

This document is received on 2 MAR 2021
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/ML-KTS/883
	Date Received 收到日期	2 MAR 2021

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

TANG LUEN KWONG 鄧聯光

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)

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 703, 704 S.B. RP and 705 S.B. RP
in DD106, KAM TIN, YUEN LONG, N.T.
新界元朗錦田丈量約份第106約地段第703號
704 S.B. RP 及 705 S.B. RP(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 1463.95 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 158.99 sq.m 平方米 ☒ About 約(c) Area of Government land included (if any)
所包括的政府土地面積 (倘有)NIL sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	"RESIDENTIAL (Group D)" 「住宅(丁類)」
(f) Current use(s) 現時用途	TEMPORARY OPEN STORAGE OF VEHICLE AND VEHICLE PARTS WITH ANCILLARY OFFICE 臨時露天存放汽車及汽車零件連附屬辦事處 (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)
	NOT APPLICABLE 不適用	

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (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
1/2/2021 (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/2/2021 (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(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 type="checkbox"/> year(s) 年 <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位
Heavy Goods Vehicle Spaces 重型貨車車位
Others (Please Specify) 其他 (請列明)

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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTS / 776</u>
(b) Date of approval 獲批給許可的日期	<u>16-3-2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>22-5-2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<p>TEMPORARY OPEN STORAGE OF VEHICLES AND VEHICLE PARTS WITH ANCILLARY OFFICE</p> <p>臨時露天存放汽車及汽車零件連附屬平房公室</p>
(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 checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

PLEASE REFER TO APPENDIX II


8. Declaration 聲明

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

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

Signature
簽署

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


TANG LUEN KWONG 鄧聯光

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

Others 其他

on behalf of
代表

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

Date 日期

2/2/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - 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 703, 704 S.B. RP AND 705 S.B. RP IN DD106, KAM TIN, YUEW LONG, N.T. 新界元朗錦田丈量約份第106約地段第703號, 704 S.B. RP及705 S.B. RP
Site area 地盤面積	1463.95 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 SOUTH OUTLINE ZONING PLAN NO. S/YL-KTS/15 新界錦田南分區計劃大綱核准圖編號S/YL-KTS/15
Zoning 地帶	RESIDENTIAL (Group D)
Type of Application 申請類別	<input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY OPEN STORAGE OF VEHICLES AND VEHICLE PARTS WITH ANCILLARY OFFICE 臨時露天存放汽車及汽車零件連附屬辦公室

(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	158.99	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(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	2.62m to 5.4m	m 米 <input type="checkbox"/> (Not more than 不多於)
		FOUR NOS. SINGLE STOREY ONE NO 2-STORYS	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積			% <input type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	2
	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)	2

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

Plans and Drawings 圖則及繪圖

	Chinese 中文	English 英文
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LOCATION PLAN, DRAINAGE PLAN		

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 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。

貨櫃體積及用途

項目	位置	長(米)	闊(米)	面積(平方米)	高(米)	層數	用途
1	貨櫃 1	3.75	2.45	9.187	2.62	1	儲存
2	貨櫃 2	12.2	2.35	57.34	5.4	2	儲存
3	貨櫃 3	6	4.88	29.28	3.1	1	辦公室
4	貨櫃 4	12.192	2.4384	29.73	2.8956	1	儲存
5	貨櫃 5	13.716	2.4384	33.45	2.8956	1	儲存

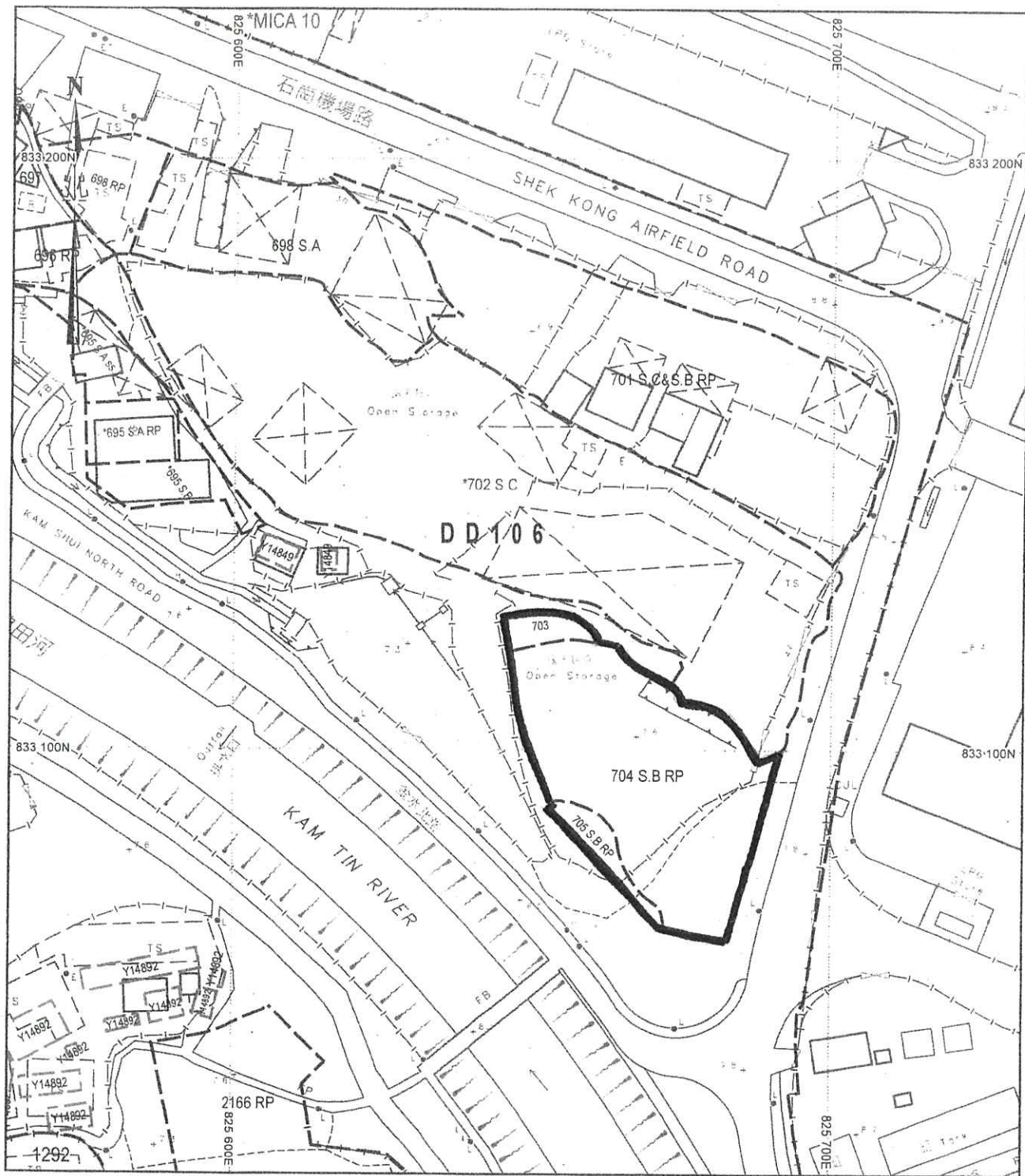
總面積	158.987
-----	---------

Appendix II

Justification

(i)	Over the past 3 years, the operation has not caused any nuisance to the nearby residents/occupants.
(ii)	The number, size, area and dimensions of the approved structures inside the development have not been changed and the site was still used as open storage of vehicles and vehicle parts with ancillary office
(iii)	As of today, the requirements set out by relevant government departments have been maintained.
(iv)	The development is not in conflict with the local planning intention of “R(D)” zone as it is temporary use in nature and the “R(D)” zone can still be implemented should it be desired by any interested parties.
(v)	The development will take full advantage of the location and physical state of the site does itself should planning permission be granted. It provides a short term solution for the much demanding open storage space. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent and land use of the site.
(vi)	The use is in line with the Town Planning Board Guidelines No. 13E for "Application for Open Storage and Port Back-up Uses". The site falls within category 3 areas where favorable consideration from the Town Planning Board (the board) will be given if the application on-site is subject to previous planning approvals. In this regard, the current application is the same as the previously approved applications in terms of applied issues. The re-granting of planning permission will not cause problem on land use compatibility.
(vii)	The use is compatible with the surrounding land uses including open storage of the construction materials and vehicle parts. Moreover, landscaping provisions, drainage facilities, site paving and fencing have been implemented on the site to the satisfaction of the relevant Government departments.
(viii)	The use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not create undesirable precedent. Also, the applicant would endeavor to minimize any disturbance to the surrounding.
(ix)	We would not allow operation on Sundays and Public holidays. Besides, no operation is allowed on the site between 6:00 p.m. and 9:00 a.m.

Location Plan



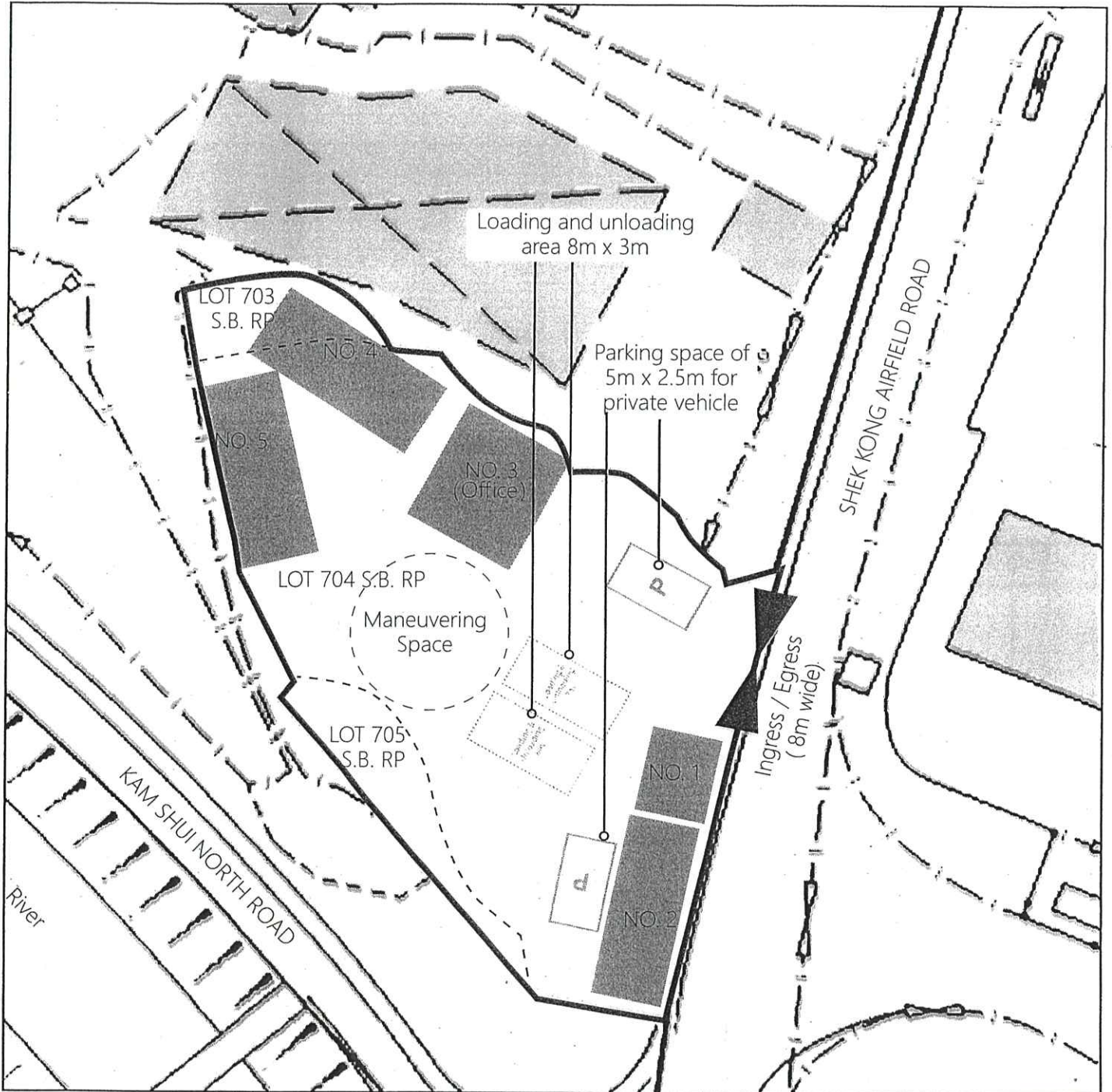
比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

Legend:

Site boundary

Layout Plan



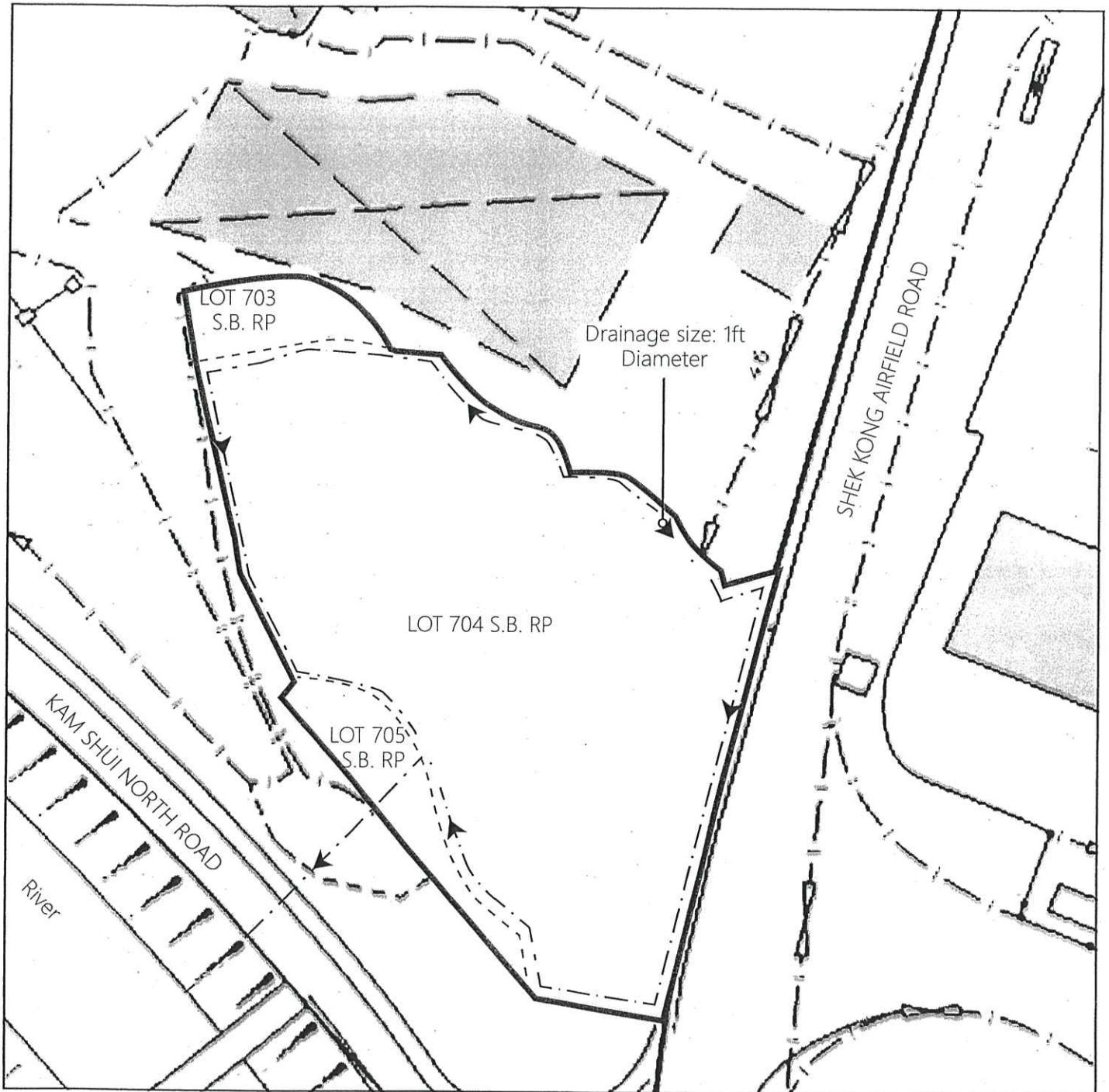
D.D. 106
Lots 703, 704 S.B RP and 705 S.B RP

Legend:

— Site Boundary

- - - Lot division

Drainage Plan



D.D. 106
Lots 703, 704 S.B RP and 705 S.B RP

Legend:

- Site Boundary
- - - Lot division
- > Direction of flow

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



[SI] A/YL-KTS/883

08/03/2021 08:51

From: Otto Ching Ho LUNG/PLAND/HKSARG
To: tpbpd@pland.gov.hk
Cc: Ivy Ching Yan CHEUNG/PLAND/HKSARG, Yen PY LEUNG/PLAND/HKSARG,
phctsui@pland.hksarg
File Ref:

Follow Up: Normal Priority.

Dear TPB Colleagues,

Please find forwarded to you below the supplementary information from the applicant dated 8.3.2021 for your further action. Many thanks.

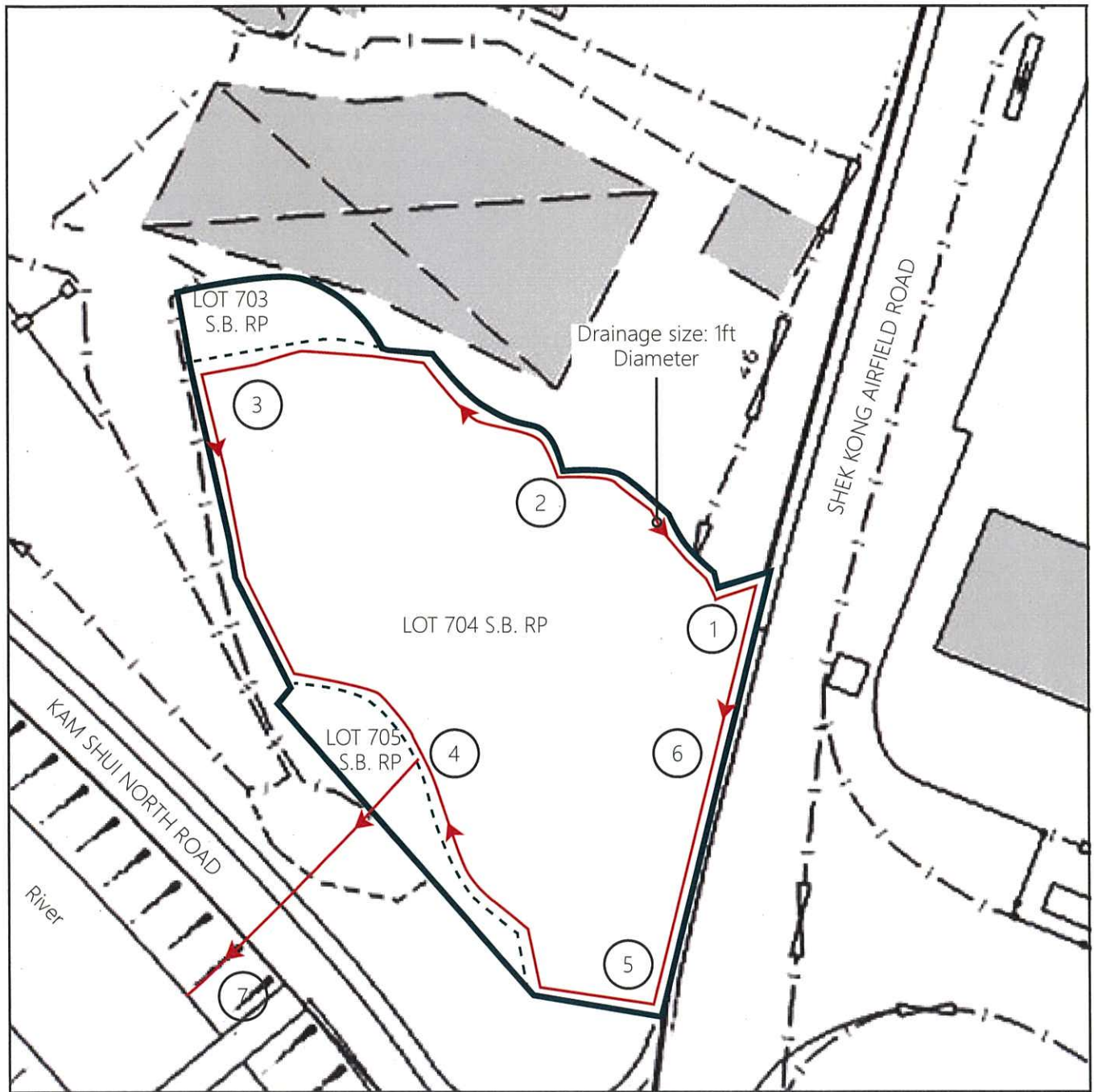


Justification.docx 渠相片.docx 210306_Drainage planV2.pdf FS 251.pdf

Best Regards,
Otto Lung
For FS&YLE DPO, PlanD
(Tel: 3168 4046; Fax: 3168 4074)

Drainage Layout Plan

(D.D. 106. Lots 703, 704 S.B RP and 705 S.B RP)



- Legend:
- Site Boundary ———
 - Lot division - - - - -
 - Direction of flow ———→
 - Photo points (1) — (7)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

A

FSD Ref.: _____

消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client : _____

顧客姓名

Name of Building : _____

樓宇名稱

Lots 703,704 S.B RP and 705 S.B RP in D.D.106

Street No./Town Lot : _____

門牌號數/市地段

Street/Road/Estate Name : _____

街道/屋苑名稱

Block : _____

座

District : _____

分區

Kam Tin, Yuen Long

Area : _____

地區

☐ HK

香港

☐ K

九龍

☐ NT

X 新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
12	4 nos Exit Sign (1 no a & b LED-B4) (1 no Apollo AL 101B-3) (1 no HiLux EL-10WS) (1 no HiLux LED-10WS)	As above	Conforms with FSD requirements	5-3-2021	4-3-2022
11	4 nos E-Light (3 nos Zebra Z12) (1 no HiLux 6V3L)				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL.		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL.	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature : _____

授權人簽署

Name : _____

姓名

FSD/RC No. : _____

消防處註冊號碼

Company Name : _____

公司名稱

Telephone : _____

聯絡電話

Date : _____

日期

Chau Wang Hang

Hang Yue Engineering
Consultants Limited

5-3-2021

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

建築消防(裝置及設備)規例

A

FSD Ref.: _____

消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 703,704 S.B RP and 705 S.B RP in D.D.106

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kam Tin, Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	6 nos 5kg dry powder f.e	As above	Conforms with FSD requirements	4-3-2021	3-3-2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

Wong Hoi Hang

Hang Yue Engineering Consultants Limited

Hang Yue Engineering Consultants Limited

4-3-2021

For FSD use only:

Inspected

Key-in

Verified

Drainage facility photos taken on 3.3.2021

Photo ①

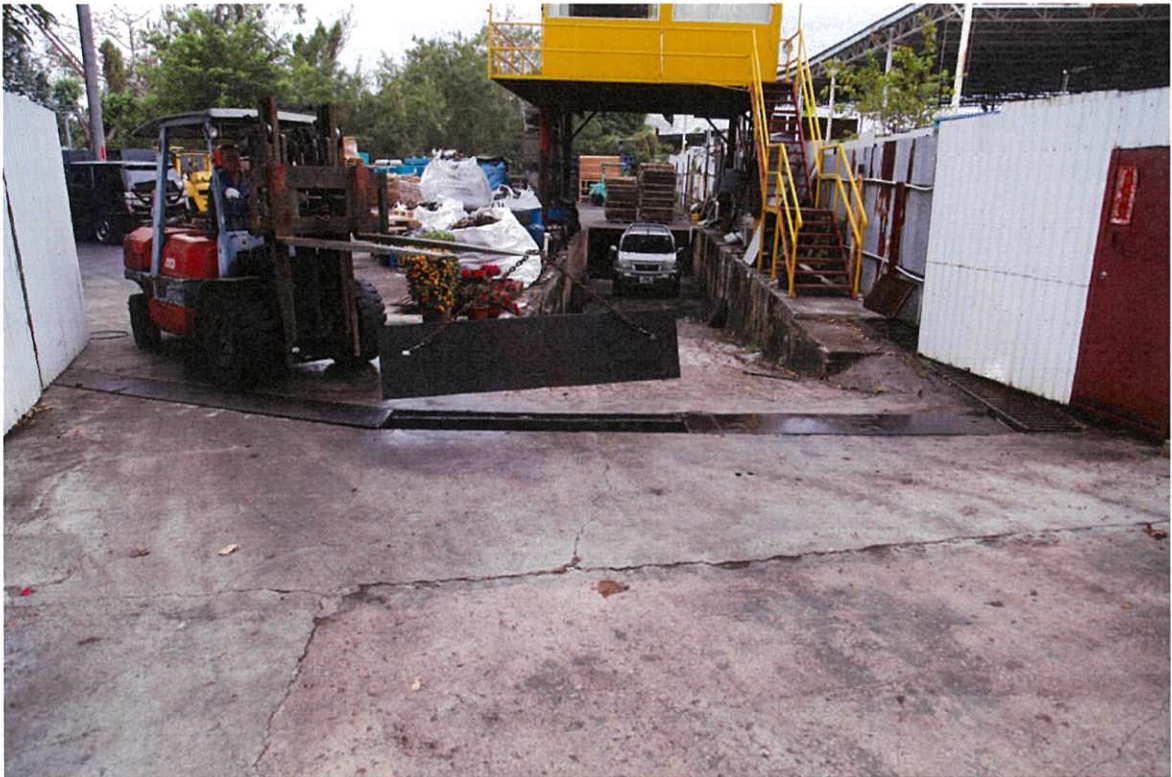


Photo ①



Drainage facility photos taken on 3.3.2021

Photo ②



Photo ②



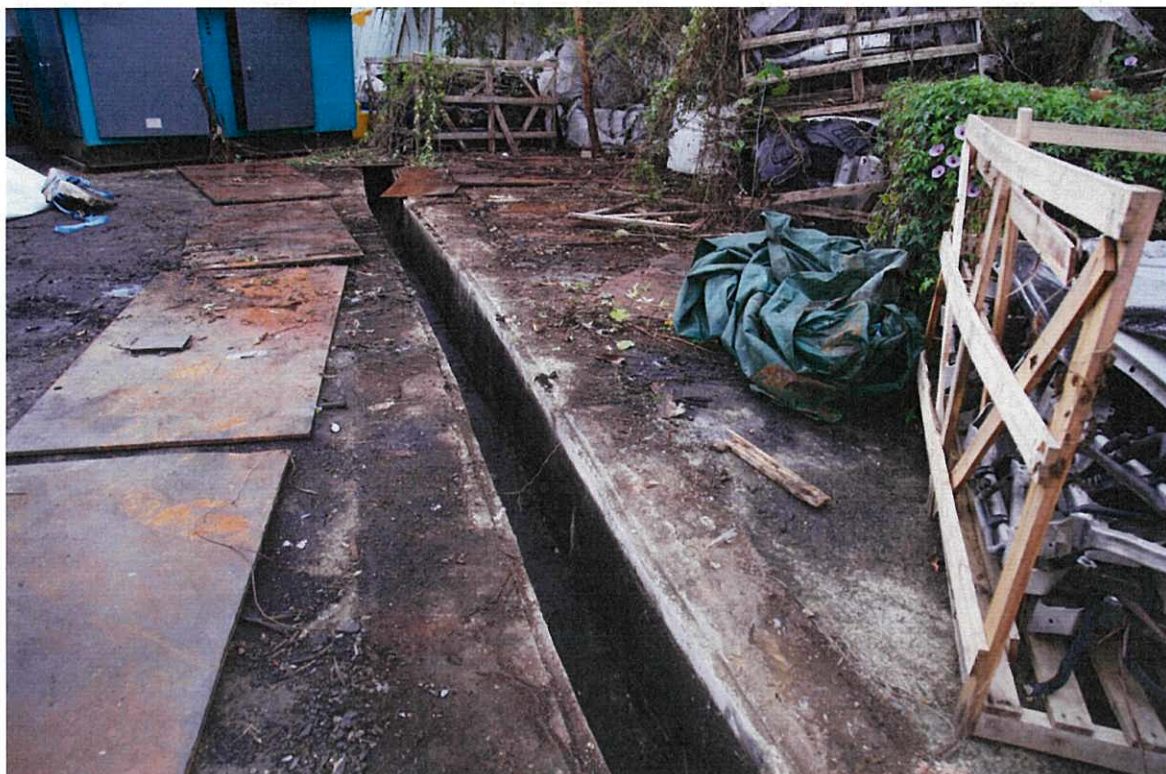
Drainage facility photos taken on 3.3.2021

Photo ③ Covered channel



Drainage facility photos taken on 3.3.2021

Photo④



Drainage facility photos taken on 3.3.2021

Photo⑤



Photo⑤



Drainage facility photos taken on 3.3.2021

Photo⑥



Photo⑥

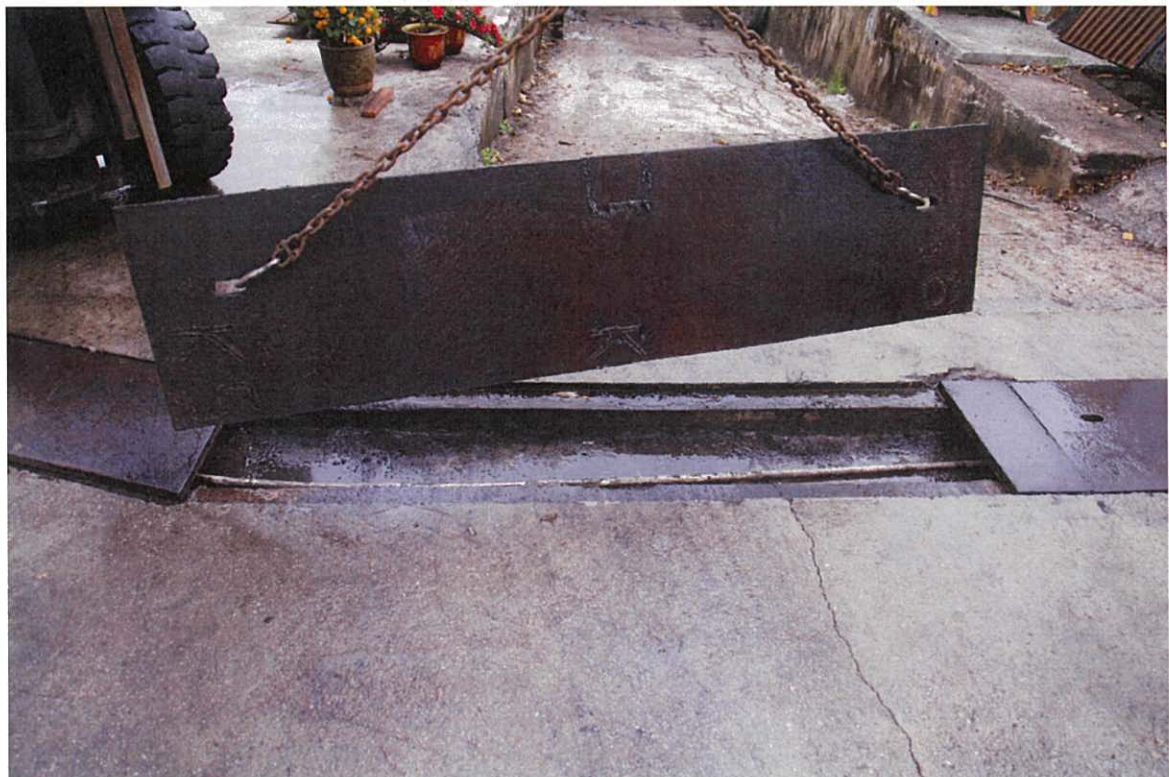


Drainage facility photos taken on 3.3.2021

Photo ①



Photo ①



Drainage facility photos taken on 3.3.2021

Photo ②

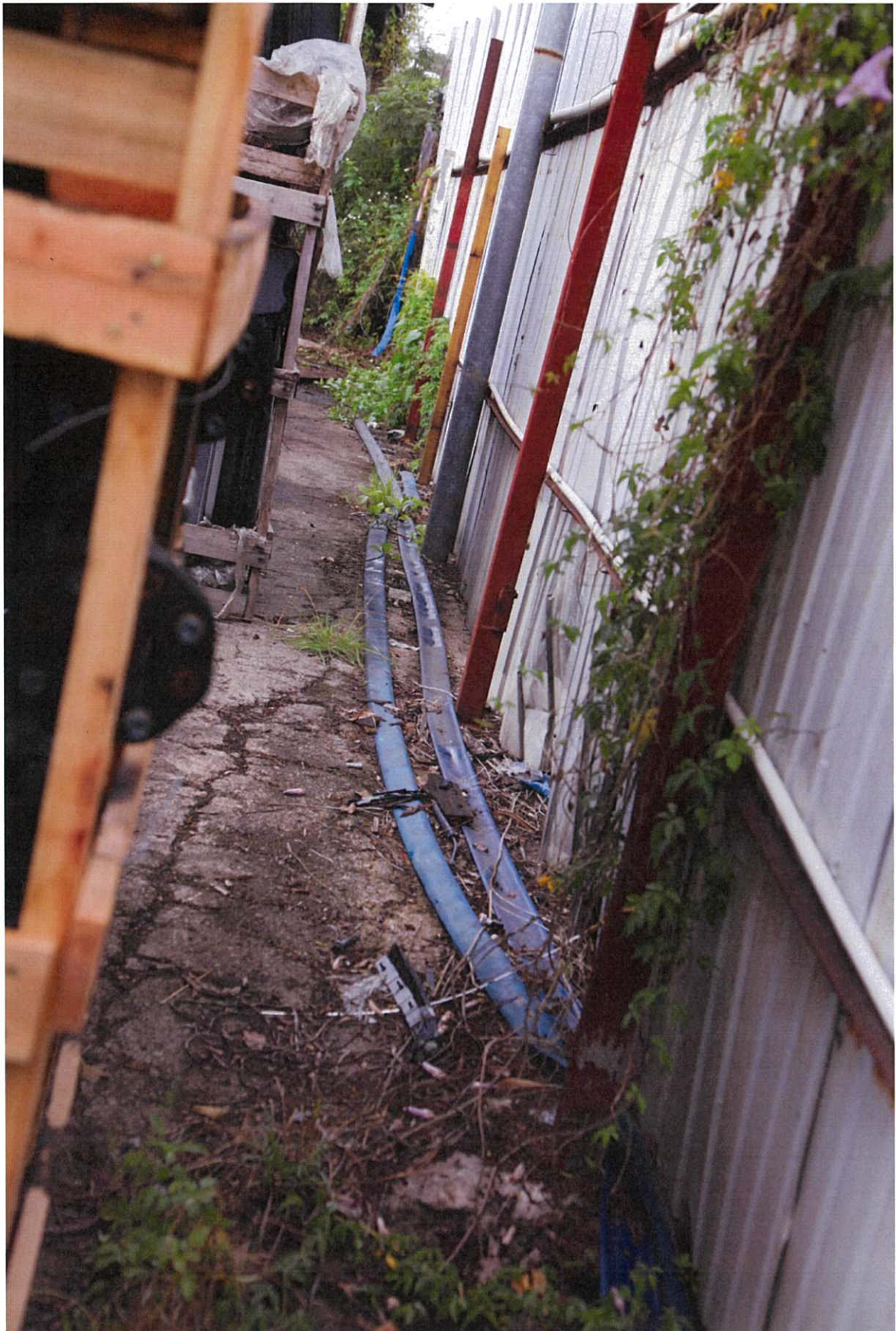


Photo ②



Drainage facility photos taken on 3.3.2021

Photo ③ Covered channel



Drainage facility photos taken on 3.3.2021

Photo④



Drainage facility photos taken on 3.3.2021

Photo⑤



Photo⑤



Drainage facility photos taken on 3.3.2021

Photo⑥



Photo⑥



Drainage facility photos taken on 3.3.2021

Photo⑦



Appendix II

Justification

(i)	Over the past 3 years, the operation has not caused any nuisance to the nearby residents/occupants.
(ii)	The number, size, area, dimensions and the layout of the approved structures inside the development have not been changed and the site was still used as open storage of vehicles and vehicle parts with ancillary office.
(iii)	The Fire Safety requirements issued by the Fire Services Department have been maintained. Two valid fire certificates (FS 251) are attached.
(iv)	The existing drainage facilities have been maintained. Records of the existing drainage facilities on site are attached.
(v)	As of today, the requirements set out by relevant government departments have been maintained.
(vi)	The development is not in conflict with the local planning intention of "R(D)" zone as it is temporary use in nature and the "R(D)" zone can still be implemented should it be desired by any interested parties.
(vii)	The development will take full advantage of the location and physical state of the site does itself should planning permission be granted. It provides a short term solution for the much demanding open storage space. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent and land use of the site.
(viii)	The use is in line with the Town Planning Board Guidelines No. 13E for "Application for Open Storage and Port Back-up Uses". The site falls within category 3 areas where favorable consideration from the Town Planning Board (the board) will be given if the application on-site is subject to previous planning approvals. In this regard, the current application is the same as the previously approved applications in terms of applied issues. The re-granting of planning permission will not cause problem on land use compatibility.
(ix)	The use is compatible with the surrounding land uses including open storage of the construction materials and vehicle parts. Moreover, landscaping provisions, drainage facilities, site paving and fencing have been implemented on the site to the satisfaction of the relevant Government departments.
(viii)	The use would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not create undesirable precedent. Also, the applicant would endeavor to minimize any disturbance to the surrounding.
(ix)	We would not allow operation on Sundays and Public holidays. Besides, no operation is allowed on the site between 6:00 p.m. and 9:00 a.m.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups

**Planning Application No. A/YL-KTS/883 - TD's Comment**

06/04/2021 15:31

From: TANG <
To: "icycheung@pland.gov.hk" <icycheung@pland.gov.hk>

2 attachments



210403_Transportation.pdf 210404_Vehicle Diagram.pdf

Dear Ms. CHEUNG,

My answers to TD's comments are as follows:

Response to Comments (a) and (b):

Most of our employees access the site via public transport. Visitors or employees can access the site via bus number 54, 77k or via mini bus number 602 and 608. Bus stop is located on Tung Wui Road. There are rarely any visitor to the site because we mainly communicate with our client through internet. Any visitors wish to access the site would need to notify us in advance. We will then arrange dedicated visitor parking spaces in order to avoid extra pressure on Shek Kong Airfield Road and surround roads. Besides, the vehicles on Shek Kong Airfield Road usually come from nearby car repair yards and residents near Shek Kong Airport. Since we are only operating on a small scale, there are only loading and unloading operation twice a day which usually take place in the morning and in the afternoon. Our application will not cause any traffic burden on the road.

Response to Comment (c)

Please see Vehicle diagram attached.

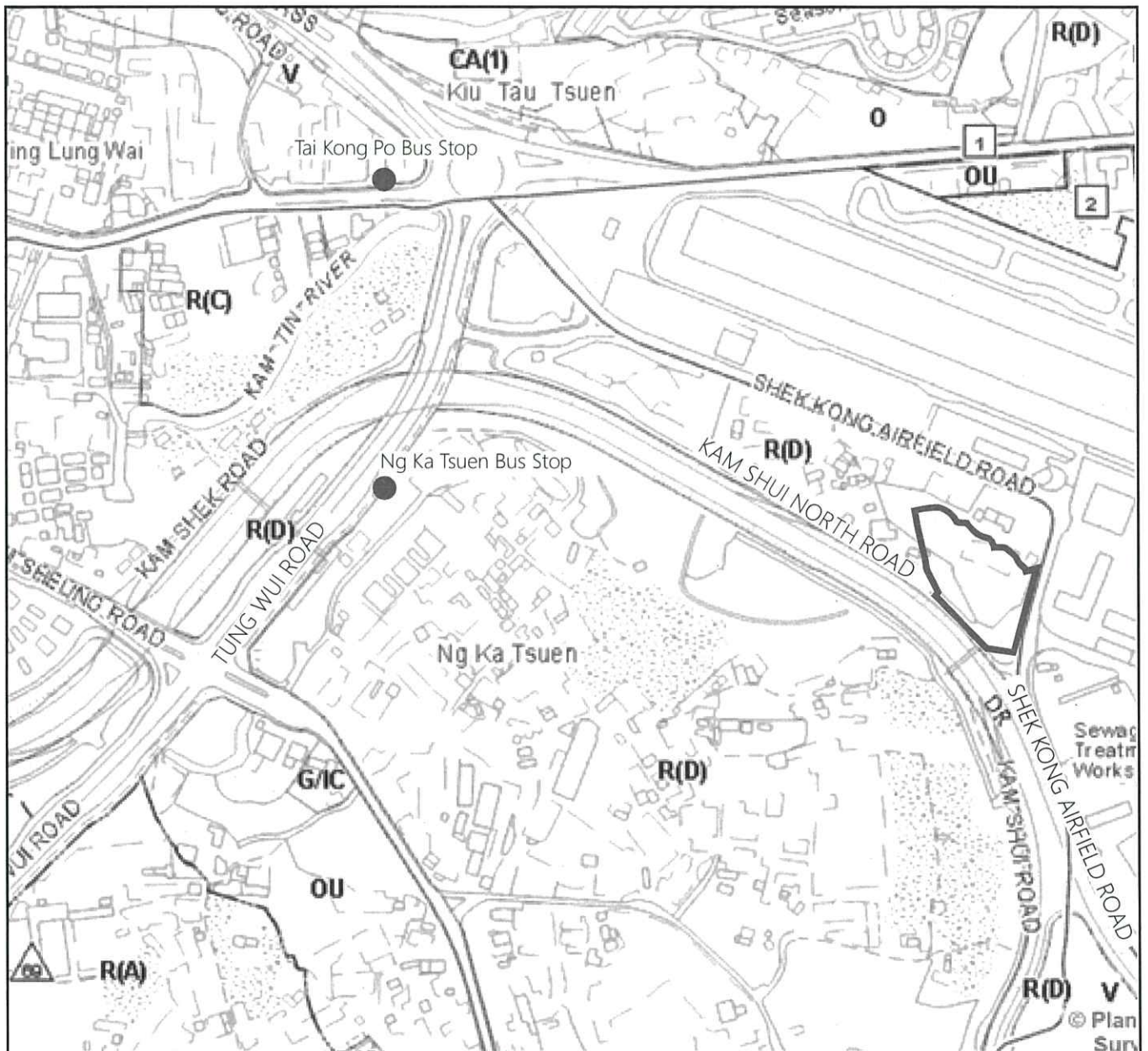
Response to Comment (d)

Please see Transportation diagram attached.

Br,

TANG Luen-kwong

Transportation

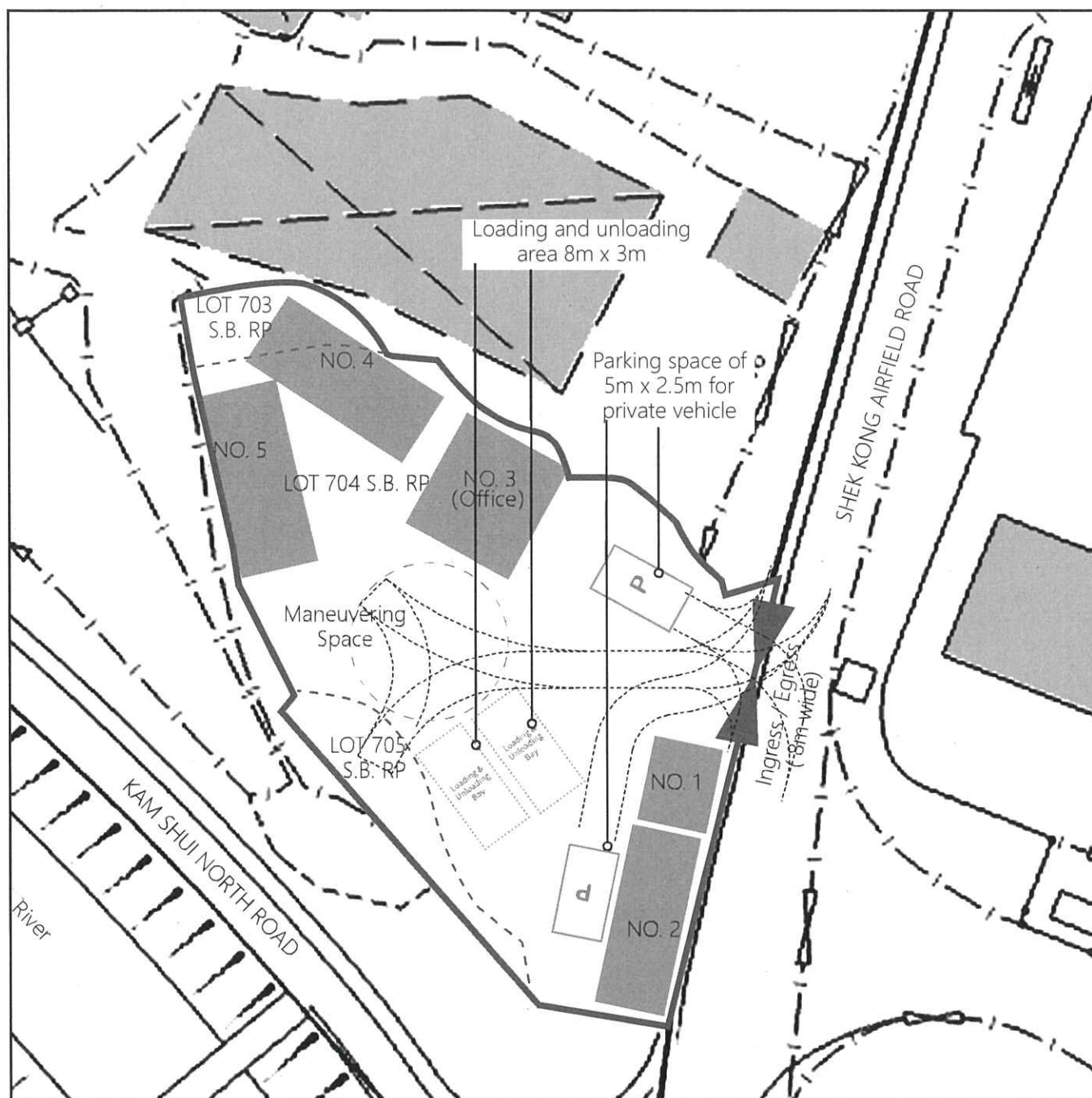


D.D. 106
Lots 703, 704 S.B RP and 705 S.B RP

Legend:

- Site Boundary
- Bus Stop

Vehicle diagram



North

 0 20m
 SCALE 1:500

D.D. 106
 Lots 703, 704 S.B RP and 705 S.B RP

Legend:
 — Site Boundary
 - - - Lot division

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Planning Application NO. A/YL-KTS/883 FSD's comment

13/04/2021 17:36

From: TANG •
To: "icycheung@pland.gov.hk" <icycheung@pland.gov.hk>

3 attachments



210202_Layout plan.pdf FS 251.pdf 滅火筒位置.docx

To Town Planning Board.

Dear Sir/Madam

Please be informed that the usage and the layout of the captioned application remain unchanged.

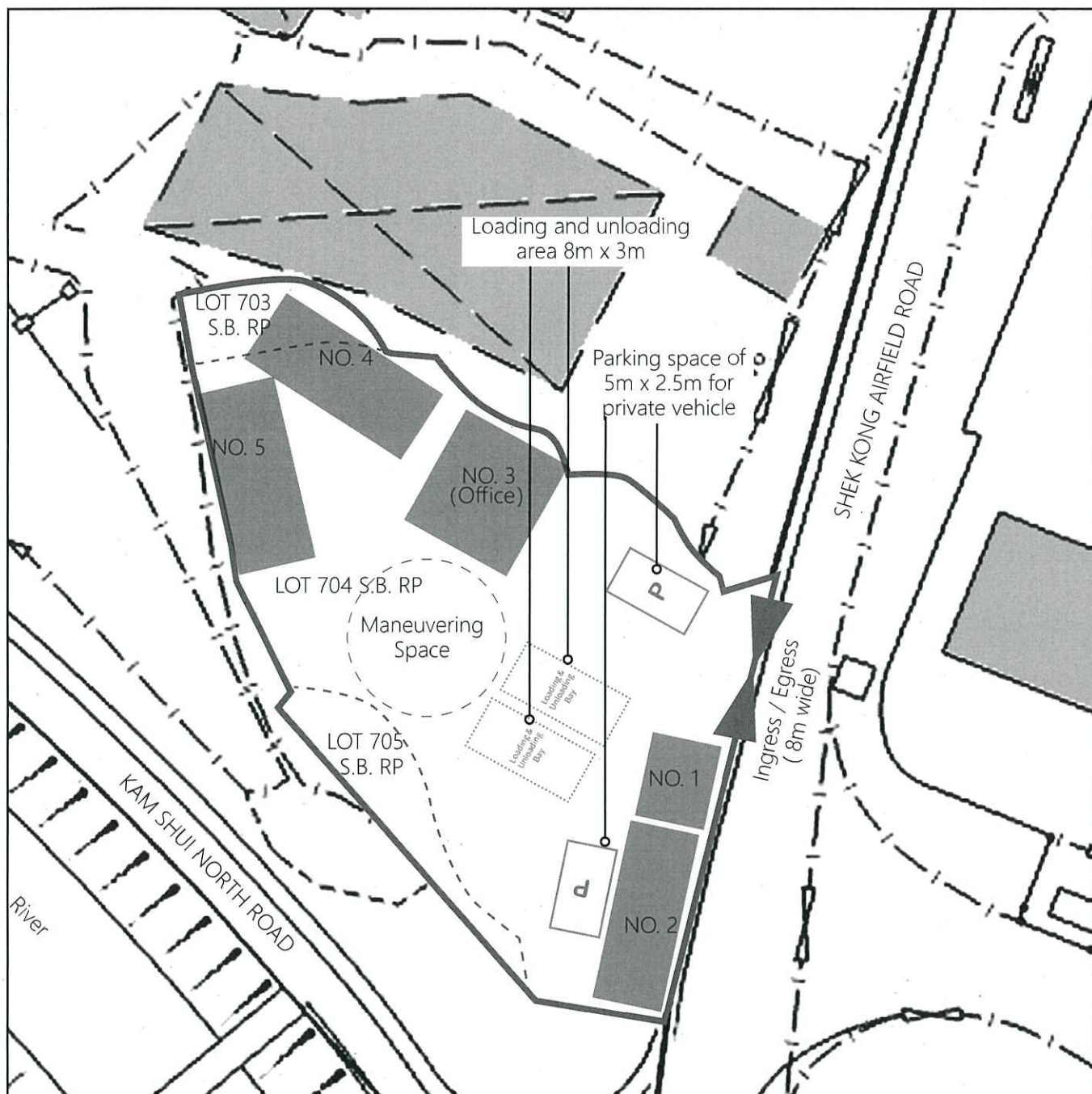
I attached herewith:

- i.) the layout plan (Previously approved by FSD during Planning Application NO. A/YL-KTS/776 in 2019);
- ii.) FSI proposal (Previously approved by FSD during Planning Application NO. A/YL-KTS/776 in 2019); and
- iii.) FS 251 for your onward transmission to FSD for his approval.

Br,

TANG Luen-kwong

Layout Plan



North
0 20m
SCALE 1:500

D.D. 106
Lots 703, 704 S.B RP and 705 S.B RP

Legend:

— Site Boundary
- - - Lot division

消防設備建議

擺放粉滅火筒，出路燈，緊急照明系統位置及數量

擺放地方	長(米)	闊(米)	面積(平方米)	高(米)	用途	層數	5kg 乾粉滅火筒數量	緊急照明數量	出路燈數量
貨櫃 1	3.75	2.45	9.1875	2.62	儲存	1	1	1	1
貨櫃 2	12.2	2.35	57.34	5.4	儲存	2	2	2	2
貨櫃 3	6	4.88	29.28	3.1	辦公	1	1	1	1
貨櫃 4	12.192	2.4384	29.73	2.8956	儲存	1	1	#	#
貨櫃 5	13.716	2.4384	33.45	2.8956	儲存	1	1	#	#
上落貨區						露天			

備註：# 貨櫃 4 及貨櫃 5 沒有圍封

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A

FSD Ref.:
消防處檔號

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 703,704 S.B RP and 705 S.B RP in D.D.106

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kam Tin, Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
12	4 nos Exit Sign (1 no a & b LED-B4) (1 no Apollo AL 101B-3) (1 no HiLux EL-10WS) (1 no HiLux LED-10WS)	As above	Conforms with FSD requirements	5-3-2021	4-3-2022
11	4 nos E-Light (3 nos Zebra Z12) (1 no HiLux 6V3L)				

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

A

FSD Ref.: _____

消防處檔號

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Lots 703,704 S.B RP and 705 S.B RP in D.D.106

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

Kam Tin, Yuen Long

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	6 nos 5kg dry powder f.e	As above	Conforms with FSD requirements	4-3-2021	3-3-2022

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized Signature: 授權人簽署

Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期

Wong Hoi Hang

Hang Yue Engineering Consultants Limited

4-3-2021

For FSD use only:

Inspected

Key-in

Verified

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

**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.

Appendix III of RNTPC
Paper No. A/YL-KTS/883

Previous Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)/ Development(s)	Date of Consideration By RNTPC/TPB	Approval Conditions
1	A/YL-KTS/160	Temporary Open Storage of Motor Vehicles and Vehicle Parts with Vehicle Workshop for a Period of 12 Months	12.3.1999	(1), (2), (4)
2	A/YL-KTS/205	Temporary Open Storage of Vehicles and Vehicle Parts with Vehicle Workshop for a Period of 3 Years	17.3.2000 [revoked on 17.9.2001]	(1), (2), (3), (4), (5)
3	A/YL-KTS/273	Temporary Open Storage of Vehicles and Vehicle Parts with Workshop for a Period of 3 Years	31.5.2002 [revoked on 31.5.2003]	(1), (2), (4), (5), (6)
4	A/YL-KTS/316	Temporary Open Storage of Vehicles and Vehicle Parts With Workshop for a Period of 3 Years	3.9.2004 on review for 18 months (without workshop)	(1), (2), (4), (5), (6), (7)
5	A/YL-KTS/369	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	28.4.2006	(4), (5), (7), (8), (9), (10), (11), (12), (13)
6	A/YL-KTS/463	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	8.5.2009	(4), (5), (7), (8), (9), (10), (11), (12), (13)
7	A/YL-KTS/563	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	18.5.2012	(1), (4), (5), (7), (8), (10), (11), (12), (13)

8	A/YL-KTS/665	Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	22.5.2015	(4), (5), (7), (8), (9), (10), (11), (12), (13)
9	A/YL-KTS/776	Renewal of Planning Approval for Temporary Open Storage of Vehicle and Vehicle Parts with Ancillary Office for a Period of 3 Years	16.3.2018	(4), (7), (9), (10), (11), (12), (13)

Approval Conditions:

- (1) The submission and implementation of landscaping/tree preservation proposal
- (2) The submission and implementation of drainage proposal
- (3) The setting back of the boundary of the site
- (4) Reinstatement of the site to an amenity area upon expiry of the planning permission
- (5) If the planning condition is not complied with at all time during the approval period or by a specified date, the approval shall cease to have effect and be revoked without further notice
- (6) The submission and provision of environmental mitigation measures
- (7) No workshop, vehicle maintenance, repairing, cleansing and dismantling activities should be carried out
- (8) No paint-spraying activities should be carried out
- (9) Maintenance of the landscape plantings on the site
- (10) Maintenance of the drainage facilities on the site/ submission of drainage record
- (11) Provision of fire extinguisher in the site office/submission and implementation of fire service installations
- (12) Restriction on operating hours
- (13) No medium or heavy good vehicles or container trailers/tractors

**Similar Applications within the Same and the Adjoining “R(D)” Zones
on Kam Tin South OZP**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/461	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	27.3.2009	(1), (3), (4), (6), (7), (8), (9), (10), (14)
2	A/YL-KTS/482	Renewal of planning approval for temporary open storage of vehicle parts for a period of 3 years	18.12.2009	(1), (2), (3), (6), (7), (8), (10), (14), (15)
3	A/YL-KTS/528	Temporary open storage of used motor vehicles for export, used electrical appliances and children's toys for a period of 3 years	1.4.2011	(1), (2), (3), (4), (5), (6), (11), (12), (13)
4	A/YL-KTS/584	Renewal of planning approval for temporary open storage of vehicle parts for a period of 3 years	7.12.2012 [Revoked on 18.6.2013]	(1), (2), (3), (5), (6), (7), (8), (14), (15), (16), (17)
5	A/YL-KTS/594	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	8.2.2013	(1), (2), (3), (4), (5), (6), (15), (16)
6	A/YL-KTS/611	Temporary open storage of vehicle parts for a period of 3 years	25.10.2013 [Revoked on 25.1.2014]	(1), (2), (3), (4), (5), (6), (7), (8), (14), (15), (16)
7	A/YL-KTS/637	Temporary open storage of construction materials with ancillary site office and staff restrooms for a period of 3 years	4.4.2014	(1), (2), (3), (4), (5), (6), (11), (13)

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
8	A/YL-KTS/655	Temporary open storage of metal and construction materials with ancillary office	2.1.2015	(1), (2), (3), (4), (6), (7), (8), (13), (14), (15), (16)
9	A/YL-KTS/684	Temporary open storage of vehicles and modification workshop for vans and lorries	18.12.2015	(1), (2), (3), (5), (6), (7), (8), (15), (16)
10	A/YL-KTS/730	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms	3.3.2017	(1), (2), (3), (5), (6), (7), (8), (11), (13), (15), (16)
11	A/YL-KTS/763	Temporary open storage of metal and construction materials with ancillary office	22.12.2017	(1), (2), (3), (4), (5), (6), (7), (8), (13), (15), (16),
12	A/YL-KTS/794	Temporary Open Storage of Vehicles and Vehicle Parts with ancillary Office for a Period of 3 Years	17.8.2018 [revoked on 17.1.2021]	(1), (2), (3), (4), (5), (6), (7), (8), (10), (16)
13	A/YL-KTS/804	Renewal of Planning Approval for Temporary "Open Storage of vehicles and Modification Workshop for Vans and Lorries" for a Period of 3 Years	16.11.2018	(1), (2), (3), (4), (5), (6), (7), (15), (16)
14	A/YL-KTS/844	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms for a Period of 3 Years	26.5.2020	(1), (2), (3), (5), (7), (11), (13), (16), (18)
15	A/YL-KTS/880	Temporary Open Storage of Vehicles and Vehicle Parts with ancillary Office for a Period of 3 Years	16.4.2021	(1), (2), (3), (4), (5), (6), (7), (10), (15)

Approval Conditions:

- (1) Restriction on operating hours
- (2) No medium or heavy good vehicles exceeding 5.5 tonnes were allowed for the operation
- (3) No dismantling, maintenance, repairing, cleansing, paint spraying or workshop activities were allowed
- (4) Maintenance of the existing landscape plantings/trees on the site

- (5) The submission of the existing drainage record and/or Maintenance of the drainage facilities on the site
- (6) The submission and implementation of fire service installation proposal
- (7) If the planning condition is not complied with at all time during the approval period or by a specified date, the approval shall cease to have effect and be revoked without further notice
- (8) Reinstatement of the site to an amenity area upon expiry of the planning permission
- (9) Iron fence erected against the existing trees and materials stored against the tree trucks must be removed
- (10) The submission and/or implementation of drainage proposal
- (11) No disturbance to the mitigation planting areas to preserve and protect the vegetation of the site
- (12) No storage or handling of electronic and computer waste
- (13) Maintenance of existing fencing
- (14) No heavy vehicles exceeding 24 tonnes were allowed
- (15) The provision of fire extinguishers
- (16) No reversing of vehicles into or out of the site/ No vehicle is allowed to queue back to/or reverser onto/from public road
- (17) The submission and implementation of tree preservation proposal
- (18) the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-KTS/536	Temporary Car Breaking Workshop and Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	20.5.2011	(1), (2), (3)
2	A/YL-KTS/599	Temporary Warehouse and Ancillary Office and Open Storage (Power Generator, Machinery and Parts) Use for a Period of 3 Years	24.5.2013	(1), (2), (3)

Rejection Reasons

- (1) the development was not in line with the planning intention of the "R(D)" zone. No strong planning justification had been given in the submission for a departure from the planning intention, even on a temporary basis
- (2) The application did not comply with the Town Planning Board PG-No. 13E in that there was no previous approval granted at the site; the development is not compatible with the surrounding land uses; there were adverse departmental comments and that the applicant had not included in the submission technical assessments to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas
- (3) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "R(D)" zone. The cumulative effect of approving such applications would result in a general degradation of the environment of the area.

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:

210309-150137-63682

提交限期

Deadline for submission:

30/03/2021

提交日期及時間

Date and time of submission:

09/03/2021 15:01:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/883

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李頌慈

意見詳情

Details of the Comment :

區內有不少貨櫃車會租用村內的停車場，惟當大型貨櫃車行經村內路面時，村內的路面所有之物料不能承受此等重量，故經常會令村內路面損毀，影響其他道路使用者。另外，舊車維修場經常運送大型機械及舊車輛，除了引致村內路面損毀外，更會嚴重阻塞交通。故此，本人因以上理由而反對此規劃申請。

5-2

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

參考編號

Reference Number:

210325-155137-42957

提交限期

Deadline for submission:

30/03/2021

提交日期及時間

Date and time of submission:

25/03/2021 15:51:37

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/883

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天存放汽車及汽車零件連附屬辦公室用途將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。

Advisory clauses

- (a) the Site should be kept in a clean and tidy condition at all times;
- (b) note DLO/YL, LandsD's comments that the Site comprises Old Scheduled Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate, and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. Besides, given the use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (c) adopt the relevant mitigation measures and requirements as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimise any potential environmental nuisances;
- (d) note DAFC's comments that there is an ecological mitigation planting area (**Plan A-2** of the RNTPC paper) between the Site and Kam Shui North Road. The applicant is reminded to adopt necessary measures to avoid damaging the trees and understory vegetation in the mitigation planting area;
- (e) note CHE/NTW, HyD's comments that his department shall not be responsible for the maintenance of any access connecting the Site and Shek Kong Airfield Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) note CTP/UD&L, PlanD's comments that the applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. It is noted that there were lots of stockpile materials stored around the trees along western peripheries of the Site. The applicant is advised to remove all stockpile materials within 1m from the tree trunk to avoid damage to the trunks and roots of the trees and remove any objects on tree trunk to avoid girdling of the tree. The applicant should note that topping of mature trees should be avoided. He should refer to DEVB's guidelines on proper tree pruning: (i) *Guidelines on Tree Pruning* (樹木修剪指引) : https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Guidelines_on

Tree Pruning.pdf; (ii) *Do's and Don'ts in Pruning* (樹木修剪的錦囊): https://www.greening.gov.hk/filemanager/content/pdf/tree_care/factsheet_c.pdf; and (iii) *Tree Management Practice Note No.3: Tree Pruning* (樹木管理作業備考第3號:修剪樹木): https://www.greening.gov.hk/filemanager/content/pdf/knowledge_database/tree_column/tree_management_practice_note_no.3.pdf; The applicant is reminded of the importance of undertaking proper tree care for existing trees within the Site. Useful information published by the GLTM Section, DEVB on general tree maintenance and tree risk management is available for reference: (i) *Pictorial Guide for Tree Maintenance* (護養樹木的簡易圖解): http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf; (ii) *Minimising Tree Risks* (護養樹木 保障安全): http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf; and (iii) *Pictorial Guide for Tree Maintenance to Reduce Tree Risks* (減低樹木風險的樹木護養簡易圖解): [http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf); and

- (g) note CBS/NTW, BD's comments that if the existing structures are erected on leased land without approval of BD (not being a New Territories Exempted House), they are UBW under the BO and should not be designated for any use under the application. Before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.