

7 JUL 2021

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A19L-KTS/896
	Date Received 收到日期	7 JUL 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」)秘書處。
- 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)

毅域發展貿易有限公司 HIGH WAY DEVELOPMENT AND TRADING LIMITED

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)

NA 不適用

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)新界錦田高埔新村 200 號
200 KO PO SAN TSUEN, KAM TIN, NTLOTS 617 RP & 618 RP IN DD103
KAM TIN(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 1530 sq.m 平方米 ☐ About 約☒ Gross floor area 總樓面面積 89 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)0 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL - KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	AGR
(f) Current use(s) 現時用途	open storage of vehicles and container Trailers / Tractors park uses (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)"⁷
已通知 名「現行土地擁有人」⁷。

Details of the "current land owner(s)" ⁷ notified 已獲通知「現行土地擁有人」 ⁷ 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)⁸
於 _____ (日/月/年)向每一名「現行土地擁有人」⁸郵遞要求同意書⁸

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)⁸
於 _____ (日/月/年)在指定報章就申請刊登一次通知⁸
- ☒ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)⁸
於 5-6-2021 (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⁸
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)⁸
於 5-6-2021 (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⁸

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)	.....

Proposed operating hours 擬議營運時間																																	
.....																																	
.....																																	
(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 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))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 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 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
																																

	<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	AI YL-KTS 1 793
(b) Date of approval 獲批給許可的日期	17-8-2018 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	5-10-2021 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Vehicles and Container Trailers / Tractors park uses for a period of 3 years
(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 3</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。

本公司因為經營中港貨櫃運輸生意，作為業務關係需要
 申請一個停放貨櫃車及拖架之場地，而現時申請地點亦曾經
 獲規劃處批准過，已有 20 年時間，過往 20 年來本公司已造
 好植樹及渠務及消防等工作，經常保養樹木澆水，保持渠道
 暢通，滅火桶更新等...而且對周圍道路交通環境沒有做成破
 壞影響，每天運作由上午 8 時至下午 7 時止，希望貴處能再
 度批准為期 3 年之申請。多謝！

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。

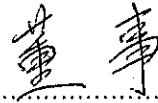
I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


CHEUNG KWOK CHUNG SAMUEL

Name in Block Letters
姓名（請以正楷填寫）

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



Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

毅域發展貿易有限公司



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

Date 日期

7.6.2021

(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

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

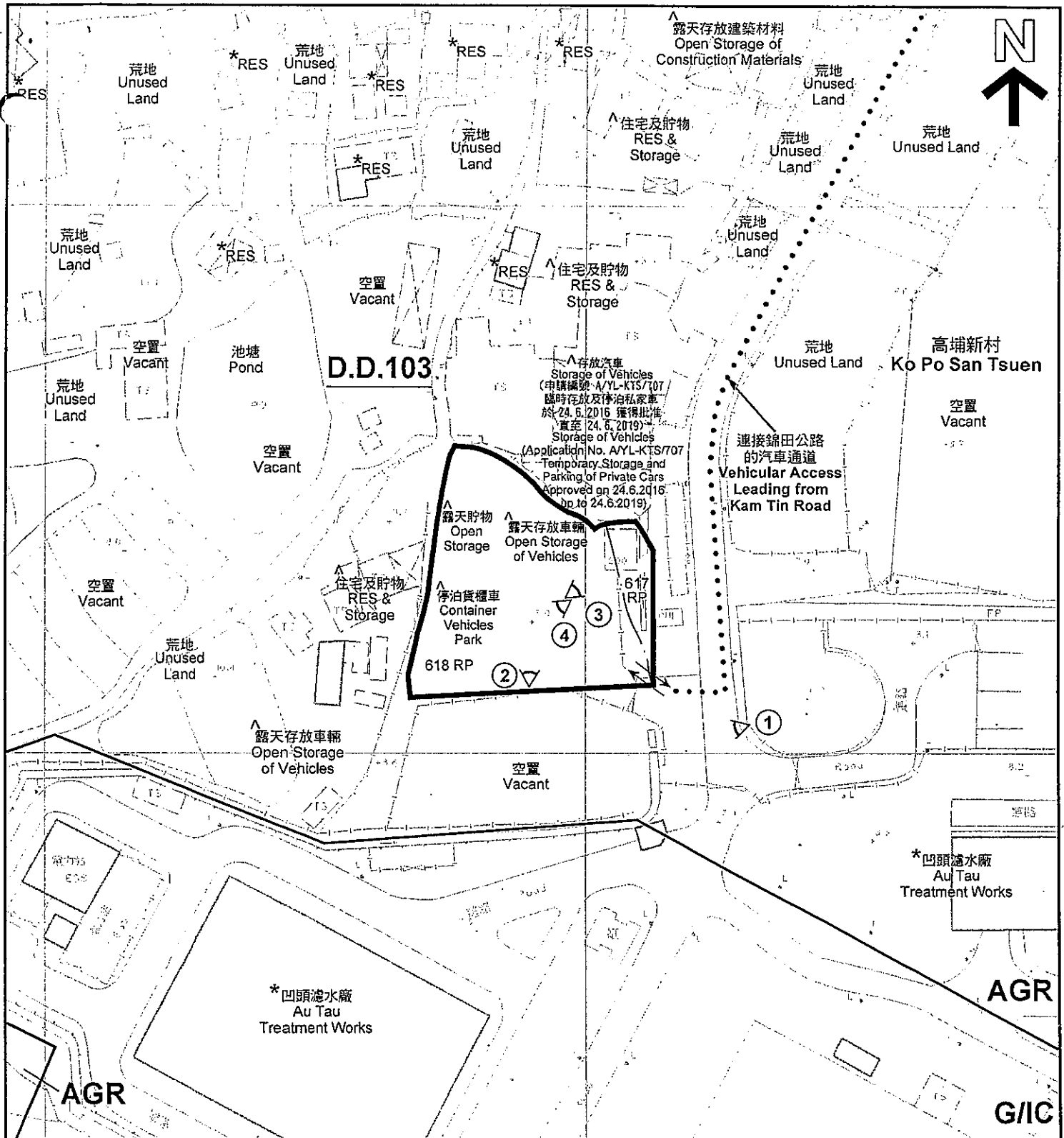
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界錦田高埔新村 200 號 200 KO PO SAN TSUEN, KAM TIN, NT LOT'S 617RP & 618RP IN DD103 KAM TIN
Site area 地盤面積	1530 sq. m 平方米 □ About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 □ About 約)
Plan 圖則	S/YL - KTS/15
Zoning 地帶	AGR
Type 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	open storage of vehicles and container Trailers / Tractors park uses.

(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	89 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.06 <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	2 幢	
(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	5.6 米 <input type="checkbox"/> (Not more than 不多於)	
		2 層 (辦公室連上蓋車位) <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3.9 % <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) 貨柜拖頭 貨柜拖架		3 6 15
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Site plan</i>		
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。



註釋 Notes:

- (1) 2018年7月6日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 6.7.2018
- (2) * 土地用途跟1993年10月勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department in Oct 1993
- (3) ^ 土地用途跟1993年10月勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department in Oct 1993

圖例 LEGEND

- | | | | |
|-------|------------------------------------------------------------------------------------|-----|-----------------------------------------|
| | 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY) | RES | 住用構築物
RESIDENTIAL STRUCTURES |
| G/I/C | 政府、機構或社區
GOVERNMENT, INSTITUTION OR
COMMUNITY | ① | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO |
| AGR | 農業
AGRICULTURE | ↔ | 入口/出口
INGRESS / EGRESS |

平面圖 SITE PLAN

臨時「露天存放車輛及貨櫃車拖架/拖頭停放場」用途
的規劃許可續期 (為期3年)
元朗錦田高埔新村丈量約份第103約地段第617號餘段及618號餘段
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY "OPEN STORAGE OF VEHICLES AND CONTAINER
TRAILERS/ TRACTORS PARK" FOR A PERIOD OF 3 YEARS
LOTS 617 RP AND 618 RP IN D.D. 103,
KO PO SAN TSUEN, KAM TIN, YUEN LONG

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

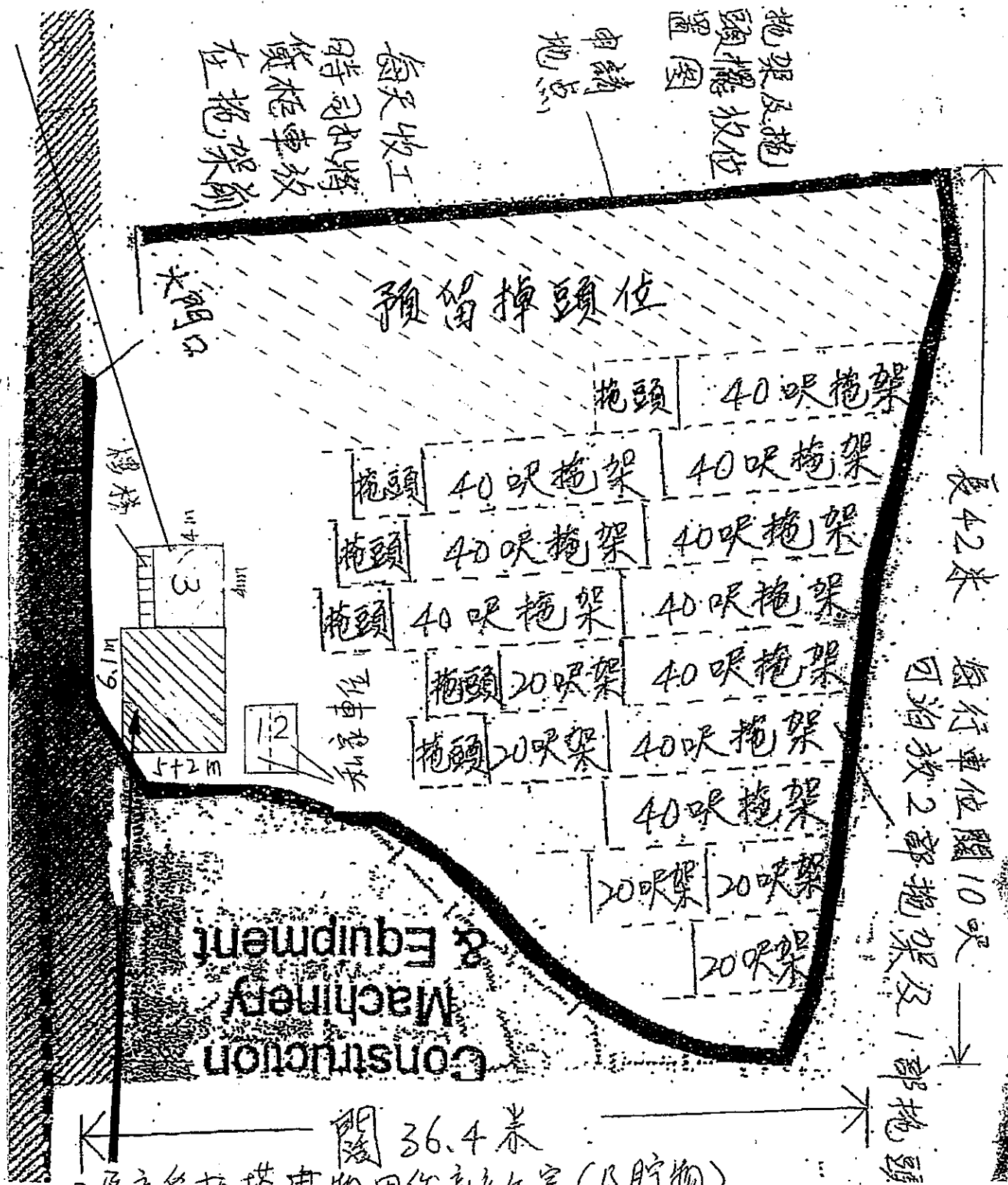


規劃署
PLANNING
DEPARTMENT



布局設計圖(補充資料)

16m² (4m x 4m) 頂蓬 1 層高, 下有一個私家車泊位



2 層高貨櫃塔建物用作辦公室 (及貯物)

上蓋 (頂蓬) 面積: 43m² (6.1m x 7m)

地下 (G/F) 及二樓 (1/F) 各有 2 個 20 呎貨柜 (每個 15m²)

毅域發展貿易有限公司

HIGH WAY DEVELOPMENT AND TRADING LIMITED

TEL: (852)

FAX: (852)

致運輸署 補充資料

申請編號:

我司回應運輸署道路使用之關注，在車場路口及道路安全使用上將作出全力配合及監控，本公司有 6 部貨櫃車租用此場地營運已經 20 年，每天運作時間由早上 8 時至下午 7 時止，只作停泊拖頭拖架用途，平均每天車輛行駛次數為 2-3 次，早出晚歸，只供自己公司車輛使用，一律不允許其他車輛進入。而且本公司亦非常關注司機的駕駛安全問題，要求在進入車場前之道路上一定要將車速減慢至 10 公里，如有貨櫃車同時用來回線時，將車速減慢至 5 公里，兩邊車輛亦可通過而沒有太大影響，因為貨櫃車的闊度為 2.5 米，而路面的闊度為 6 米，所以並不需要使用村民的行人路亦可通過。並且我司嚴控司機的車速，命令司機在進入車場前用車上的傳呼機確定是否有其他車輛進出，盡量避免同一時間使用來往路口。

毅域發展貿易有限公司

HIGH WAY DEVELOPMENT AND TRADING LIMITED

TEL: (852) -

FAX: (852)

日期:

致運輸署

申請編號:

補充資料

申請地點長 42 米, 闊 36.4 米共 1530 平方米足夠停放 15 部拖架及 6 部貨櫃拖頭.

附上手繪圖一張, 圖中預留掉頭位置, 貨櫃車可車前倒後掉頭, 晚上收工後, 最後的車輛也可停泊在該處. 早上開工後, 所有拖頭及部份拖架便駛離場地, 直至晚上收工才返回車場, 是足夠擺放運作的.

申請人: 張國清

多謝貴署查閱!!



張國清

張國清

tpbpd@pland.gov.hk

寄件者: false <
寄件日期: 2021年08月12日星期四 12:25
收件者: tpbpd@pland.gov.hk
副本: cyfpang@pland.gov.hk
主旨: Re: 毅域申請編號: TPB/A/YL-KTS/896 (以此電郵為準) 8頁 (補回附檔)
附件: 896.pdf

您好!

請查收附檔8頁文件及圖片,盼為處理.

(備註:請撤銷2021年8月11日晚上六點及8月12日早上11點我司發出的兩封電郵)

謝謝!

張生/張太

HIGH WAY DEVELOPMENT AND TRADING LIMITED

毅域發展貿易有限公司

ADD: .

TEL:

FAX:

毅域發展貿易有限公司**HIGHWAY DEVELOPMENT AND TRADING LIMITED****TEL: (852)****FAX: (852)****日期: 12/8/2021****致城市規劃委員會****申請編號: TPB/A/YL-KTS/896**

我司回應運輸署道路使用之關注, 在車場路口及道路安全使用上將作出全力配合及監控, 本公司有 6 部貨櫃車租用此場地營運已經二十年, 每天運作時間由早上 8 時至下午 7 時止, 只作停泊拖頭拖架用途, 平均每天車輛行駛次數為 2-3 次, 早出晚歸, 只供自己公司車輛使用, 一律不允許其他車輛進入, 而且本公司亦非常關注司機的駕駛安全問題, 要求在進入車場前之道路上一定要將車速減慢至 10 公里, 如有貨櫃車同時用來回線時, 將車速減慢至 5 公里, 兩邊車輛亦可通過而沒有太大影響, 因為貨櫃車的闊度為 2.5 米, 而路面的闊度為 6 米, 所以並不需要使用村民的行人路亦可通過, 並且我司嚴控司機的車速, 命令司機在進入車場前用車上的傳呼機確定是否有其他車輛進出, 盡量避免同一時間使用來往路口。

申請地點長 42 米, 闊 36.4 米, 共 1530 平方米足夠位置掉頭及停泊 6 部貨櫃車及 15 部拖架及 3 部私家車, 而不會做成周邊交通環境影響, 經過十多年來使用上址道路, 從未發生過交通意外及投訴, 如在安全上貴署仍覺有不足之處, 本公司可作出相應配合.

申請人: 張國清

多謝貴署查閱!!



張國清

張國清

毅域發展貿易有限公司

HIGH WAY DEVELOPMENT AND TRADING LIMITED

TEL: (852)

FAX: (852)

日期: 12/8/2021

致城市規劃委員會同

申請編號: A/YL-KTS/896

有關環保署要求提供有關員工資料如下:

本公司員工合共十名

司機 6 名: 早上八時至九時回車場取拖架開工, 平均每天來
回車場 1 至 2 次, 直至晚上約六時至七時下班.

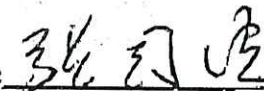
寫字樓員工合共三名: 早上九時至晚上六時

另有保安一名: 晚上八時至翌日早上七時.

此致!

聯絡人: 張國清

簽署:



張國清



圖(1) 錦田大馬路往高埔新路路口情況



圖(2) 由錦田大馬路左轉入高埔新路



圖(3)駛入高埔新路往申請地點



圖(4)高埔新路右轉入申請地點車場



圖(5) 車場入口情況

**Relevant Extract of Town Planning Board Guidelines No.34C on
'Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development'
TPB PG-No. 34C**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstance since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**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</u>	<u>Date of Consideration by RNTPC</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/191	Temporary open storage of vehicles (private cars) for sale/disposal for a period of 3 years	14.1.2000 (revoked on 14.10.2000)	(1), (2), (4), (6), (7)
2	A/YL-KTS/214	Temporary open storage of vehicles for sale/disposal and container trailer/tractor park for a period of 3 years	2.6.2000	(1), (3), (4), (5), (6), (7), (8)
3	A/YL-KTS/300	Temporary open storage of vehicles and container trailers/tractors park for a period of 3 years	21.11.2003 (revoked on 21.5.2004)	(1), (2), (3), (6), (7), (8)
4	A/YL-KTS/318	Temporary open storage of vehicles and container trailers/tractors park for a period of 3 years	27.8.2004	(1), (2), (6), (7), (8)
5	A/YL-KTS/400	Renewal of planning approval for temporary open storage of vehicles and container trailers/tractors park uses for a period of 3 years under Application No. A/YL-KTS/318	10.8.2007 [for 2 years] (revoked on 10.2.2008)	(1), (2), (6), (7), (8), (9), (10)
6	A/YL-KTS/460	Temporary open storage of vehicles and container trailers/tractors park for a period of 3 years	13.3.2009	(1), (2), (6), (7), (8), (9), (11), (12), (13),
7	A/YL-KTS/580	Temporary open storage of vehicles and container trailers/tractors park for a period of 3 years	5.10.2012	(1), (2), (6), (7), (8), (9), (11), (12), (13) (14), (15)
8	A/YL-KTS/675	Renewal of Planning Permission of Temporary open storage of vehicles and container trailers/tractors park for a period of 3 years	18.9.2015	(1), (2), (6), (7), (8), (11), (12), (13), (14), (15)

9	A/YL-KTS/793	Renewal of Planning Permission of Temporary open storage of vehicles and container trailers/tractors park for a period of 3 years	17.8.2018	(1), (2), (6), (7), (8), (11), (12), (13), (14)
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Approval Conditions:

- (1) submission and implementation of landscape/tree preservation proposal or maintenance of existing trees and landscape planting
- (2) submission and/or provision/maintenance of drainage facilities
- (3) the setting back of site boundary
- (4) the stacking height of the vehicles
- (5) provision of boundary wall and fencing
- (6) reinstatement of the site after the expiry of the planning approval
- (7) if any of the planning conditions is not complied with by the specified date, the approval shall cease to have effect and be revoked without further notice
- (8) if the planning condition is not complied with at all times during the planning approval period, the approval shall cease to have effect and be revoked without further notice
- (9) implementation of traffic monitoring measures
- (10) provision of a 9-litre water type/3kg dry powder fire extinguisher in each of the container-converted offices
- (11) restriction on operation hours
- (12) no vehicle dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities
- (13) submission and implementation of fire service installations proposal
- (14) no reversing of vehicles into or out from the site
- (15) submission and implementation of parking layout plan with dimensions

Similar Applications within the Same “AGR” Zone on the OZP

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1.	A/YL-KTS/409	Temporary open storage of machinery for a period of 3 years	14.12.2007
2.	A/YL-KTS/457	Temporary open storage of vehicles (coaches and tractors / goods vehicles) for sale and ancillary facilities for a period of 3 years	27.2.2009 [revoked on 27.8.2009]
3.	A/YL-KTS/458	Temporary open storage of private vehicles and vehicle parts for a period of 3 years	27.2.2009 [revoked on 10.7.2009]
4.	A/YL-KTS/483	Temporary open storage of vehicle parts with ancillary workshop for a period of 3 years	18.12.2009
5.	A/YL-KTS/488	Temporary open storage of vehicles (coaches and tractors/goods vehicles) for sale and ancillary facilities for a period of 3 years	19.3.2010
6.	A/YL-KTS/511	Temporary open storage of machinery for a period of 3 years	26.11.2010
7.	A/YL-KTS/515	Renewal of planning approval for temporary “open storage of vehicle parts with ancillary workshop” for a period of 3 years	10.12.2010
8.	A/YL-KTS/600	Temporary open storage of machinery (including excavators) for a period of 3 years	24.5.2013 [revoked on 5.7.2013]
9.	A/YL-KTS/614	Temporary open storage of machinery (including excavators) for a period of 3 years	25.10.2013
10.	A/YL-KTS/628	Temporary open storage of vehicle parts with ancillary workshop for a period of 3 years	7.2.2014 [revoked on 7.11.2014]
11.	A/YL-KTS/687	Temporary open storage of vehicle parts with ancillary workshop for a period of 3 years	8.1.2016
12.	A/YL-KTS/699	Temporary open storage of vehicles (private car only) and ancillary site office for a period of 3 years	13.5.2016 [revoked on 13.11.2016]
13.	A/YL-KTS/717	Renewal of planning approval for temporary open storage of machinery (including excavators) and vehicles for sale for a period of 3 years	14.10.2016
14.	A/YL-KTS/821	Temporary open storage of vehicle parts with ancillary workshop for a period of 3 years	21.6.2019

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/624	Proposed temporary filling of pond and filling of land for temporary open storage of recycled vehicles and metal scaffolding/machinery for construction for a period of 3 years	6.6.2014 (rejected on review)	(1), (2), (3), (4)
2	A/YL-KTS/667	Temporary metal recycling centre and open storage of scrap metal, concrete and machinery with ancillary office for a period of 3 years	5.6.2015	(1), (2), (3)
3	A/YL-KTS/685	Temporary open storage (Concrete from demolished buildings) for a period of 3 years	8.1.2016	(1), (2), (3)

Rejection Reasons

- (1) The development is not in line with the planning intention of the "Agriculture" zone.
- (2) Not comply with the Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" in that the development is not compatible with the surrounding land uses. The residential dwellings/structures which are located to the immediate west of the site and in the vicinity would be susceptible to adverse environmental nuisance generated by the development and adverse comment from the relevant government department and local objections were received
- (3) The applicant fails to demonstrate that the development would not generate adverse environmental and drainage impacts on the surrounding areas.
- (4) The approval of the application would set an undesirable precedent for similar applications within this part of the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural 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:

210720-161831-24622

提交限期

Deadline for submission:

06/08/2021

提交日期及時間

Date and time of submission:

20/07/2021 16:18:31

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/896

「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車輛及貨櫃車拖架／拖頭停放場停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

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.

Advisory clauses

- (a) resolve any land issues relating to the access to the development with the concerned land owners;
- (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. Should planning approval be given to the planning application, the STW holder(s) will need to apply to his office for modification of the STW conditions if there is any irregularities on site. The owner(s) of the lot without STW will need to apply to his office to permit the structures to be erected or regularize any irregularities on site. Besides, given the proposed 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 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 rent or fee, as may be imposed by LandsD;
- (c) note C for T's comment 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 LandsD should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that HyD does not and will not maintain any access connecting the Site and Kam Tin Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by DEP to minimize any potential environmental nuisance;
- (f) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant should be advised that 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 store (**Appendix VI** of the RNTPC paper) should be adhere to. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service

requirements will be formulated upon receipt of formal submission of general building plans;

- (g) note CBS/NTW, BD's comments that if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorized under the BO and should not be designated for any use under application. The existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are Unauthorized Building Works (UBW) under the BO and should not be designated for any use under application. For UBW erected on leased land, enforcement action may be taken by the 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. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained. Otherwise, they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator 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 respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage; and
- (h) note CTP/UD&L, PlanD's comments that three trees at southern boundary and southeastern corner of the site are found withered and the existing *Ficus microcarpa* (細葉榕) and *Ficus benjamina* (垂葉榕) within the site are infested with sparse foliage. The Applicant should carry out appropriate remedial actions, such as tree replacement and pest control in a timely manner. Irrigation should be carried out in regular basis for healthy growth of trees. The Applicant is reminded of the importance of undertaking proper tree care for existing trees within the site with reference to information published by the GLTM Section, DEVB on general tree maintenance and tree risk management, including "Pictorial Guide for Tree Maintenance" (護養樹木的簡易圖解), "Minimising Tree Risks" (護養樹木 保障安全) and "Pictorial Guide for Tree Maintenance to Reduce Tree Risks" (減低樹木風險的樹木護養簡易圖解). 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/government department(s) direct to obtain approval on tree works.