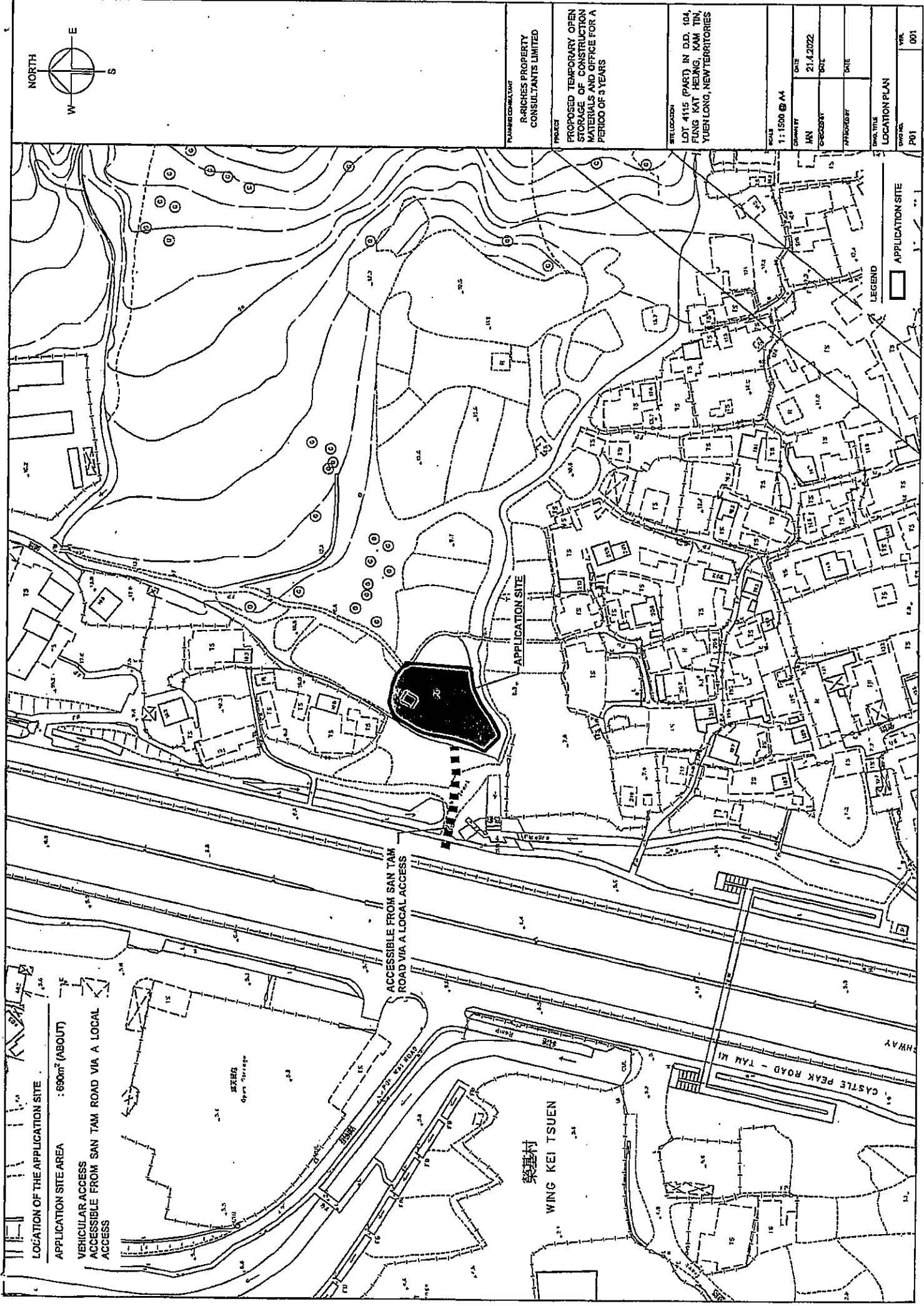
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	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"/>
Plan showing the zoning of the site, Plan showing the land status of the site		
Location Plan, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trip generation and attraction, Fire service installations proposal, Drainage proposal		

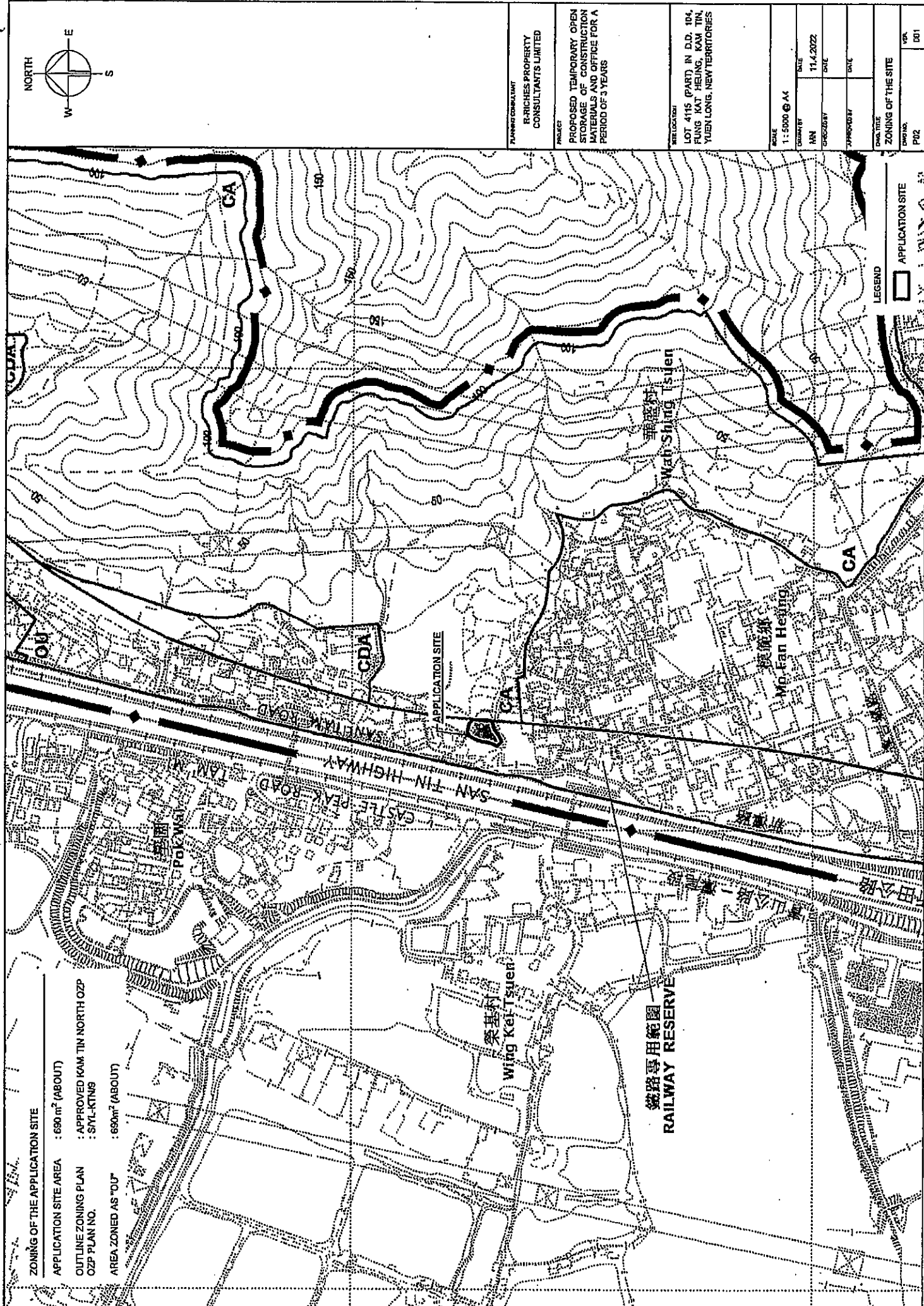
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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。

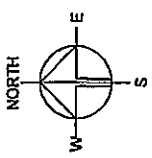


TAM KONG DISTRICT	
RAICHES PROPERTY CONSULTANTS LIMITED	
PROJECT	
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND OFFICE FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE	1:1500 @ A4
DRAWN BY	HN
DATE	21.4.2022
CHECKED BY	DN
DATE	
APPROVED BY	
DATE	
DWG. TITLE	LOCATION PLAN
DWG. NO.	P01
VER.	001



ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 690 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED KAM TIN NORTH OZP
OZP PLAN NO. : SYL-KTNS
AREA ZONED AS "OU" : 690m² (ABOUT)



PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED	PROJECT PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND OFFICE FOR A PERIOD OF 3 YEARS	SITE LOCATION LOT 4115 (PART IN D.O. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRORIES	SCALE 1:5000 @ A4	DRAWN BY HN	DATE 11.4.2022	CHECKED BY	DATE	APPROVED BY	DATE	DRAWN TITLE ZONING OF THE SITE	CHKD. NO. P02	VER. 001
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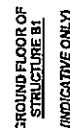
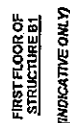
LEGEND

☐ APPLICATION SITE

APPLICATION SITE AREA	: 690 m ²	(ABOUT)
COVERED AREA	: 227 m ²	(ABOUT)
UNCOVERED AREA	: 463 m ²	(ABOUT)
PLOT RATIO	: 0.63	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 436 m ²	(ABOUT)
TOTAL GFA	: 436 m ²	(ABOUT)
BUILDING HEIGHT	: 3 - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	(ABOUT)



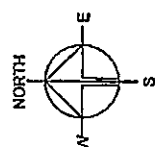
*INCLUDE 10m² STAIRCASE



LEGEND

	APPLICATION SITE
	STRUCTURE
	STRUCTURE (CANOPY)
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF JUL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF JUL SPACE	: 7 m (L) X 3.5 m (W)
CLEAR HEADROOM	: 3.7 m



PLANNING CONSULTANT
R-RICHES PROPERTY
CONSULTANTS LIMITED

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND OFFICE FOR A
PERIOD OF 3 YEARS

LOT 4115 (PART) IN D.D. 104,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

SCALE
1:400 @ A4

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3.5.2

DATE	APR 03 1974
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SECRET

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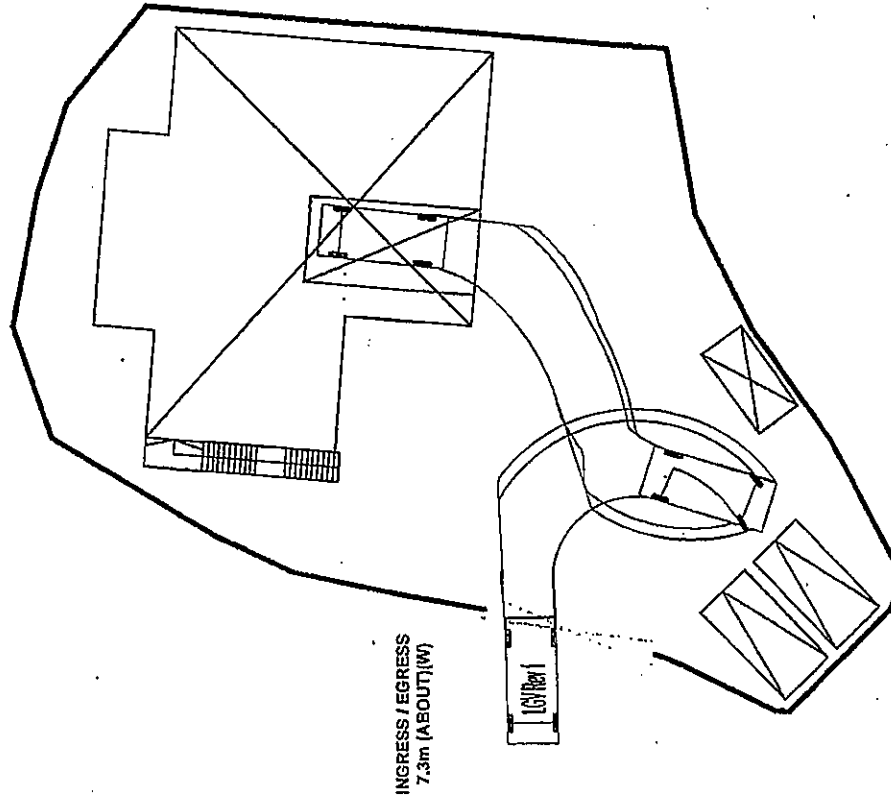
NAME	DATE	TIME	LOCATION	REMARKS
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LAYOUT PLAN

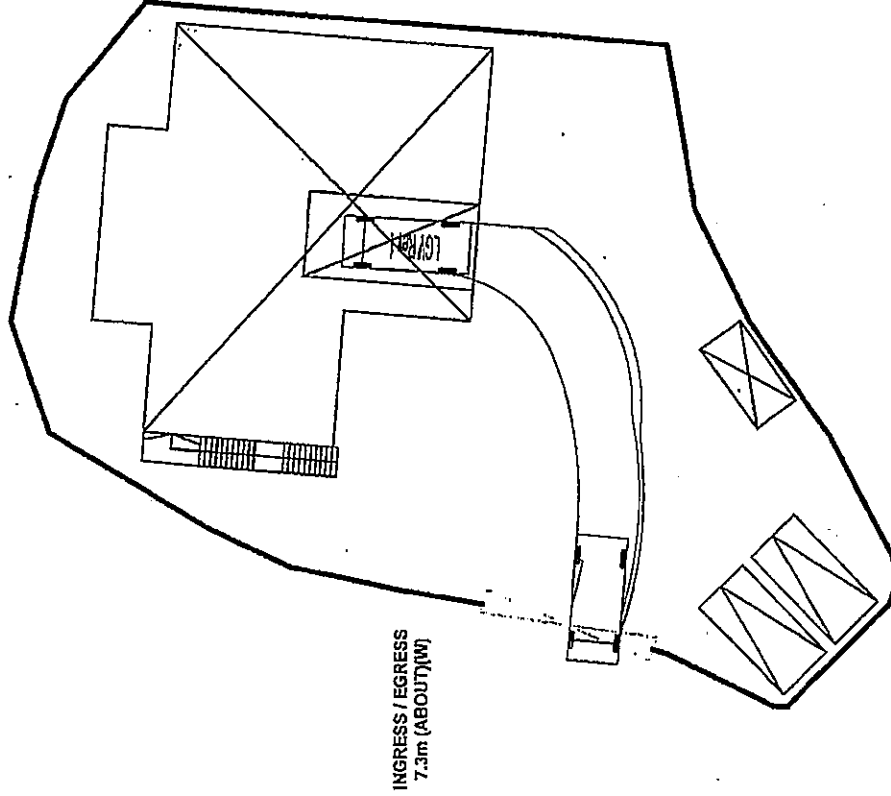
TRIP NO.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1m (W) X 5.2m (L)
 SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING 2019



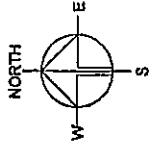
FROM THE LOCAL ACCESS TO
THE APPLICATION SITE



FROM THE APPLICATION SITE TO
THE LOCAL ACCESS

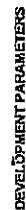
LEGEND

- PARKING SPACE
- LOADING / UNLOADING SPACE
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT R-RICHES PROPERTY CONSULTANTS LIMITED		PROJECT PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND OFFICE FOR A PERIOD OF 3 YEARS		SITE LOCATION LOT 4115 (PART) IN D.D. 104, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES	
SCALE 1:300 @ A4		DRAWN BY MN		DATE 25.4.2022	
		CHECKED BY		DATE	
		APPROVED BY		DATE	
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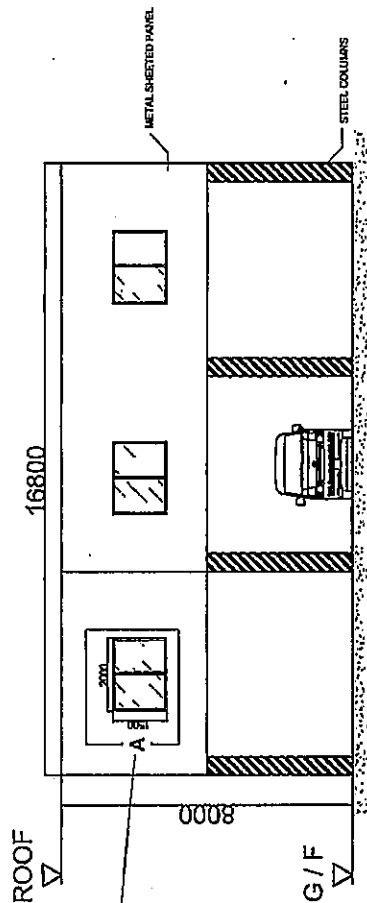




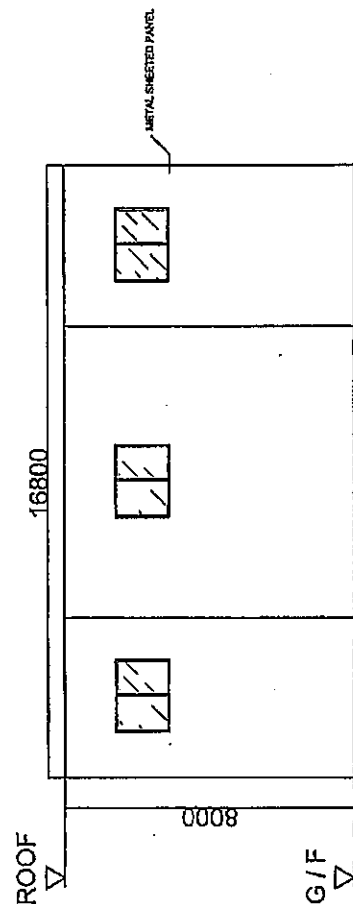
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G1F) STORAGE OF GOODS	219 m ² (ABOUT)	219 m ² (ABOUT)*	8m (ABOUT) (2-STORY)
B2	(11F) OFFICE PORTABLE TOILET	8 m ² (ABOUT)	209 m ² (ABOUT) 8 m ² (ABOUT)	3m (ABOUT) (1-STORY)
TOTAL		227m ² (ABOUT)	436m ² (ABOUT)	

*INCLUDE 10m³ STAIRCASE

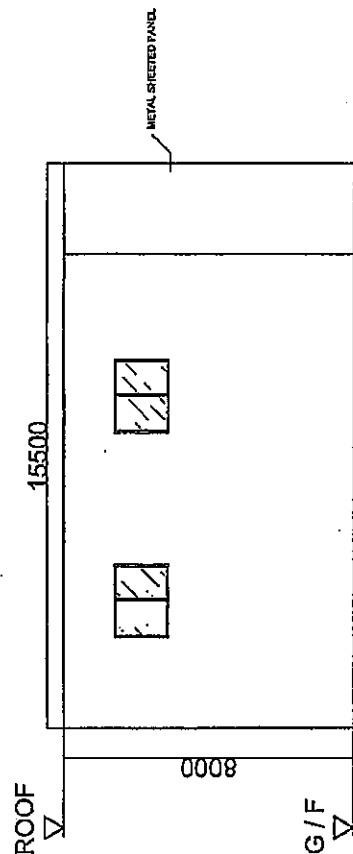
*INCLUDE 10m² STAIRCASE



ELEVATION PLAN (ELV A-A)



ELEVATION PLAN (ELV B-B)



ELEVATION PLAN (ELV C-C)

LEGEND

- APPLICATION SITE
STRUCTURE
STRUCTURE (CANOPY)
PARKING SPACE
LOADING / UNLOADING SPACE
INGRESS / EGRESS

**R-RICHES PROPERTY
CONSULTANTS LIMITED**

**PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND OFFICE FOR A
PERIOD OF 3 YEARS**

LOT 4115 (PART) IN D.D. 104,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG, NEW TERRITORIES

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040. title	040. NO.	040.
FS/5 PROPOSAL (272)	FS/5	001

Appendix I - Estimated Trip Generation and Attraction of the Proposed Development

- (i) The application site (the Site) is accessible from San Tam Road via a local access. A total of three spaces are provided at the Site, details are as follows:

Type of Space	No. of Space
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle - 3.5 m (W) x 7 m (L) - Headroom: 3.7m	1

- (ii) Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period (Plan P05).
- (iii) The operation hours of the proposed development are Monday to Saturday 08:00 to 18:00. No operation on Sunday and public holidays. Please see below the estimated trip generation and attraction of the proposed development:

Time Period	Trip Generation and Attraction				
	Private Car		Light Goods Vehicle		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	0	1	1	4
Trips at <u>AM peak</u> per hour (17:00 – 18:00)	0	2	1	1	4
Traffic trip per hour (average)	1	1	0.5	0.5	3

- (iv) In view of the above, the parking and L/UL provisions are adequate for the site operation and adverse traffic impact to the surrounding road network should not be anticipated.

Our Ref. : DD104 Lot 4115
Your Ref. : TPB/A/YL-KTN/841

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

By Email

21 July 2022

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials
and Office for a Period of 3 Years in "Other Specified Uses" annotated
"Railway Reserve" Zone, Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/YL-KTN/841)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**). Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at or the undersigned at your convenience.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Matthew NG
Planning and Development Manager

cc DPO/FSYLE, Pland

(Attn.: Ms. Loree DUEN
(Attn.: Ms. Larissa WONG

email: llyduen@pland.gov.hk)
email: llkwong@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials
and Office for a Period of 3 Years in "Other Specified Uses" annotated
"Railway Reserve" Zone, Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long**

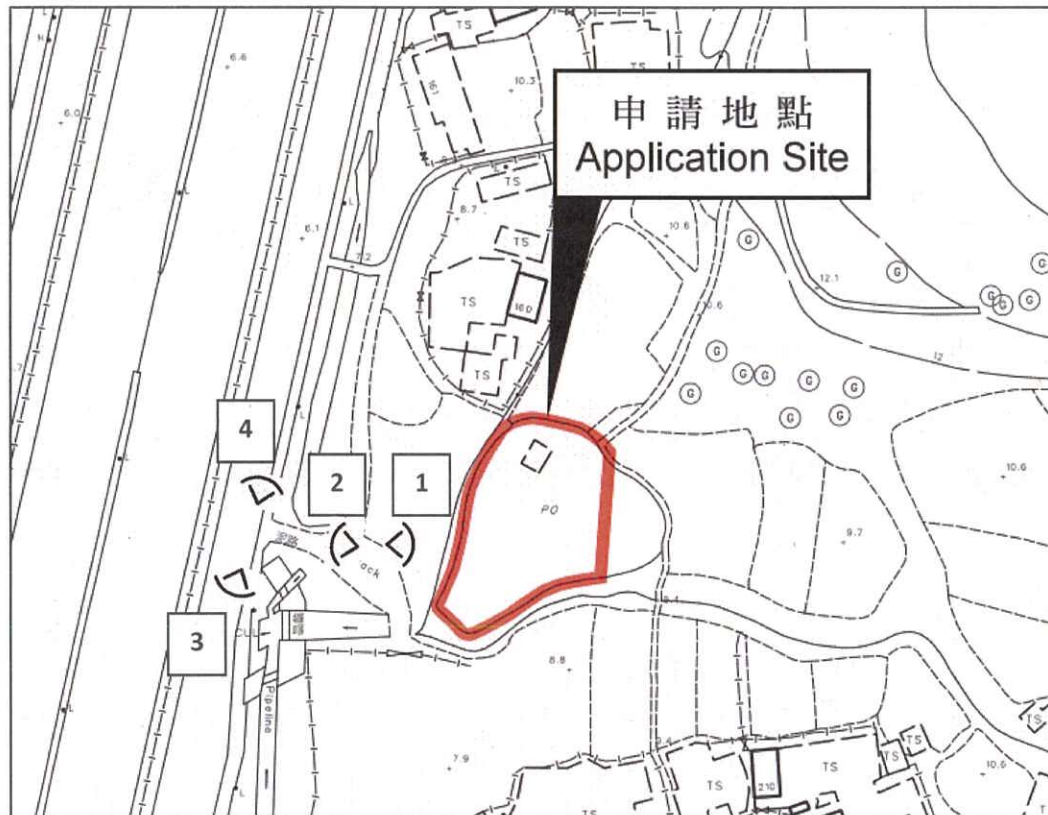
(Application No. A/YL-KTN/841)

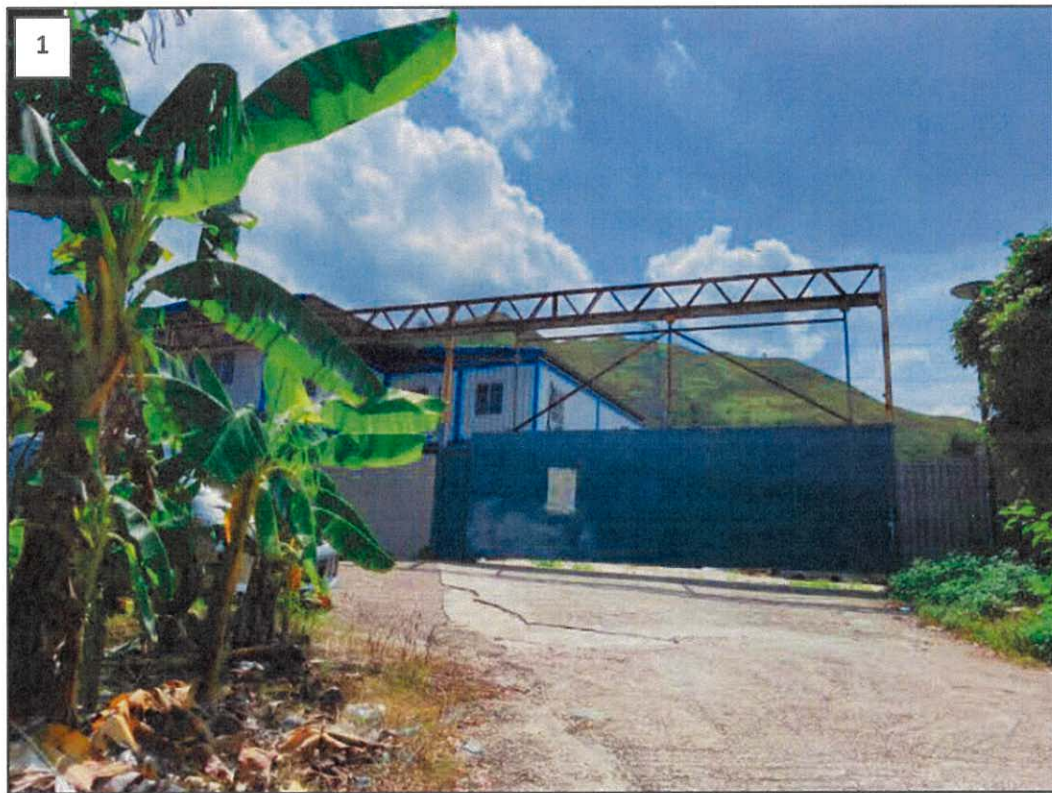
(i) A RtoC Table:

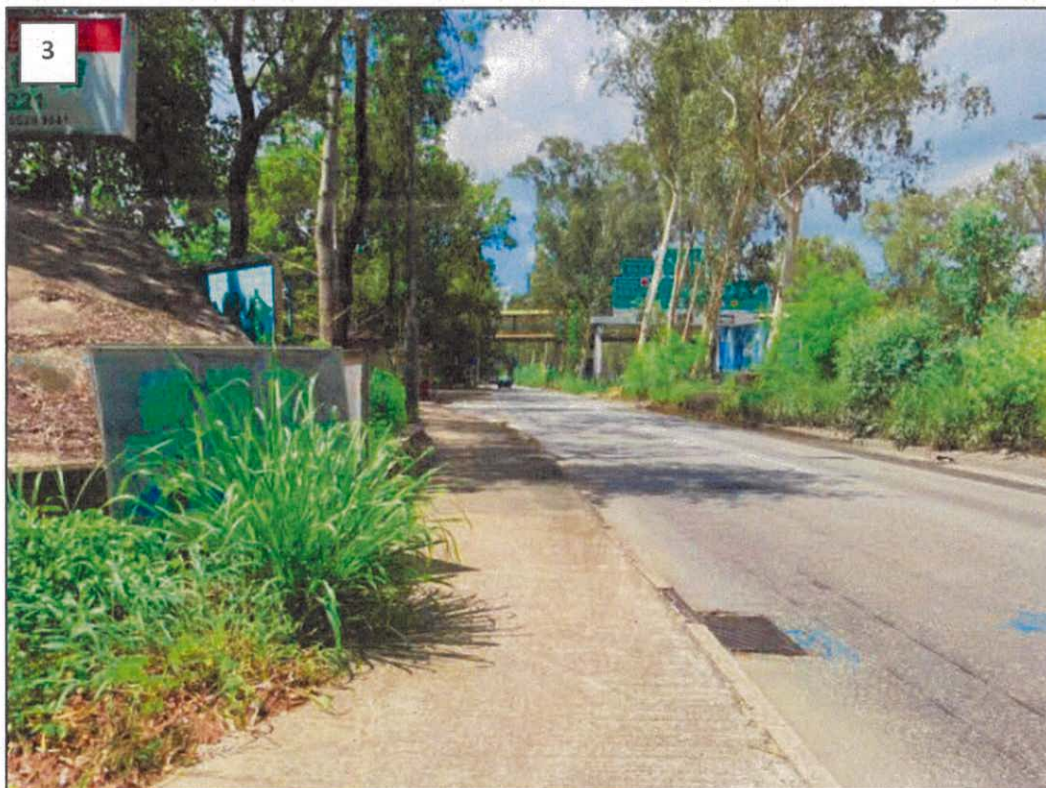
Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Phil CAI; Tel: 2399 2421)		
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to / from Castle Peak Road – Tam Mi / San Tam Road, along the local access and within the site;	Sufficient space is provided for vehicle to smoothly manoeuvre to / from Castle Peak Road – Tam Mi / San Tam Road, along the local access and within the application site (the Site) (Plan 1 and Annex I).
(b)	The applicant should provide nearest public transport services and indicate on the layout plan; and	The nearest public transport services serving the Site are provided for your consideration (Plan 2).
(c)	The applicant should note that the local access between Castle Peak Road – Tam Mi / San Tam and the site is not managed by this Department.	Noted.

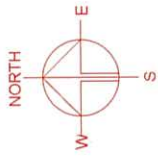
Annex I - Manoeuvring to / from Castle Peak Road – Tam Mi / San Tam Road and Along the local access

- (i) The Site is accessible from Castle Peak Road – Tam Mi / San Tam Road via a local access. Sufficient space is provided for vehicle to smoothly manoeuvre to / from Kam Po Road and along the local access, details are as follows:









PLANNING CONSULTANT
**R-RICHES PROPERTY
CONSULTANTS LIMITED**

PROJECT
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND OFFICE FOR A
PERIOD OF 3 YEARS

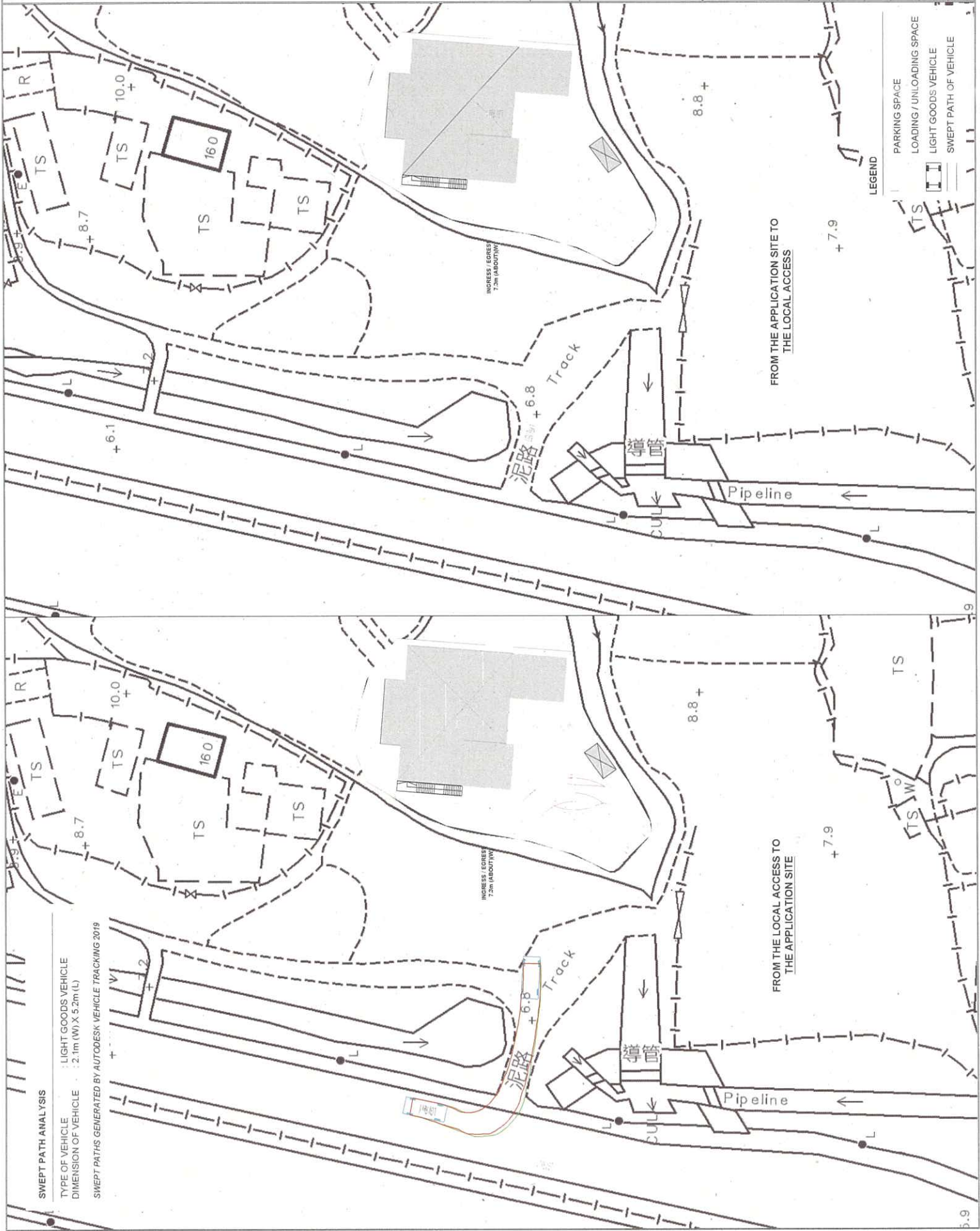
SITE LOCATION
LOT 4115 (PART) IN D.D. 104,
FUNG KAT HEUNG KAM TIN,
YUEN LONG NEW TERRITORIES

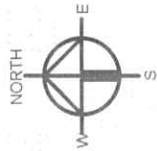
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SWEEP PATH ANALYSIS
DRAWING NO. **PLAN 1**
VER. 001





PLANNING CONSULTANT
**RICHESS PROPERTY
CONSULTANTS LIMITED**

PROJECT
PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND OFFICE FOR A
PERIOD OF 3 YEARS

SITE LOCATION
LOT 4115 (PART) IN D.D. 104,
FUNG KAT HEUNG, KAM TIN,
YUEN LONG NEW TERRITORIES

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PLAN 2	001

LEGEND
APPLICATION SITE



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/440	Proposed Temporary Open Storage of Construction Materials (Excluding Cement, Sand, Chemical Product, Dangerous Goods) for a Period of 2 Years	9.5.2014
A/YL-KTN/515	Renewal of Planning Approval for Temporary Open Storage of Construction Materials (Excluding Cement, Sand, Chemical Product, Dangerous Goods) for a Period of 2 Years	18.3.2016
A/YL-KTN/653	Temporary Open Storage of Construction Materials (Excluding Soil, Cement, Chemical Product, Dangerous Goods) for a Period of 3 Years	17.5.2019 [revoked on 17.10.2021]

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/586	Temporary Open Storage of Construction Materials for a Period of 3 Years	2.3.2018
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/673	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.11.2019
A/YL-KTN/685	Proposed Temporary Storage of Tail Lift for a Period of 3 Years	29.11.2019

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):

- having reviewed the FI submitted (**Appendix Ib**), 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.

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;
- according to the application, the applicant would maintain the same drainage facilities as those implemented under the previous Planning Application (No. A/YL-KTN/653); and
- should the application be approved, the applicant is required to maintain the drainage facilities and submit condition records of the existing drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

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

- he has no objection in-principle to the application subject to fire service installations being provided to the satisfaction of his department.

5. Environment

Comments of the Director of Environmental Protection (DEP):

- no environmental complaint was received concerning the Site in the past three years; and
- he has no objection to the application.

6. **Civil Engineering and Development**

Comments of the Project Team Leader / Housing, Civil Engineering and Development Department (Project Team Leader/Housing, CEDD):

- he has no comments on the application.

7. **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.

8. **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.

9. **Electricity**

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

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

10. **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 Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD2-2, RDO, HyD); 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) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises of an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government; and
 - should the application be approved, the lot owner will need to apply to his office to permit the structures to be erected or regularize any irregularity on site immediately, if any. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) 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 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) 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;
- (d) 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;
- (e) 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;
- (f) to note the comments of the Director of Fire Services (FSD) that:
 - as regards the submitted FSIs proposal in **Appendix I**, his office has the following comments:

- a. sprinkler system, modified hose reel system and fire alarm system shall also be provided for Structure B1;
 - b. please clarify the goods to be stored in open storage area; and
 - c. in relation to (b) above, should the goods be combustible in nature, modified hose reel system and fire alarm system shall be provided to cover the entire area; 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;
- (g) to note the comments of the Project Team Leader / Housing, Civil Engineering and Development Department (Project Team Leader/Housing, CEDD) that:
- the applicant should be aware that there will be proposed infrastructure works near the Site which might have possible interface issue to the existing track branching off from San Tam Road and leading to the Site;
- (h) 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)
For any query or further information on the above, please contact our Mr. Kenneth LAM, E/GSA3/2 at Tel: 2808 3229; and
- (i) 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.

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

參考編號

220620-150558-14296

Reference Number:

提交限期

08/07/2022

Deadline for submission:

提交日期及時間

20/06/2022 15:05:58

Date and time of submission:

有關的規劃申請編號

A/YL-KTN/841

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

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。

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



A/YL-KTN/841 DD 104 Kam Tin

07/07/2022 03:07

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/841

Lot 4115 (Part) in D.D. 104, Kam Tin, Yuen Long

Site area: About 690sq.m

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

Applied use: Open Storage of Construction Materials a / 3 Vehicle Parking

Dear TPB Members,

Re-most recent application A/YL-KTN/653 as with previous applications, applicant do not appear to have fulfilled conditions – eleven extensions of time.

Members have a duty to protect the good health of the community. Conditions are imposed for good reasons and operators who fail to fulfill them should no longer enjoy the long stand roll over rubber stamp policy.

If we are to be a law abiding society then the failure to comply should not be awarded.

Mary Mulvihill