

This document is received on 20 OCT 2020
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/YL-KTS/865
	Date Received 收到日期	20 OCT 2020

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Funco Limited (奮高有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 447 RP (Part) and 448 (Part) in D.D. 106 and adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long
(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 4,186 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 630 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)	191 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses annotated "Rural Use"
(f) Current use(s) 現時用途	Open storage of construction machinery, construction material, vehicle and vehicle parts (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"^{#&}.
並不是「現行土地擁有人」^{#&}。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{#&}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{#&}。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"^{#&}.
已取得 名「現行土地擁有人」^{#&}的同意。

Details of consent of "current land owner(s)" ^{#&} obtained 取得「現行土地擁有人」 ^{#&} 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

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 Machinery, Construction Material, Vehicle and Vehicle Parts 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	3,856 sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	330 sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	NA sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	630 sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	630 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) Structure 1: Site office (Not exceeding 6m, 2 storeys), Structure 2: Guard room (Not exceeding 6m, 2 storeys), Structure 3: Store room (Not exceeding 3m, 1 storey), Structure 4: Site office (Not exceeding 6m, 2 storeys), Structure 5: Toilet (Not exceeding 3m, 1 storey), Structure 6: Site office (Not exceeding 6m, 2 storeys), Structure 7: Toilet (Not exceeding 3m, 1 storey)	
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 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	2 spaces of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular access leading from Kam Sheung Road <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)																															
	No 否	<input type="checkbox"/>																															
(c) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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 checked="" 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 checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

位於鄉郊地區臨時用途/發展的許可續期

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

Part 6 (Cont'd) 第 6 部分(續)

7. Justifications 理由

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

1. The internal layout of the proposed development has been changed although the use is the same. As such, a fresh planning application is submitted for the consideration of the Town Planning Board.
2. The application site subjects to 11 planning permissions since 1998. The applied use of the current application is the same as the approved use of the last 2 planning permissions since 2014.
3. The application site is subject to 11 previous planning permissions for open storage use so that sympathetic consideration should be granted to the current application.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with.
8. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
9. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities would be carried out on the application site.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held during sensitive hours.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.
13. Shortage of land for port back-up purpose in Kam Tin South.
14. The construction material and construction machinery being stored at the application site includes pvc pipe, tiles, miniature excavator, miniature electric generator and u-channel moulds. The vehicles being stored at the site includes private car, light goods vehicle and container tractor.

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


.....
Patrick Tsui
Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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

Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

2/10/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 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 447 RP (Part) and 448 (Part) in D.D. 106 and adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long
Site area 地盤面積	4,186 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 191 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
Zoning 地帶	Other Specified Uses annotated "Rural Use"
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 Machinery, Construction Material, Vehicle and Vehicle Parts 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	630 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3-6	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	7.88 % <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) NA		2 0 0 0 0 0
	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) NA		0 0 2 0 0

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

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

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

**Proposed Temporary Open Storage of Construction Machinery,
Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years
at
Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government
Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is serviced by Kam Sheung Road. It is not a development on a green site. The application site is subject to 11 previous planning permissions for open storage use since 1998.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

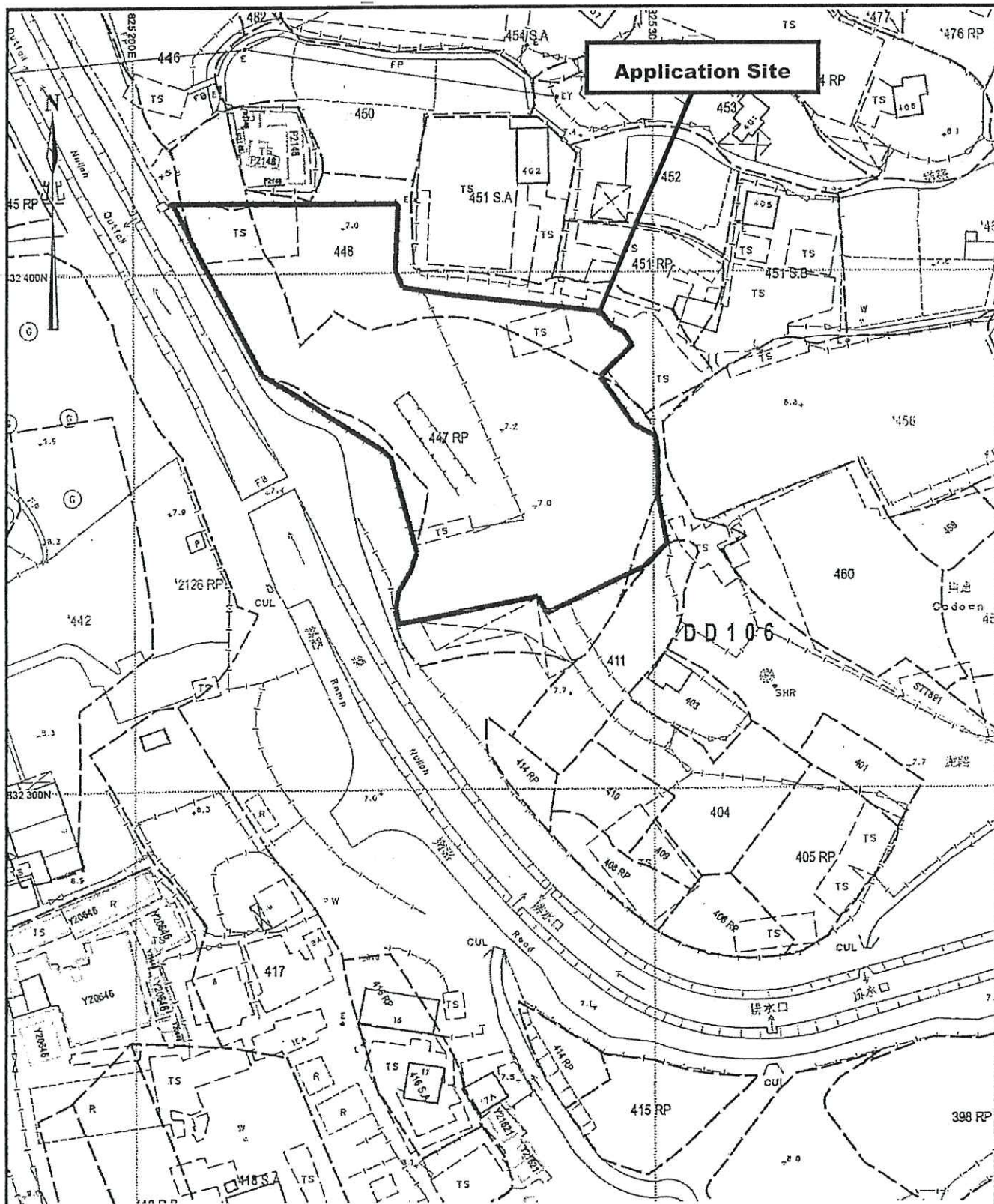
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Private car	0.22	0.22	2	2
Light goods vehicle	0.33	0.33	3	3
Total	0.55	0.55	5	5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle are taken as 1 & 1.5 respectively.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Kam Sheung Road especially that the proposed development is not a green field development.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Kam Sheung Road and nearby road networks.



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

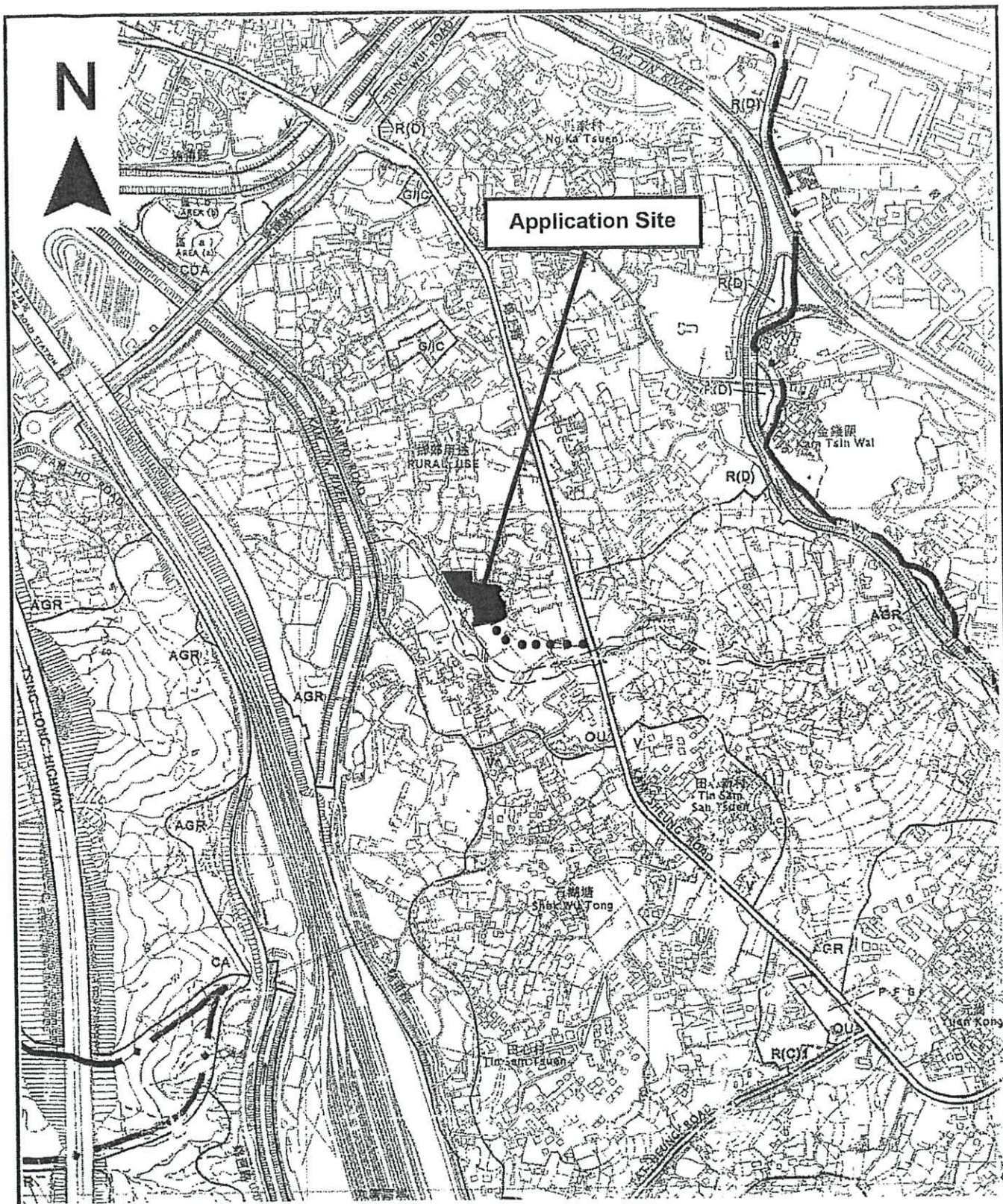
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

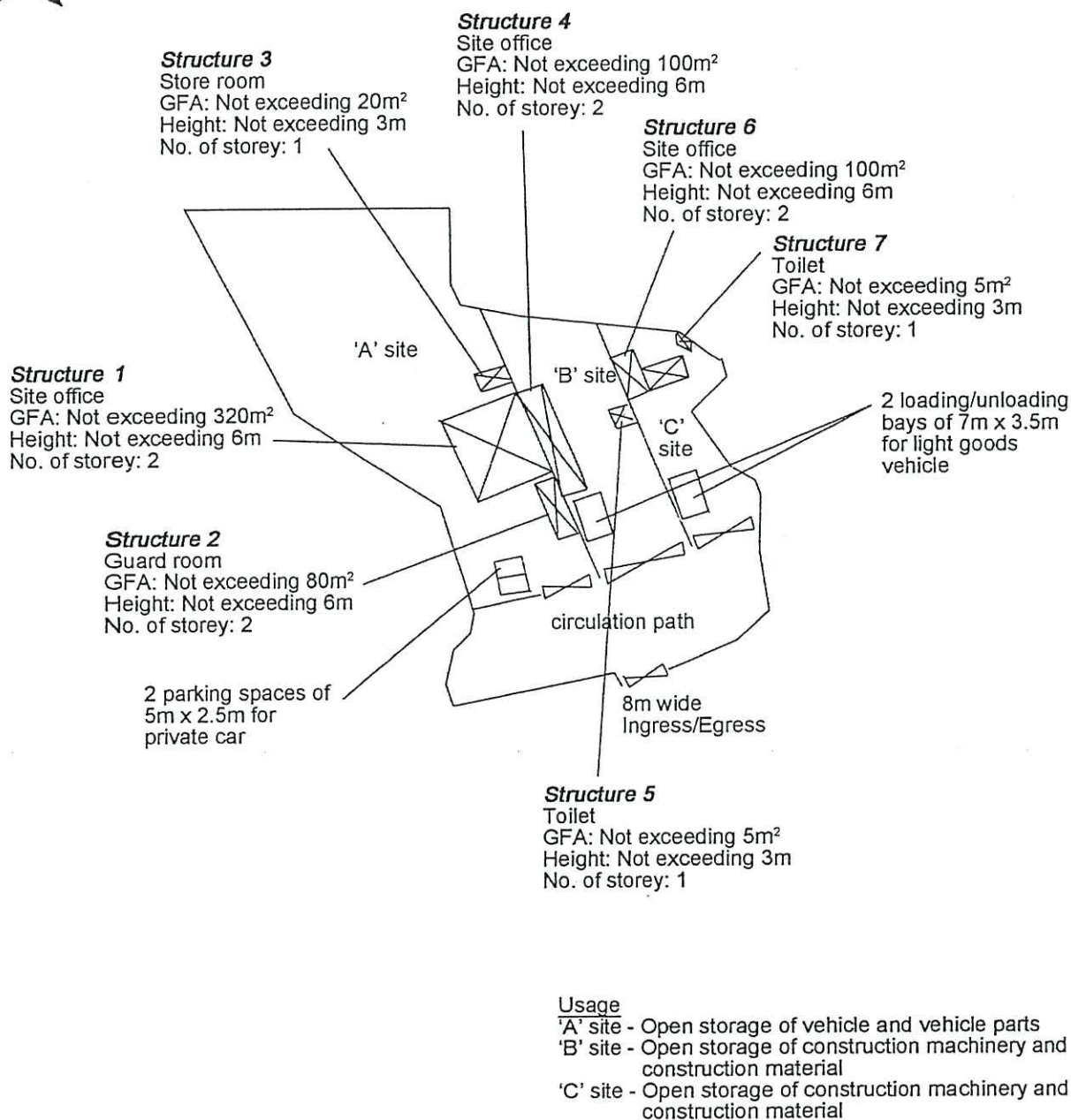
Figure 2

Remarks 備註:

●●● Vehicular access leading from Kam Sheung Road

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

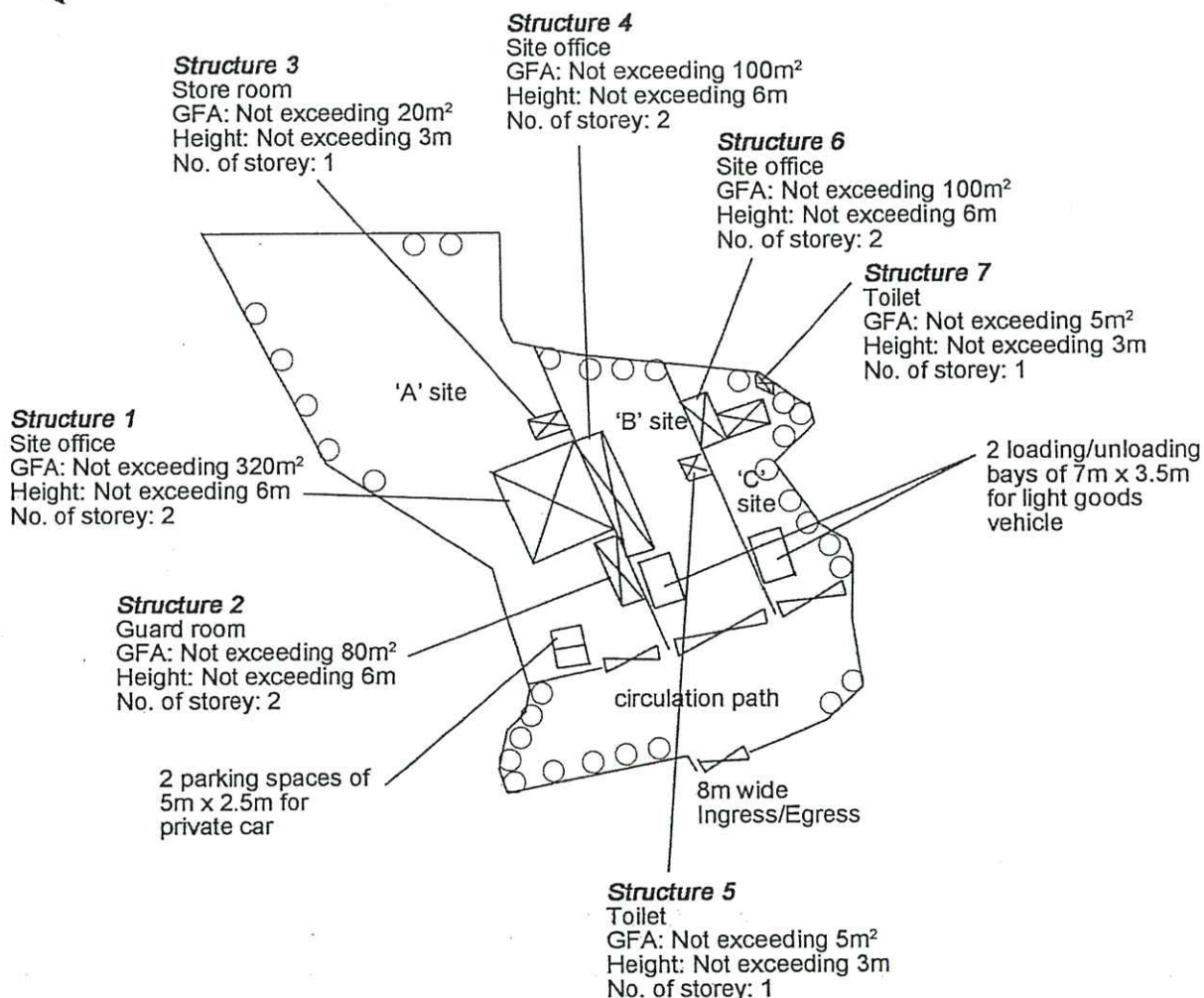
Figure 3

Scale 比例:

1:1000



Proposed Tree	Approximate Height	Spacing
○ Existing trees to be preserved	2.75m	4m



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

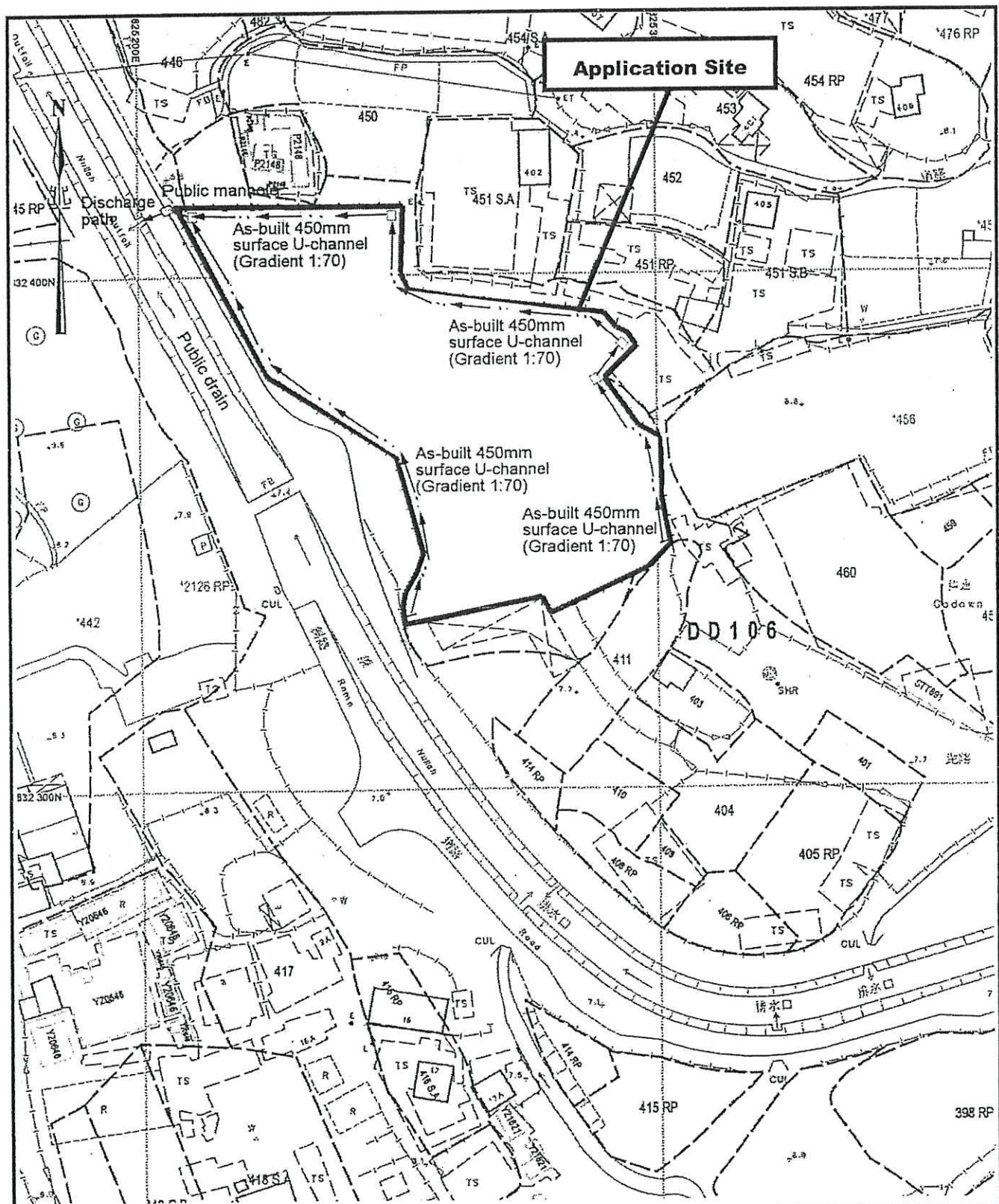
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan.

Drawing No. 圖號:

Figure 5

Remarks 備註:

+8.7 Level (in mPD)

□ Catchpit

⇐ Flow of surface runoff

Scale 比例:

1:1000

Total: 1 page

Date: 7 December 2020

TPB Ref.: A/YL-KTS/865

By Fax (2877 0245) & By Post

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Open Storage of Construction Machinery,
Construction Material, Vehicle and Vehicle Parts for a Period of 3
Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining
Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.**

This letter intends to supersede our letter dated 7.12.2020.

We write to confirm that only private car and light goods vehicle would be stored at the application site and it does not include container trailer/tractor. No vehicle exceeding 5.5 tonnes including medium goods vehicle, heavy goods vehicle and container trailer/tractor would access the application site.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Todd WAN) - By fax

Total: 14 pages

Date: 29 January 2021

TPB Ref.: A/YL-KTS/865

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Open Storage of Construction Machinery,
Construction Material, Vehicle and Vehicle Parts for a Period of 3
Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining
Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.**

We are glad to submit the response to the comments of the Transport Department in the attachment. As advised by the traffic consultant, we have updated the number of loading/unloading bays for light goods vehicle and number of parking space for private car to 3. Please see the amended pages accordingly.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Todd WAN) - By Email

**Proposed Temporary Use/Development in Rural Areas for a Period of 3 Years
at Lots 447 RP (Part) and 448 (Part) in D.D. 106 and Adjoining Government Land,
Kam Sheung Road, Kam Tin, Yuen Long (Application No.: A/YL-KTS/865)**

28 January 2021

Response to Comments

Comments	Responses
Comments from Transport Department via Planning Department	
(a) The applicant should justify the proposed parking and loading / unloading provisions considering the commute of staff / visitors and logistics. In addition, the applicant should clarify if the proposed parking and loading / unloading provisions would be shared amongst sites A, B and C;	A total of 3 nos. car parking spaces and 3 nos. of loading/unloading bay will be provided within the entire Site which satisfies the high-end requirements for rural based industrial use under HKPSG as shown in Table R1 for each individual sites. The proposed parking and loading/unloading provisions would be self-contained and would not share-used with adjacent sites. To facilitate the vehicles turning, a common manoeuvring area is provided. In view of the above, the layout plan is reviewed and updated as shown in Figure R1 .
(b) The applicant should assess the traffic impact to Kam Sheung Road and the local access with reference to the existing traffic conditions and the trip generation and attraction submitted;	Noted. The traffic generation and attracted induced by the proposed temporary development is estimated and presented in Table R2 . The result shows that the proposed temporary development will only induce a total of 6 pcu/hr (2-way) during the AM and PM peak hours, which is considered insignificant to Kam Sheung Road and the local access.
(c) The applicant should demonstrate the smooth manoeuvring of vehicles to / from Kam Sheung Road along the local access, the circulation area and within the site;	Noted. Swept path analysis for each site is conducted based on the updated layout plan and presented in Figures SP-01 to SP-05 .
(d) The applicant should provide the nearest public transport services for the site; and	Noted. Please refer to Figure R2 for the public transport services in the vicinity of the Site.
(e) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.	Noted.

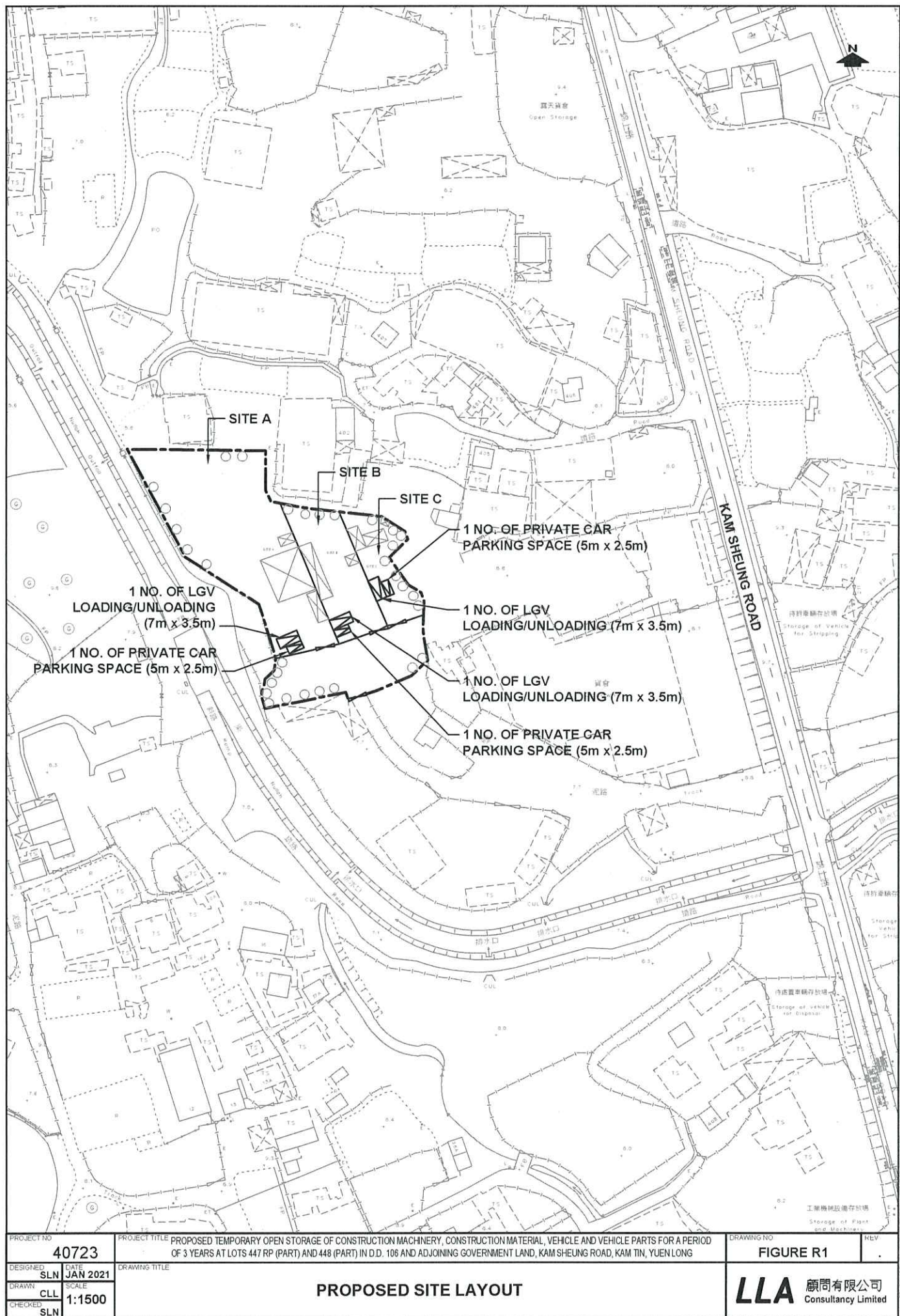
Table R1 Car Parking and Loading/Unloading Provisions

Total GFA – 630 m ² GFA	HKPSG Requirements (see Note1)	Required Nos. under HKPSG	Proposed Provision
Site A – 420 m² GFA			
Car parking Space	1 parking space per 900 m ² GFA	1	1
Loading /unloading Space	As per functional needs	N/A	1
Site B – 105 m² GFA			
Car parking Space	1 parking space per 900 m ² GFA	1	1
Loading /unloading Space	As per functional needs	N/A	1
Site C – 105 m² GFA			
Car parking Space	1 parking space per 900 m ² GFA	1	1
Loading /unloading Space	As per functional needs	N/A	1

Note: 1. The requirements for Rural based Industrial Use is adopted.
2. The size of loading/unloading space will be 3.5m x 7.0m for LGV and can meet the functional needs.

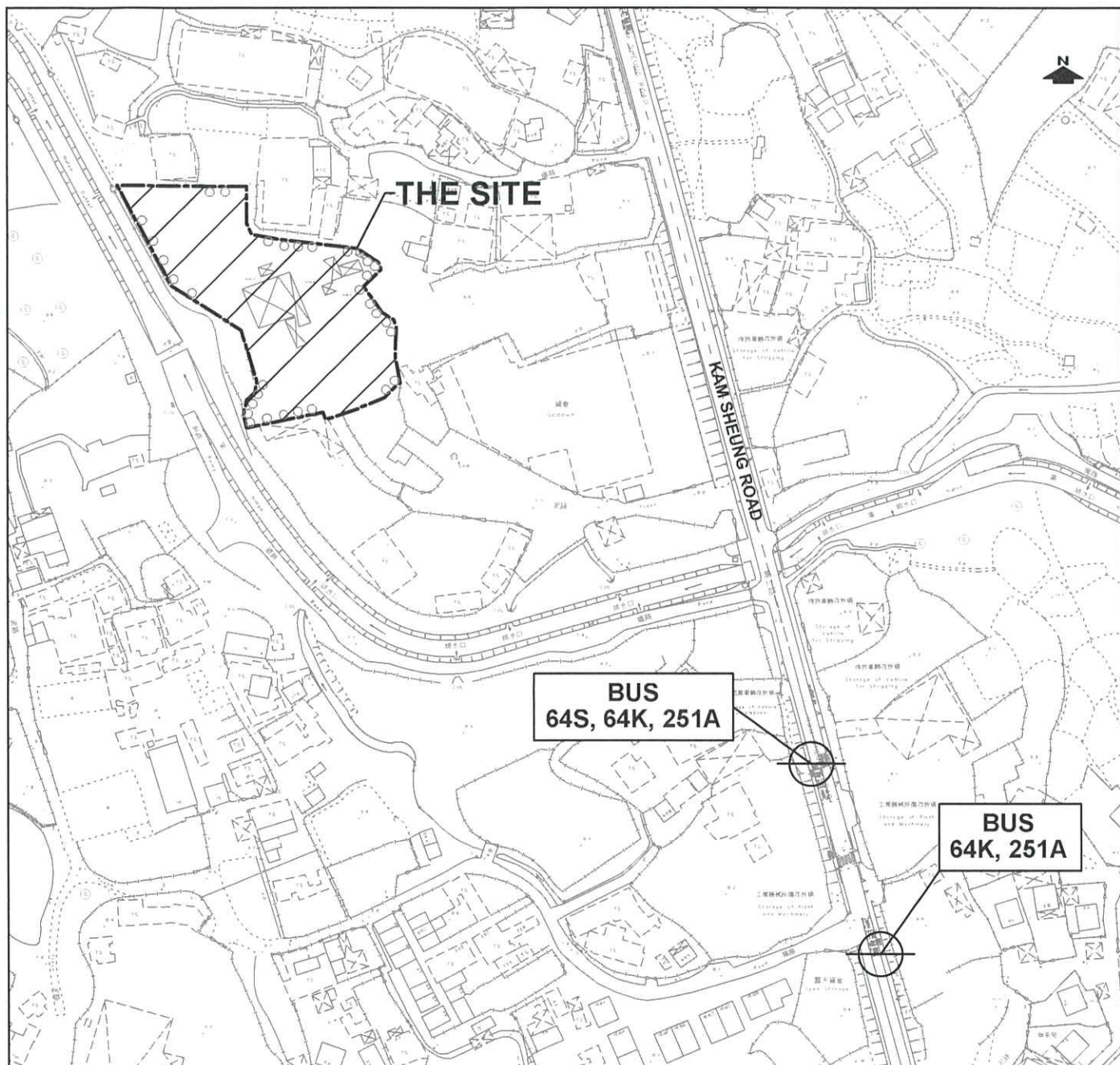
Table R2 Traffic Generations of the Proposed Temporary Development

Use – Rural based Industrial	Unit / Parameter	AM Peak			PM Peak		
		Gen.	Att.	Total	Gen.	Att.	Total
Adopted TPDM Mean Trip Rates for Industrial use	pcu/hr/100m ²	0.0926	0.1386	-	0.1350	0.1049	-
Estimated Traffic Generation and Attraction							
Site A – 420 m ² GFA	pcu/hr	1	1	2	1	1	2
Site B – 105 m ² GFA	pcu/hr	1	1	2	1	1	2
Site C – 105 m ² GFA	pcu/hr	1	1	2	1	1	2
Total	pcu/hr	3	3	6	3	3	6



PROJECT NO 40723	PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG	DRAWING NO FIGURE R1	REV .
DESIGNED SLN	DATE JAN 2021	<div> <div> LLA 顧問有限公司 Consultancy Limited </div> <div>FILE: G:\PROJECT\40723\DATA\DWG\FIGURE_R1.DWG PLOT SCALE: 1:1</div> </div>	
DRAWN CLL	SCALE 1:1500		
CHECKED SLN			

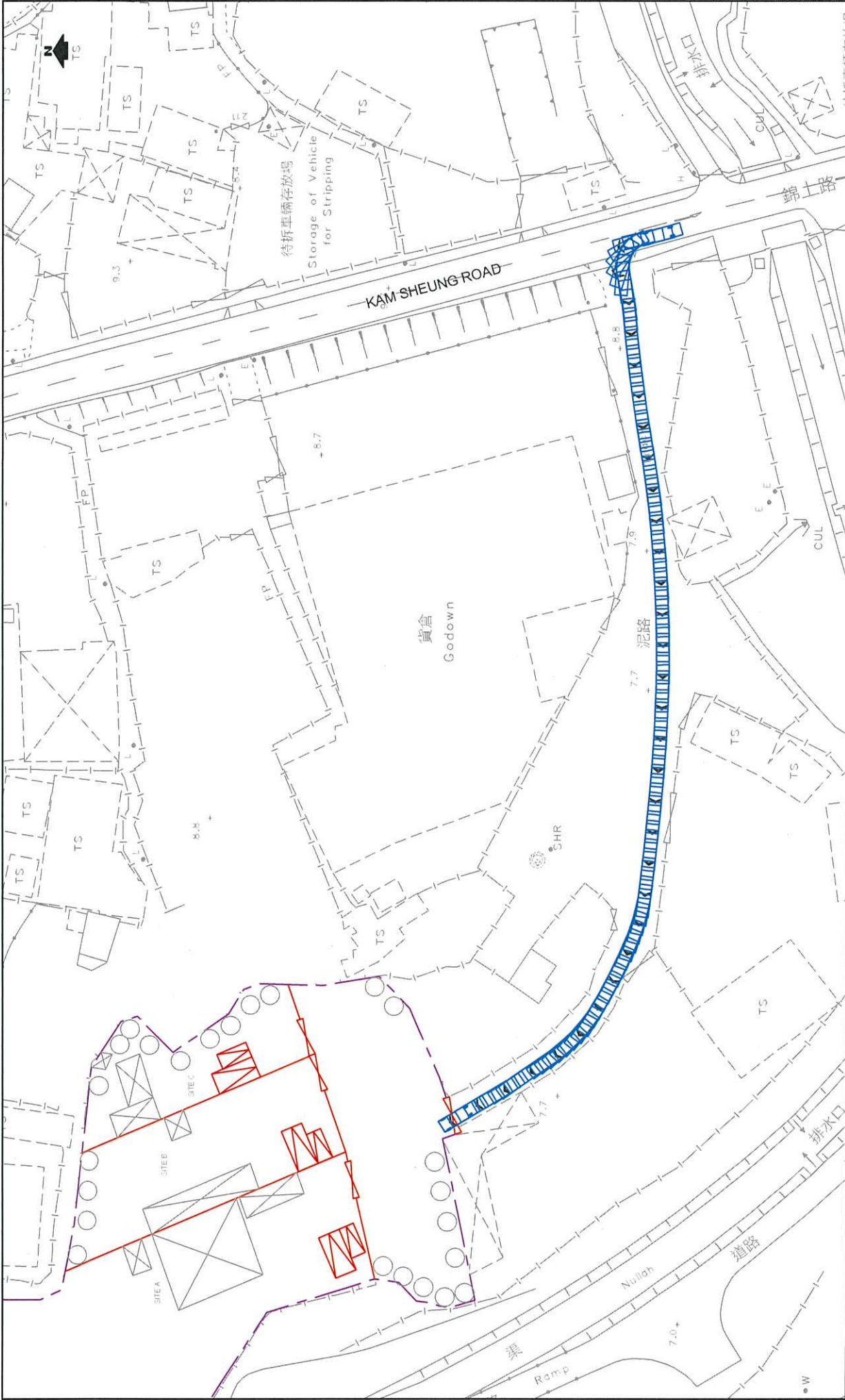
PROPOSED SITE LAYOUT



Existing Road-Based Public Transport Services

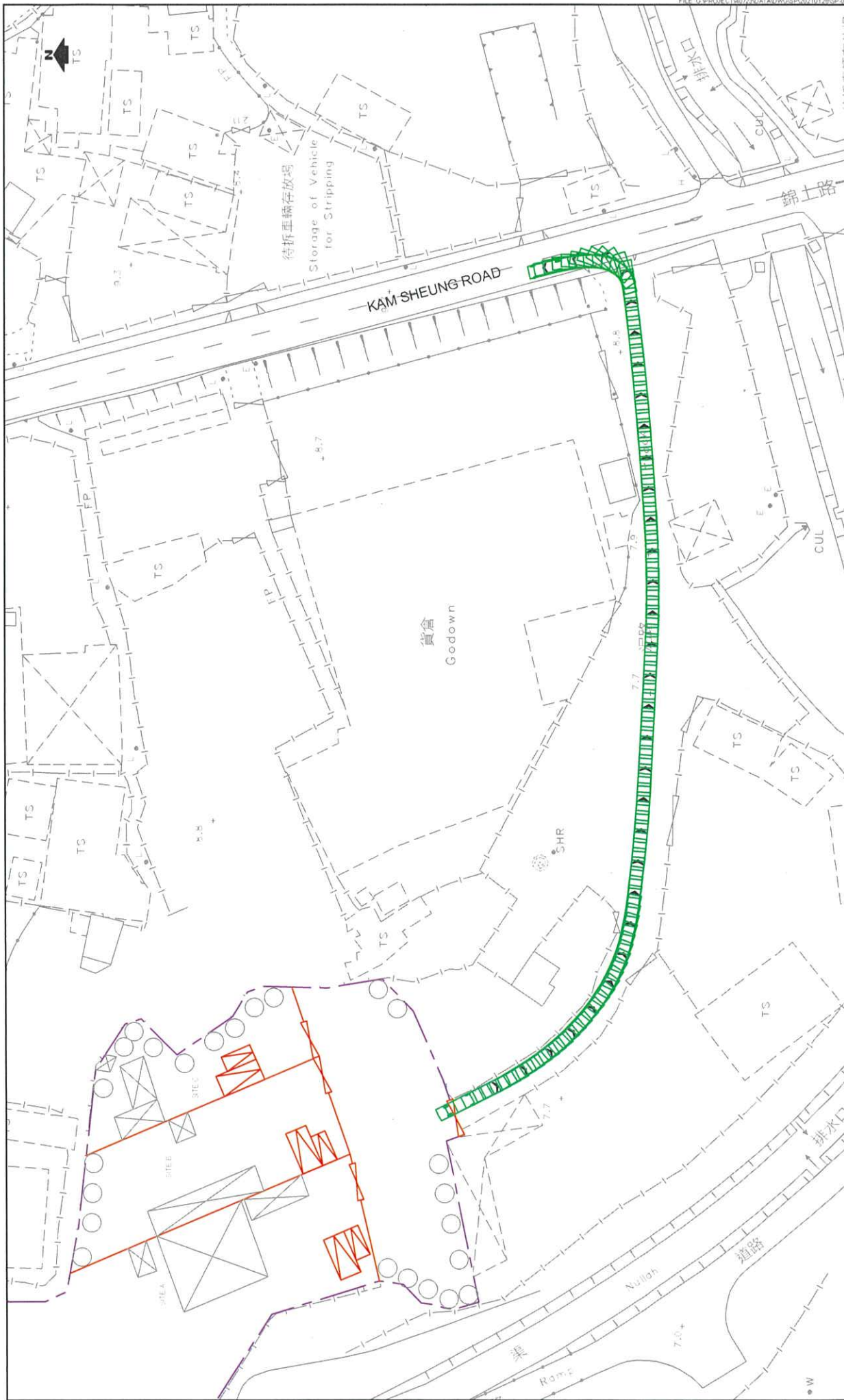
Route No.	Terminal Points	Frequency
Franchised Bus		
64K	Yuen Long (West) – Tai Po Market Station	6 – 15 mins
64S	Sheung Tsuen Playground – Kam Sheung Road Station	Special Services at 7:10, 7:25, 7:35 and 7:50
251A	Kam Sheung Road Station – Sheung Tsuen (Circular)	15 – 30 mins
Scheduled Minibus (GMB)		
71	Yuen Long (Yuen Long Tai Hang Street) – Shek Wu Tong (Ho Pui)	15 mins
72	Yuen Long (Yuen Long Tai Hang Street) – Lui Kung Tin	10 mins
78	Pat Heung Road (near Tai Lam Bus-Bus Interchange) – Lok Ma Chau (San Tin) Public Transport Interchange	15 – 25 mins
78A	Pat Heung Road (near Tai Lam Bus-Bus Interchange) – Kam Sheung Road Station	15 – 17 mins

PROJECT NO. 40723	PROJECT TITLE PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG	DRAWING NO. FIGURE R2	REV. .
DESIGNED SLN	DATE JAN 2021	DRAWING TITLE PUBLIC TRANSPORT SERVICES IN THE VICINITY	
DRAWN CLL	SCALE 1:2000	LLA 顧問有限公司 Consultancy Limited	
CHECKED SLN			



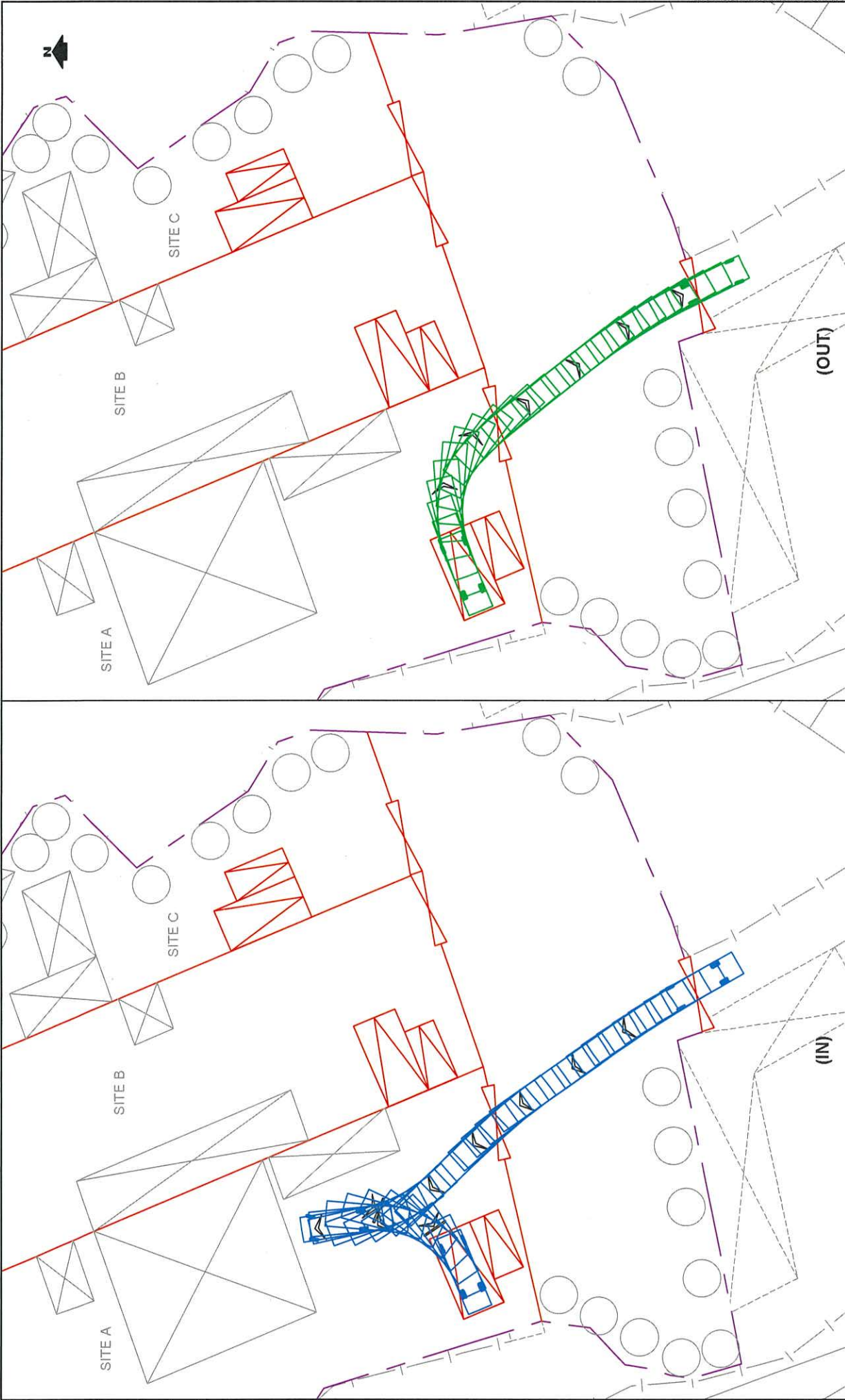
PROJECT NO		PROJECT TITLE		DRAWING NO		SP-01	REV	
40723		PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG						
DESIGNED		DATE						
SLN		JAN 2021						
DRAWN		SCALE						
CLL		1:800						
CHECKED		SLN						
SWEPT PATH ANALYSIS - LGV (TO/FROM KAM SHEUNG ROAD) (IN)							LLA 顧問有限公司 Consultancy Limited	

SWEPT PATH ANALYSIS - LGV (TO/FROM KAM SHEUNG ROAD) (IN)

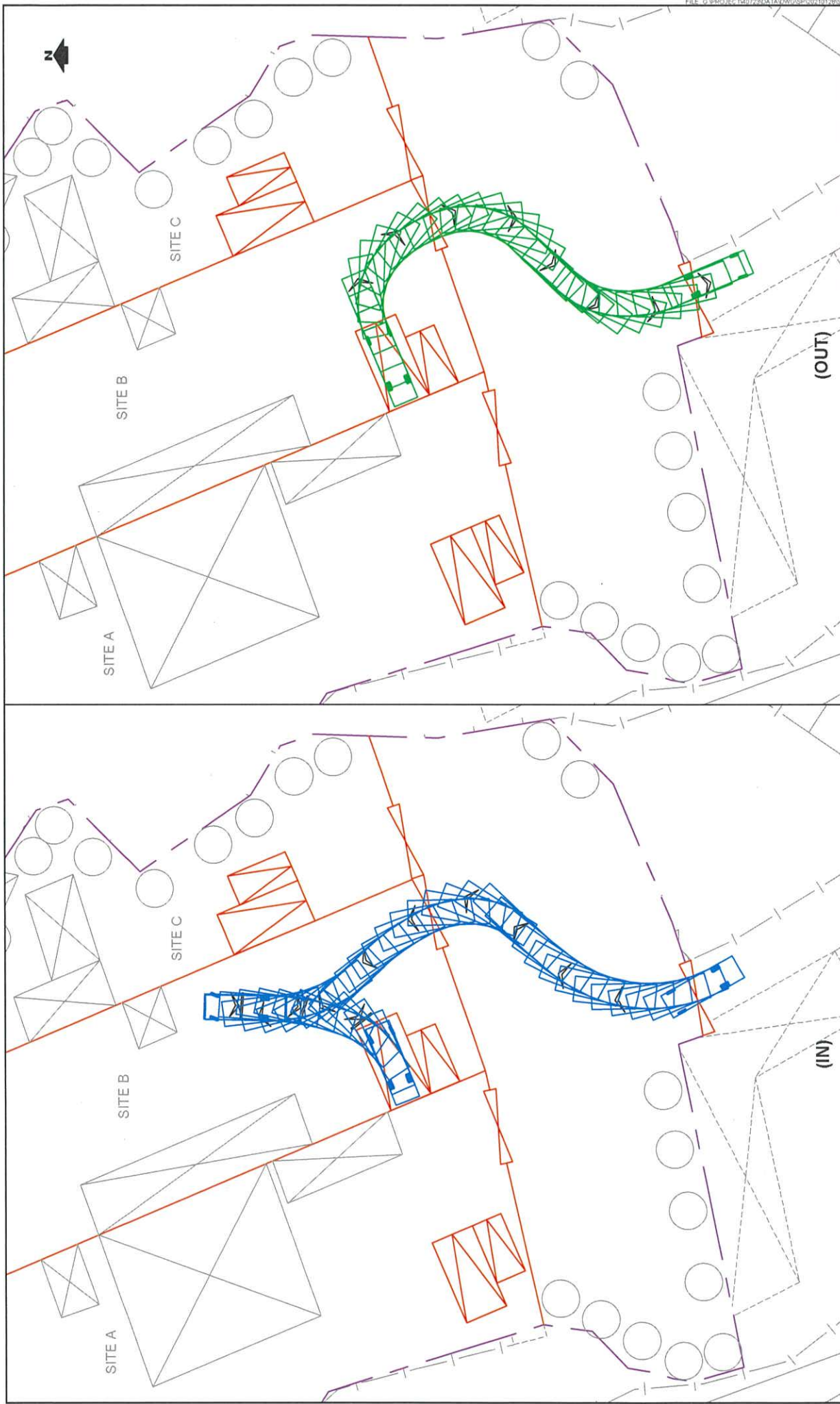


PROJECT NO		PROJECT TITLE		DRAWING TITLE	
40723		PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG		SWEPT PATH ANALYSIS - LGV (TO/FROM KAM SHEUNG ROAD) (OUT)	
DESIGNED	SLN	DATE	JAN 2021	DRAWING NO	SP-02
DRAWN	CLL	SCALE	1:800	REV	
CHECKED	SLN				

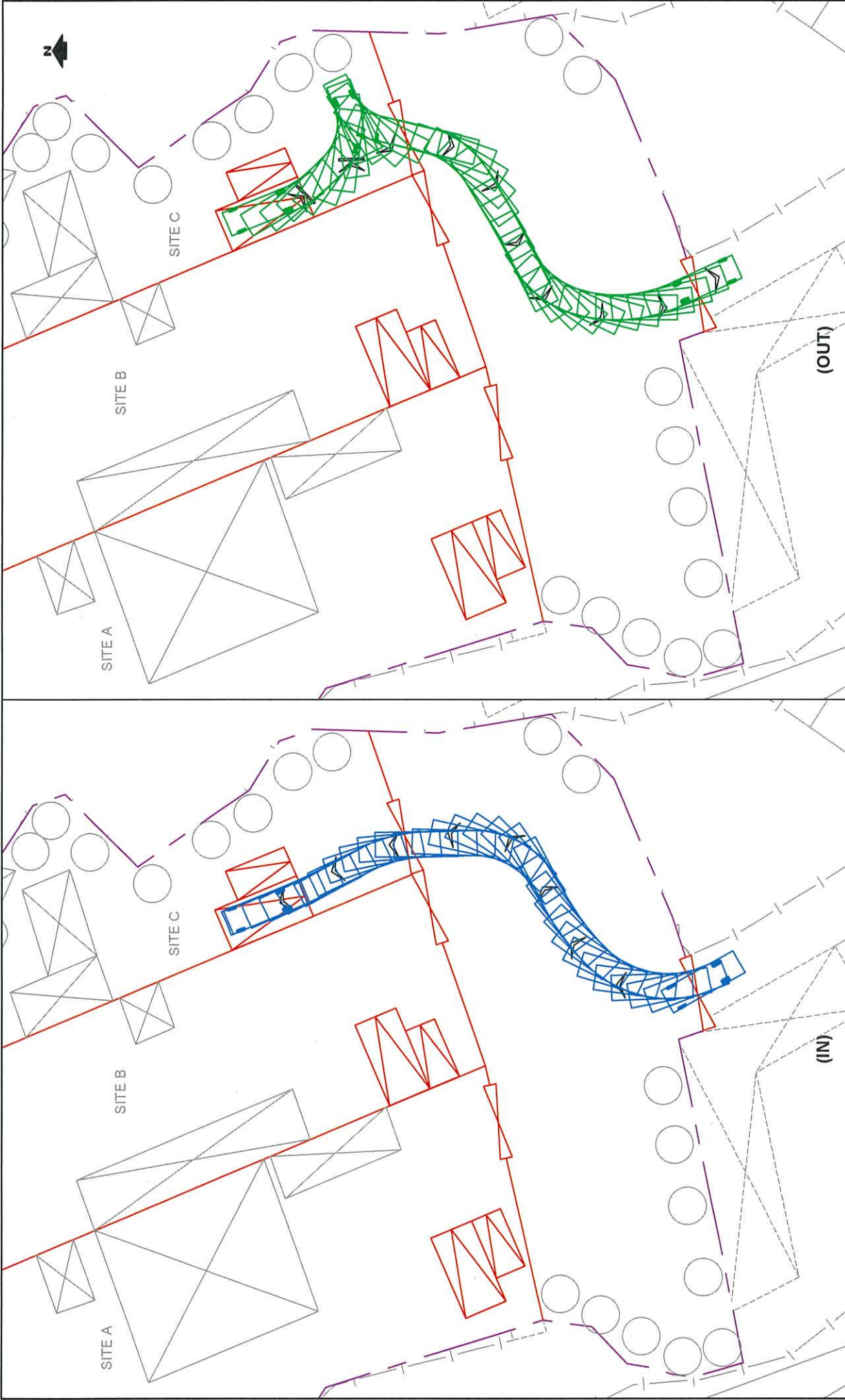
LLA 顧問有限公司
Consultancy Limited



PROJECT NO		40723		PROJECT TITLE		PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG		DRAWING NO	SP-03	REV	.
DESIGNED		SLN		DATE		JAN 2021		DRAWING TITLE			
DRAWN		CLL		SCALE		1:400					
CHECKED		SLN									
SWEPT PATH ANALYSIS - LGV (SITE A)											
LLA 顧問有限公司 Consultancy Limited											



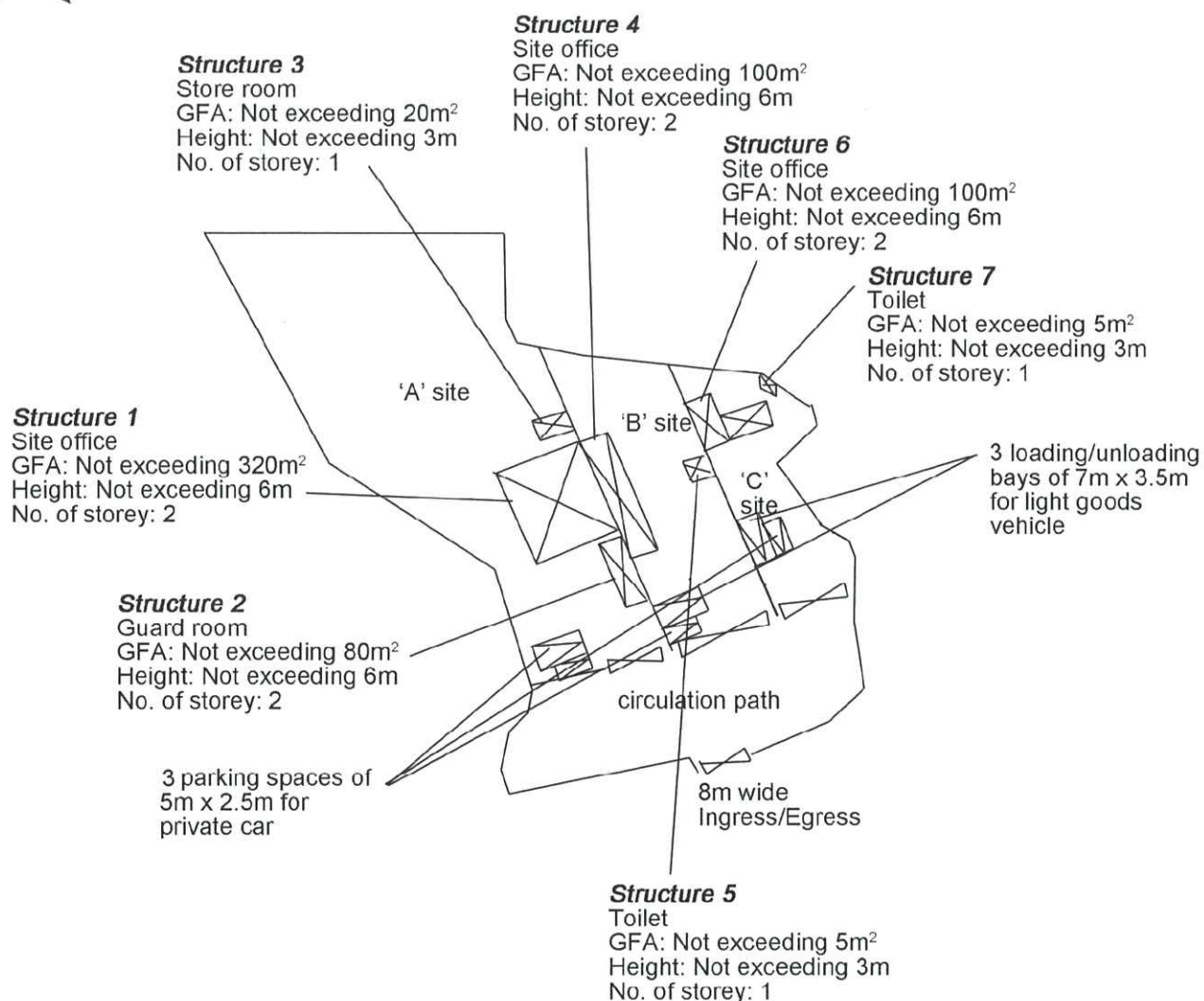
PROJECT NO		40723		PROJECT TITLE		DRAWING NO		REV	
DESIGNED		SLN		DATE		JAN 2021		SP-04	
DRAWN		CLL		SCALE		1:400		LLA 顧問有限公司 Consultancy Limited	
CHECKED		SLN							
SWEPT PATH ANALYSIS - LGV (SITE B)									
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG									
PROJECT NO: 40723 DRAWING NO: SP-04 DATE: 11/01/2021 PLOT SCALE: 1:1									



PROJECT NO		40723		PROJECT TITLE		PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MACHINERY, CONSTRUCTION MATERIAL, VEHICLE AND VEHICLE PARTS FOR A PERIOD OF 3 YEARS AT LOTS 447 RP (PART) AND 448 (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND, KAM SHEUNG ROAD, KAM TIN, YUEN LONG		DRAWING NO		SP-05		REV		.			
DESIGNED		SLN		DATE		JAN 2021		SWEPT PATH ANALYSIS - LGV (SITE C)							LLA 顧問有限公司 Consultancy Limited		
DRAWN		CLL		SCALE		1:400											
CHECKED		SLN															

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 Machinery, Construction Material, Vehicle and Vehicle Parts 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	3,856sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	330sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	630sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	630sq.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) Structure 1: Site office (Not exceeding 6m, 2 storeys), Structure 2: Guard room (Not exceeding 6m, 2 storeys), Structure 3: Store room (Not exceeding 3m, 1 storey), Structure 4: Site office (Not exceeding 6m, 2 storeys), Structure 5: Toilet (Not exceeding 3m, 1 storey), Structure 6: Site office (Not exceeding 6m, 2 storeys), Structure 7: Toilet (Not exceeding 3m, 1 storey)	
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 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	3 spaces of 7m x 3.5m
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	630 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3-6	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	7.88 % <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) NA		3 0 0 0 0 0
	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) NA		0 0 3 0 0



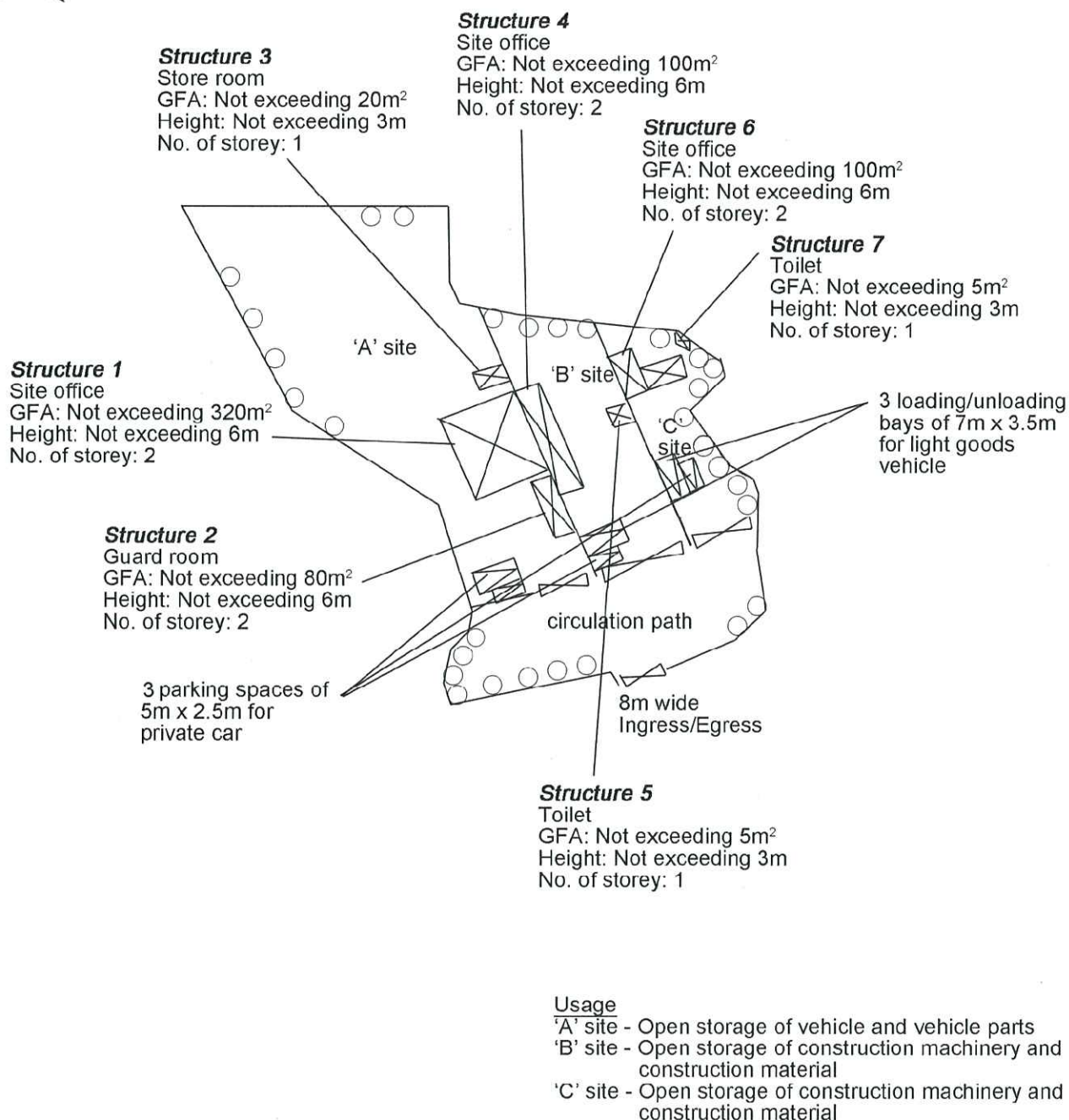
Usage

- 'A' site - Open storage of vehicle and vehicle parts
- 'B' site - Open storage of construction machinery and construction material
- 'C' site - Open storage of construction machinery and construction material

<p>Project 項目名稱:</p> <p>Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.</p>	<p>Drawing Title 圖目:</p> <p>Proposed Layout Plan</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>Scale 比例:</p> <p>1:1000</p>
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Proposed Tree	Approximate Height	Spacing
○ Existing trees to be preserved	2.75m	4m



Project 項目名稱:

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000

Total: 1 page
Date: 17 March 2021
TPB Ref.: A/YL-KTS/865

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts for a Period of 3 Years at Lots 447RP (Part) & 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, N.T.

This letter intends to supersede our letter dated 17.3.2021. Our response to the public comments are concluded in the following:

The proposed development has been approved eleven times since 1998 so that it is not a development on greens site and it would not generate additional traffic.

The applicant will strictly comply with the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites published by Environmental Protection Department. For example, materials stored in the open area which may leak out oil or chemical waste would be placed on the non-slip heavy duty membrane and properly covered with water proofing sheet to avoid any soil contaminations.

The applicant will accept Town Planning Board's recommendation to impose suitable planning conditions including the submission and implementation of landscape and tree preservation proposal if the Board see fits.

Should you have any enquiries, please feel free to contact the undersigned at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Todd WAN) - By Email

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

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: considered suitable for open storage and port-backup uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals. Sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals, and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications and included in the fresh applications relevant technical assessments/proposals (if required) to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. A maximum period of 2 years may be allowed upon renewal of planning permission for an applicant to identify suitable sites for relocation.

No further renewal of approval will be given unless under very exceptional circumstances and each application for renewal of approval will be assessed on its individual merit.

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

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

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/136*	Open storage of vehicles/spare parts and construction machinery	25.9.1998 approved for 2 years	(1), (2), (4), (5)
2	A/YL-KTS/204*	Temporary open storage of vehicles/ spare parts, construction machinery and bamboo	3.3.2000 approved for 3 years [revoked on 3.12.2000]	(1), (2), (3), (4), (5)
3	A/YL-KTS/220*	Temporary open storage of vehicle/ spare parts, construction machinery and bamboo and container trailer park for 3 years	28.7.2000	(1), (2), (3), (4), (5)
4	A/YL-KTS/298*	Temporary open storage of container trailers for sale, vehicle/ spare parts and construction materials for 3 years	15.8.2003 approved for 18 months	(1), (3), (4), (6), (7), (8), (9)
5	A/YL-KTS/333*	Temporary open storage of container trailers for sale, vehicles/ spare parts and construction materials for 18 months	28.1.2005 approved for 1 year	(3), (4), (8), (10), (11), (12)
6	A/YL-KTS/371*	Temporary open storage of container trailers for sale, vehicles/ spare parts and construction materials for a period of 2 years	16.6.2006	(1), (8), (11), (12), (13)
7	A/YL-KTS/427	Renewal of planning approval for temporary "open storage of container trailers for sale, vehicles/spare parts and construction materials" use under Application No. A /YL-KTS/371 for a period of 2 years	6.6.2008	(3), (4), (8), (10), (11), (12), (14)
8	A/YL-KTS/503	Temporary open storage of container trailers for sale, vehicles/spare parts and construction materials for a period of 2 years	24.9.2010 [revoked on 31.7.2012]	(1), (2), (3), (4), (8), (11), (12), (14)
9	A/YL-KTS/586	Temporary open storage of container trailers for sale, vehicles/spare parts and construction materials and workshop for a period of 3 years	21.12.2012 approved for 1 year [revoked on 21.7.2013]	(3), (4), (6), (10), (11), (12), (14)

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
10	A/YL-KTS/653	Temporary open storage of construction machinery, construction material, vehicle and vehicle parts for a period of 3 years	12.12.2014	(1), (2), (3), (4), (8), (10), (11), (14), (15)
11	A/YL-KTS/757	Renewal of planning approval for temporary open storage of construction machinery, construction material, vehicle and vehicle parts for a period of 3 years	24.11.2017	(1), (2), (3), (4), (8), (10), (11), (14), (15), (16)

**These applications were approved under the then "Undetermined" zone on the Kam Tin South OZP. The application sites were rezoned to "Other Specified Uses (Rural Use)" in the draft Kam Tin South OZP No. S/YL-KTS/10 gazetted on 22.9.2006.*

Approval Conditions

- (1) Submission and implementation of landscaping/tree preservation proposal.
- (2) Submission and implementation of drainage proposal / provision of drainage facilities/ submission of drainage record
- (3) Revocation of planning approval if condition is not complied with at any time/by specified date.
- (4) Reinstatement of the site after the expiry of the planning approval.
- (5) Fencing of the site.
- (6) Vehicular access arrangement.
- (7) Provision of environmental mitigation measures.
- (8) No dismantling/maintenance/repairing/washing/paint spraying/workshop activities
- (9) Painting of the boundary fencing.
- (10) Maintenance of landscape planting and/or drainage facilities.
- (11) Restriction on operation hours.
- (12) Maintenance of solid boundary wall / fencing.
- (13) Setting back of the development from the works limit of the "Yuen Long, Kam Tin, Ngau Tam Mei and Tin Shui Wai Drainage Improvement Stage 1, Phase 2B" project.
- (14) Submission and implementation of fire service installations proposal / provision of fire service installations
- (15) Provision of fire extinguisher
- (16) No vehicle is allowed to queue back to or reverse onto / from public road at any time

**Similar Applications within the Same “OU(RU)” Zone on
approved Kam Tin South Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
1.	A/YL-KTS/444	Proposed temporary open storage of vehicles and vehicle parts for a period of 3 years	24.10.2008 [revoked on 4.8.2009]	(1), (2), (4), (5), (6), (7), (8), (9), (10)
2.	A/YL-KTS/467	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for a period of 3 years	10.7.2009	(1), (2), (3), (4), (5), (6), (7), (8)
3.	A/YL-KTS/470	Temporary open storage of new coaches and new vehicles parts for a period of 3 years	7.8.2009 [revoked on 7.2.2010]	(1), (2), (4), (5), (6), (7), (8), (9)
4.	A/YL-KTS/479	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	4.12.2009 (for 1 year) [revoked on 4.10.2010]	(1), (2), (4), (5), (6), (7), (8), (9)
5.	A/YL-KTS/485	Proposed temporary open storage of freezer vehicles, air-conditioned compartments and spare parts of cooling machinery components for vehicles for sale, and installation and maintenance workshop for freezer vehicles	30.4.2010 (for 18 months) on review [revoked on 15.3.2011]	(1), (2), (4), (5), (6), (7), (8)
6.	A/YL-KTS/493	Renewal of planning approval for temporary open storage of forklifts for a period of 3 years	11.6.2010 (for 1 year) [revoked on 22.4.2011]	(1), (2), (3), (4), (5), (6), (7), (8)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
7.	A/YL-KTS/496	Renewal of planning approval for temporary “open storage of vehicles, metal, plastic pipes, machinery, vehicle parts and construction materials” use for a period of 3 years	25.6.2010	(1), (2), (3), (4), (5), (6), (7), (8)
8.	A/YL-KTS/501	Proposed temporary open storage of construction machinery, private cars and vehicle parts for a period of 3 years	10.9.2010 [revoked on 10.12.2010]	(1), (2), (3), (4), (5), (6), (7), (8)
9.	A/YL-KTS/527	Temporary open storage of forklifts for a period of 3 years	4.3.2011	(2), (4), (5), (6), (7), (8), (13)
10.	A/YL-KTS/531	Temporary open storage of vehicles and vehicle parts for a period of 3 years	15.4.2011 [revoked on 15.2.2012]	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (13), (14), (15)
11.	A/YL-KTS/541	Temporary open storage of forklifts for a period of 3 years	5.8.2011 [revoked on 5.1.2013]	(1), (2), (3), (4), (5), (6), (7), (8), (12)
12.	A/YL-KTS/558	Temporary open storage of freezer vehicles, air-conditioned compartments and spare parts of cooling machinery components for vehicles for sale, and installation and maintenance workshop for freezer vehicles for a period of 3 years	18.5.2012 (for 18 months) [revoked on 18.11.2012]	(1), (2), (4), (5), (6), (7), (8), (11)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
13.	A/YL-KTS/567	Renewal of Planning Approval for Temporary "Open Storage of Electricity Generators and Compressors with Maintenance Work" for a Period of 3 Years	6.7.2012 (for 1 year)	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (12), (13), (15)
14.	A/YL-KTS/569	Temporary open storage of new coaches and new vehicle parts with ancillary workshop for a period of 3 years	16.11.2012 (on review) (for 1 year) [revoked on 16.2.2013]	(1), (2), (4), (5), (6), (7), (8), (9), (11), (12), (15)
15.	A/YL-KTS/575	Temporary Open Storage of Vehicles for a Period of 3 Years	25.1.2013	(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (12), (13), (15)
16.	A/YL-KTS/602	Renewal of Planning Approval for Temporary "Open Storage of Electricity Generators and Compressors with Maintenance Work" for a Period of 3 Years	5.7.2013	(1), (2), (3), (4), (5), (6), (7), (8), (10), (11), (13), (15),
17.	A/YL-KTS/603	Renewal of Planning Approval for Temporary "Open Storage of Vehicles, Metal , Plastic Pipes, Machinery, Vehicle Parts and Construct ion Materials" for a Period of 3 Years	5.7.2013	(1), (2), (3), (4), (5), (6), (8), (15)
18.	A/YL-KTS/630	Temporary Open Storage of Forklifts for a Period of 3 Years	26.9.2014 [revoked on 26.12.2014]	(1), (2), (3), (4), (5), (6), (8), (11), (12), (15)
19.	A/YL-KTS/635	Temporary Open Storage of Forklifts for a Period of 3 Years	4.4.2014	(1), (2), (4), (5), (6), (7), (8), (11), (12), (19)

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
20.	A/YL-KTS/641	Renewal of planning approval for temporary open storage of electricity generators and compressors with maintenance work for 3 years	27.6.2014 (for 1 year)	(1), (2), (3), (4), (5), (6), (7), (8), (11), (12), (13), (15)
21.	A/YL-KTS/669	Temporary open storage of electricity generators and compressors with maintenance work for 3 years	3.7.2015 (for 1 year)	(1), (2), (3), (4), (5), (6), (7), (8), (11), (12), (15), (17)
22.	A/YL-KTS/706	Renewal of Planning Approval for Temporary "Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials" for a Period of 3 Years	24.6.2016	(1), (2), (3), (4), (5), (6), (8), (15)
23.	A/YL-KTS/708	Renewal of Planning Approval for Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 1 Year	24.6.2016	(1), (2), (3), (4), (5), (6), (7), (8), (11), (15)
24.	A/YL-KTS/719	Proposed Temporary Open Storage of Construction Machinery, Private Cars and Vehicle Parts for a Period of 3 Years	3.2.2017	(1), (2), (3), (4), (5), (6), (7), (8), (12), (15)
25.	A/YL-KTS/731	Renewal of Planning Approval for Temporary "Open Storage of Forklifts" for a Period of 3 Years	17.3.2017	(2), (4), (5), (6), (7), (12), (13), (20),

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
26.	A/YL-KTS/740	Renewal of Planning Approval for Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 1 Year	23.6.2017	(1), (2), (3), (4), (5), (6), (7), (8), (11), (15)
27.	A/YL-KTS/751	Temporary open storage of freezer vehicles, air-conditioned compartments and spare parts of cooling machinery components for vehicles for sale, and installation and maintenance workshop for freezer vehicles for a period of 3 years	2.3.2018 [revoked on 2.9.2019]	(1), (2), (4), (5), (8), (10), (12), (15)
28.	A/YL-KTS/787	Renewal of Planning Approval for Temporary Open Storage of Electricity Generators and Compressors with Maintenance Work for a Period of 1 Year	15.6.2018	(1), (2), (3), (4), (5), (6), (7), (8), (11), (15)
29.	A/YL-KTS/822	Renewal of Planning Approval for Temporary "Open Storage of Vehicles, Metal, Plastic Pipes, Machinery, Vehicle Parts and Construction Materials" for a Period of 3 Years	21.6.2019	(1),(2),(3),(4), (5),(6),(7),(8), (15)
30.	A/YL-KTS/823	Temporary Open Storage of Electricity Generators and Compressors for a Period of 3 Years	5.7.2019	(1),(2),(4),(5), (6),(7),(8),(10), (13), (15)
31.	A/YL-KTS/843	Renewal of Planning Approval for Temporary "Open Storage of Forklifts" for a Period of 3 Years	26.5.2020	(2), (4), (5), (6), (7), (12), (13), (20),

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC/TPB</u>	<u>Approval Conditions</u>
32.	A/YL-KTS/872	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts with Ancillary Office for a Period of 3 Years	5.2.2021	(1), (2), (5), (6), (8), (9), (11), (15)

Approval Conditions

- (1) No dismantling/maintenance/car washing/cleansing/assembling/repairing/paint spraying/or other workshop activities to be carried out on site.
- (2) Restriction on operation hours/time.
- (3) Provision/maintenance of boundary fence/ peripheral fence wall.
- (4) Submission and implementation of landscape/tree preservation proposal or provision/maintenance/replacement of existing trees/ landscape planting or submission of six-monthly tree monitoring report.
- (5) Submission and implementation of drainage proposal /maintenance of existing drainage facilities / implemented drainage facilities
- (6) Revocation of planning approval if condition is not complied with at any time/by specified date.
- (7) Reinstatement of the site after the expiry of the planning approval.
- (8) Submission and implementation of emergency vehicular access/water supply for fire fighting/fire service installations proposal
- (9) No medium or heavy vehicles or container trailers/tractors are allowed for the operation of the site.
- (10) Restriction on stacking height of the materials stored within the site.
- (11) Provision of fire extinguisher
- (12) Submission of the record of the existing drainage facilities
- (13) Submission of a run-in proposal at Kam Sheung Road and provision/maintenance of access/ run-in between the site and the public road
- (14) Implementation of the replacement tree planting
- (15) No vehicular reversing in or out from the site/ No vehicle is allowed to queue back to or reverse onto/from of public road/ submission/implementation of proposal on buffer zone at site entrance to avoid queuing on road

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-KTS/525	Temporary open storage of new coaches and new vehicles parts with ancillary workshop for a period of 3 years	2.9.2011	(1), (2)
2	A/YL-KTS/572	Proposed temporary open storage of construction materials, construction machinery and vehicle parts for a period of 3 years	10.8.2012	(1), (2), (3)
3	A/YL-KTS/589	Temporary open storage of machinery and containers for storing vehicle parts and mechanical parts for a period of 3 years	11.1.2013	(1), (2), (3)
4	A/YL-KTS/616	Temporary open storage of new coaches and new vehicle parts with ancillary workshop for a period of 1 year	5.9.2014 (on review)	(2), (3), (5)
5	A/YL-KTS/664	Proposed temporary open storage of private cars (including new right-hand drive and second hand cars) for sale for a period of 3 years	22.5.2015	(1), (2), (3)

Rejection Reasons

- (1) The planning intention of the "Other Specified Uses" annotated "Rural Use" ("OU(RU)") zone was for the preservation of the character of the rural area. Non-conforming and undesirable industrial-related uses such as the open storage use at the application site within the zone should be gradually phased out to help achieve the implementation of the planning intention to upgrade the environmental quality of the area. The surrounding land uses in the vicinity were predominated by residential structures/dwellings/ development, agricultural land and vacant/unused land. Besides, there had been material change in the planning circumstances upon approval of a proposed residential development to the immediate northeast of the site which would act as a catalyst to realise the planning intention. The continuation of the temporary open storage use at the site would jeopardize the compatible permanent uses hence the planning intention of the "OU(RU)" zone and contradict with existing and future residential land uses in the vicinity
- (2) The application did not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" in that the development was

not compatible with the surrounding land uses; no previous approval was granted; there were adverse departmental comments against the applied use; and/or the development would generate adverse environmental, drainage, landscape and traffic impacts

- (3) The approval of the application would set an undesirable precedent for similar uses to proliferate in the "OU(RU)" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area
- (4) The continuation of the temporary open storage use at the Site would jeopardize the compatible permanent uses hence the planning intention of the "OU(RU)" zone and contradict with existing and future residential land uses in the vicinity
- (5) The continuation of the temporary open storage use at the site would not be compatible with permanent uses and hence jeopardise the materialisation of the planning intention of the "OU(RU)" zone
- (6) The application did not comply with TPB PG-No. 13E in that the applicant failed to demonstrate the genuine efforts in complying with the approval conditions of the previous applications, and that there were adverse departmental comments and public objections against the application

Good Practice Guidelines for Open Storage Sites

Good Practice Guidelines for Open Storage Sites

		Internal access for fire appliances	Lot boundaries (clear width)	Distance between storage cluster and temporary structure	Cluster size	Storage height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of non-combustibles or limited combustibles	4.5m	2m	4.5m		
3.	Open Storage of combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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

參考編號

Reference Number:

201103-142749-75010

提交限期

Deadline for submission:

20/11/2020

提交日期及時間

Date and time of submission:

03/11/2020 14:27:49

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/865

「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，設倉庫附設停車場將會增加附近車輛出入流量，影響村民出入安全及生活質數。

5-1

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

參考編號

Reference Number:

201119-155947-81742

提交限期

Deadline for submission:

20/11/2020

提交日期及時間

Date and time of submission:

19/11/2020 15:59:47

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTS/865

「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，設倉庫及工場將會增加附近車輛出入流量，影響村民出入安全及生活質數。

致：城委會主席

由：龍緯汶

關於：A/YL-KTS/865

日期：2020年11月10日

敬啟者：

〈於元朗錦田錦上路丈量約份第106約地段第447號餘段(部分)及第448號(部分)和毗連政府土地——目前時露天存放建築機械、建築材料、汽車及汽車零件(為期3年)〉

本人對在上述地段，露天存放上述東西，抱有疑慮。
本人建議貴會向申請人索取下列進一步資料：

1. 露天的情況，時有日曬雨淋，建築機械的機油，或汽車蓄電池產生的液體，如滲入泥土中，會造成嚴重的土地污染。

如果重金屬滲入泥土中，其負面影響會以百年計，非常嚴重。本人認為申請人需遞交補充資料，陳述如何防止上述污染情況發生。

此函奉達，佇候承覆！如需進一步資料，請與本人聯絡：

龍緯汶


(龍緯汶)

tpbpd@pland.gov.hk

寄件者: [REDACTED]
 寄件日期: 2020年11月18日星期三 3:08
 收件者: tpbpd
 主旨: A/YL-KTS/865 33 106 Kam Sheung Road Rural

A/YL-KTS/865

Lots 447 RP (Part) and 448 (Part) in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin

Site area : About 4,186sq.m Includes Government Land of about 191sq.m

Zoning : "Other Specified Uses" annotated "Rural Use"

Applied use : Open Storage of Construction Machinery, Construction Material / 4 Vehicle Parking

Dear TPB Members,

Application 860 was withdrawn. Objections remain relevant.

Minutes 24 24 Nov 2017: A/YL-KTS/757 The Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had some reservation on the application as the applicant failed to maintain the existing landscape implemented in the last approved application (No. A/YL-KTS/653) and **the landscape was in poor condition.**

Members have a duty to ask questions re current operating conditions.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Monday, October 12, 2020 3:21:11 AM
Subject: A/YL-KTS/860 33 106 Kam Sheung Road

A/YL-KTS/860

Lots 447 RP (Part), 448 (Part) and 451 RP in D.D. 106, Kam Sheung Road, Kam Tin

Site area ; About 852sq.m

Zoning : "Other Specified Uses" annotated "Rural Use"

Applied use : Open Storage of Construction Machinery, Construction Material / 4 Vehicle Parking

Dear TPB Members,

At last roll over :

The Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) had some reservation on the application as the applicant failed to maintain the existing landscape implemented in the last approved application (No. A/YL-KTS/653) and **the landscape was in poor condition.** Has there been any improvement?

There are many developments plans afoot for this area and thousands of additional residents will move there in coming years. Poor management and environmental degradation should not be tolerated.

Members should question what is the time line for the amalgamation of operations like this in appropriately designed industrial parks.

Mary Mulvihill

Advisory clauses

- (a) note DLO/YL's comments 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 the prior approval of the Government. No permission is given for occupation of GL (about 191m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is not allowed. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or obtain a formal approval prior to the actual occupation of 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 LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and Kam Sheung Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) 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 the DEP to minimize any potential environmental nuisance;
- (e) note CTP/UD&L of PlanD's comments that the applicant is reminded that approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation / removal scheme under the lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. The applicant is advised to reinstate / make good of broken planters to facilitate healthy growth of the trees. It is observed that objects and garbage are stacked around the trees and in the planting areas. The root zone of trees should be free from miscellaneous objects. A minimum 1m clearance should be maintained between any object / garbage from the tree trunk for healthy growth of trees;
- (f) note D of FS' comments that in consideration of the design / nature of the proposal, FSIs are anticipated to be required. Therefore the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions

and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage in **Appendix V** of the RNTPC paper should be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant should submit a valid fire certificate (FS251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and

- (g) note CBS/NTW, BD's comments that if the existing structures (not being New Territories Exempted Houses) are erected on leased land without approval of the BA, they are unauthorized building works (UBW) under the BO and should not be designated for any use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person 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 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.