

2021年 8月 2 日

此文件在 收到。城市規劃委員會
只會在收到所有必須的資料及文件後才正式確認收到
申請的日期。

A/4

Appendix I

27 AUG 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	A/ML-KTS / 905
	Date Received 收到日期	27 AUG 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 Pak Hung

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)

BMI Appraisals Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 466 RP in Demarcation District No. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, New Territories, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,777 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 354.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	25.71 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	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	Agriculture
(f) Current use(s) 現時用途	Temporary Open Storage of Vehicles and Vehicle Parts (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
25/08/2021 (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 25/08/2021 (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)	.....

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？	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"/> 		

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

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTS</u> / <u>798</u>
(b) Date of approval 獲批給許可的日期	<u>19/10/2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>23/10/2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

As advised by the Applicant:-

...1) No operation have been and will be carried out on the Application Site on Sundays and
 public holidays

...2) No operation bewtween 6:00pm to 9:00am have been and will be carried out on the Application
 Site on Sundays and public holidays

...3) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities...
 have been and will be carried out on the Application Site.

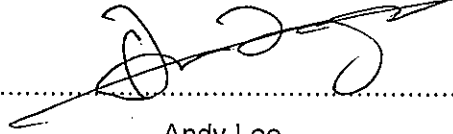
Further, the Planning Statement has been attached hereto.

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


.....
Andy Lee

Name in Block Letters
姓名（請以正楷填寫）

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

Senior Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

BMI Appraisals Limited

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



Date 日期

26/08/2021

(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打道 333 號北角政府合署 15 樓。

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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	Lot No. 466 RP in Demarcation District No. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long, New Territories, Hong Kong		
Site area 地盤面積	2,777	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 25.71	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15		
Zoning 地帶	Agriculture		
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		

(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	354.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	4.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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) _____ _____		

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

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

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

PLANNING STATEMENT

In respect of

Renewal of Planning Permission under
Section 16 of the Town Planning Ordinance
for Temporary Open Storage
of Vehicles and Vehicle Parts for
a Period of Three Years
in Lot No. 466 RP in
Demarcation District No. 106 and
Adjoining Government Land,
Kam Sheung Road,
Kam Tin, Yuen Long,
New Territories
Hong Kong

Date : 26 August 2021

Our Reference : T20673/OS21081P/6676

BMI APPRAISALS

EXECUTIVE SUMMARY

- This section 16 planning permission renewal application is submitted on behalf of Mr. Tang Pak Hung (the "Applicant"), in respect of Lot No. 466RP in DD 106 and adjoining government land, Kam Sheung Road, Kam Tin, Yuen Long, New Territories, Hong Kong (the "Application Site") in seeking for the renewal of the planning approval for temporary open storage of vehicles and vehicle parts on the Application Site which is subject to a number of Approved Application Nos. A/YL-KTS/798, 678, 579, 474, 354, 310 and 208.
- The ultimate objective of this planning statement is to seek planning permission renewal approval for a continual use of the above temporary open storage for period of three years upon its expiration on 23 October 2021.
- This planning statement is submitted to the Board in providing background information and planning justifications in support of the above application for the planning permission for temporary open storage of vehicles and vehicle parts on the Application Site which are essential for consideration by the Town Planning Board (the "Board").

報告摘要

- 此規劃申請是就申請人鄧伯雄先生("申請人")擬於香港新界元朗錦田錦上路第 106 約地段第 466 號餘段和毗鄰政府土地("本申請地盤")作臨時露天貯物場存放汽車及汽車零件用途之有關規劃許可申請續期。本申請地盤過往曾獲得城市規劃委員會批准，有關規劃申請編號為 A/YL-KTS/798，678，579，474，354，310 及 208。
- 申請人欲在本申請地盤延續上述臨時露天貯物場存放汽車及汽車零件用途之規劃許可，自其於 2021 年 10 月 23 日到期，再續訂有關為期三年之批准。
- 此規劃申請內附詳盡規劃陳述報告書，並提供有關申請地點的背景資料、論點及理據予城市規劃委員會審閱，以支持擬於本申請地盤作臨時露天貯物場存放汽車及汽車零件用途之規劃許可申請，陳述報告書之闡述內容並被視為給予城市規劃委員會考慮有關申請的重要資料和理據。

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BMI APPRAISALS

1. INTRODUCTION

1.1 Aim

This section 16 planning permission renewal application is submitted on behalf of Mr. Tang Pak Hung (the "Applicant"), one of the Managers of Tang Yi Tong Tso, the registered owner of Lot No. 466RP in DD 106, Kam Sheung Road, Kam Tin, Yuen Long, New Territories, Hong Kong in seeking for a planning permission renewal application for temporary open storage of vehicles and vehicle parts on the Application Site.

1.2 Purpose

This planning statement is submitted to the Board in providing background information and planning justifications in support of an application for planning permission for a temporary open storage of vehicles and vehicle parts in the Application Site which are essential for consideration by the Board.

1.3 Background

The Application Site was the subject of a **previously approved** planning application (Application No. A/YL-KTS/798). The application was for the temporary open storage of vehicles and vehicle parts. It was approved on **19 October 2018** by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years commencing from 24 October 2018 subject to the following conditions:-

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities, as proposed by the Applicant, should be carried out on the Application Site at any time during the planning approval period;

- (d) no heavy goods vehicles exceeding 24 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by the Applicant, are allowed to be parked/stored on or enter/exit the Application Site at any time during the planning approval period;
- (e) no machinery is allowed to be stored at the Application Site at any time during the planning approval period;
- (f) the stacking height of vehicles and vehicle parts should not exceed the height of the peripheral fence of the Application Site at any time during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (h) the existing drainage facilities implemented on the Application Site should be maintained at all times during the planning approval period;
- (i) the submission of a record of the existing drainage facilities on the Application Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Board by 24 January 2019;
- (j) the submission of a landscape proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Planning or of the Board by 24 April 2019;
- (k) in relation to (j) above, the implementation of the landscape proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Planning or of the Board by 24 July 2016;
- (l) the provision of fire extinguisher(s) with a valid fire certificate (FS251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Board by 5 December 2018;

- (m) the submission of fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Board by 24 April 2019;
- (n) in relation to (m) above, the provision of fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Board by 24 July 2019;
- (o) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (p) if the above planning conditions (i), (j), (k), (l), (m) or (n), is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (q) upon expiry of the planning permission, the reinstatement of the Application Site to an amenity area to the satisfaction of the Director of Planning or of the Board.

1.4 Key Objectives

The ultimate objective of this planning statement is to seek the approval of renewal for the planning permission for a continual operation and use of the above captioned uses for an **additional period of three years**.

The proposed use has and will not bring about environmental nuisance as the Applicant has already **implemented appropriate forms of mitigation measures** as requested in the previous approval. It is anticipated that all criteria laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses Under Section 16 of the Town Planning Ordinance (known as the "TPB PG-No. 13F") will continually be complied with.

1.5 Organization of the Statement Report

The statement report is divided into 6 sections. The first section is the introduction outlining the above aims and objectives of this planning statement and the planning permission application. Section 2 will then illustrate the site context and land status followed by Section 3 which describes the planning context in detail. Section 4 describes the proposed development followed up by a detailed account of justification of the proposed development on Section 5. The report finally concludes with a brief summary on Section 6.

2. **SITE CONTEXT AND LAND STATUS**

2.1 Location

The Application Site covers a total area of approximately 2,777 sq.m. inclusive of a portion of government land of approximately 25.71 sq.m. The Application Site is situated towards approximately 600m away from the Shek Kong Camp in the northeast. It is bounded by Ng Ka Tsuen in the far north, Tin Sam Tsuen in the southeast and Shek Wu Tong in the southwest within the south-eastern part of the Northwest New Territories.

(Please refer to the Location Plan in Appendix A.)

2.2 Existing Site Condition

The Application Site has been fully transformed from agricultural land to open storage of vehicles and vehicle parts more than 20 years. It has been fully paved by concrete and the open storage is still at full operation. The Application Site is bounded by U-shaped drainage channels at all sides and plantings have been planted along the site boundary and over the years they have now grown to above 3 m high. The Application Site has been mainly fenced off with corrugated metal sheets.

2.3 Surrounding Land Uses

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various kinds ranging from storage of construction materials to used cars and car parts. Car repairing activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road.

2.4 Access

The Application Site has an excellent accessibility to strategic road network, providing convenient access to Kowloon region, other parts of New Territories and the cross boundary border. Vehicular access to the Application Site is via Kam Sheung Road. It is a standard two-way single carriageway connecting Shek Kong and Kam Tin.

(Please refer to the Site Plan in Appendix B.)

2.5 Land Status and Ownership

As shown in paragraph 1.1 above and depicted in Appendix B, the Application Site covers a private lot and a small portion of government land. The Application Site has a total area of approximately 2,777 sq.m. including government land area of approximately 25.71 sq.m.

According to the land search record of the Land Registry, the Application Site mainly falls on an Old Schedule Agricultural Lot governed by a Block Government Lease demised as agricultural use with a lease term of 75 years commencing on 1 July 1898 less three days which is renewable for a further term of 24 years which has been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). There are no user restrictions in the lease except the usual non-offensive trade clause. The proposed temporary use will not contravene with the permissible land use under the lease.

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

The Application Site is located in the "Agriculture" ("AGR") zone on the Draft Kam Tin South Outline Zoning Plan ("OZP") No. S/YL-KTS/15 exhibited on 21 December 2018. The Planning Intention of the "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

As shown in the Schedule of Use under the "AGR" zone of the relevant OZP, "Open Storage" does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the TPB) of the "AGR" zone.

(Extract Copy of the Schedule of Use is shown in Appendix C.)

3.2 Precedent Cases

Recently Approved Applications for open storage uses in Kam Tin and Pat Heung areas are as follows:-

Item	Application No.	Proposed Use(s)	Date of Consideration	Decision
1.	AYL-KTS/865	Temporary Open Storage of Construction Machinery, Construction Material, Vehicle and Vehicle Parts	26/03/2021	Approved with condition(s) on a temporary basis
2.	AYL-KTN/879	Temporary Open Storage of Vehicles, Construction Materials/Prefabrication Components and Temporary Site Office	23/07/2021	Approved with condition(s) on a temporary basis
3.	AYL-KTS/880	Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office	16/04/2021	Approved with condition(s) on a temporary basis
4.	AYL-KTS/883	Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office	30/04/2021	Approved with condition(s) on a temporary basis
5.	AYL-KTS/886	Temporary Open Storage and Warehouse (Construction Machinery and Construction Materials)	28/05/2021	Approved with condition(s) on a temporary basis

3.3 Town Planning Board Guideline for "Application for Open Storage and Port Back-up Uses" – TPB PG-No. 13F

The above guideline is relevant to this application and has been revised in March 2020. Under this guideline, the Board endorsed the strategy for considering applications for temporary open storage and port back-up uses in the New Territories through the identification of category 1-4 areas.

(Please refer to Copy of Identification of Categories Plan in Appendix D.)

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As identified in Appendix D, the Application Site currently falls within an area annotated Category 3, where applications for such uses would normally not be favorably considered unless the applications are on sites with previous planning approvals. It is only in this connection that favourable consideration may be given if the applicants have demonstrated genuine efforts in compliance with approval conditions of the previous planning applications.

As mentioned in paragraph 1.3 above, the Application Site has been approved previously by the Board on 19 October 2018 (Application No. A/YL-KTS/798) and was also subject to six further previous approvals by the Board at its meetings on 9 October 2015, 5 October 2012, 23 October 2009, 11 November 2005, 27 February 2004 and 1 September 2000 respectively for Application Nos. A/YL-KTS/798, A/YL-KTS/579, A/YL-KTS/474, A/YL-KTS/354, A/YL-KTS/310 and A/YL-KTS/208 respectively.

Over the years, the Applicant has made genuine efforts in fulfilling all the planning conditions and all of which have been complied with. It is therefore anticipated that the approval granted by the Board for this application will not contravene with the legislation and guidelines as outlined in the TPB PG-No. 13F.

3.4 Town Planning Board Guidelines for "Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development" – TPB PG-No.34C

For renewal of planning approval for temporary use or development, reference is made to TPB PG-No. 34C. The criteria for assessing applications for renewal of planning permission are as follows:-

- 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.

Material Change in Planning Circumstances

As at the date of this Planning Statement, there is no material change in planning circumstances noted at the surrounding area.

Adverse Planning Implications

Since the current application is of temporary nature, there is no material adverse planning implications such as pre-emption of planned permanent development.

Compliance of Approval Conditions under the Previous Approval

All of the approval conditions under the previous approval (i.e. A/YL-KTS/798) have been duly complied with by the Applicant to the satisfaction to the relevant Government departments.

Approval Period

In the current application, the Applicant seeks for a renewal of a period of 3 years. It is not longer than the original validity period of the temporary approval. In accordance with TPB PG-No. 34C, in general, the Board is unlikely to grant an approval period exceeding 3 years unless there are strong justifications and the period is allowed under the relevant statutory plans. Therefore, the requested period of 3 years is reasonable.

Other relevant considerations

We note that there is no material objection from the nearby residents and other concerned government departments had been received. Further, the Applicant has been complied with the approval conditions imposed by the Board throughout the approval period.

As a result, all the criteria in TPB PG-No. 34B above-mentioned have been fulfilled.

4. PROPOSED DEVELOPMENT

4.1 Proposed Layout

The Application Site has not been enlarged or reduced. Since the planning permission was granted, works had been undertaken to implement landscape, drainage channel and fire service facilities which have all been constructed to the requirements and satisfaction of the Government. There is no material change at time of this application.

(Please refer to the Site Photographs of the Application Site in Appendix E.)

4.2 Vehicular Access Arrangement and EVA

An ingress and egress with a width of more than 5 m has been situated at the southwestern side of the Application Site.

4.3 Operation of the Application Site

The operating hours of the proposed development remains unchanged. It will be limited to 09:00 a.m. to 06:00 p.m. only. There will be no operation on Sundays and public holidays. No heavy good vehicles exceeding 24 tonnes will be parked, stored, entered or exited on the Application Site.

Further, as advised by the Applicant, no dismantling, maintenance, repairing, cleansing, paint spraying and other workshop activities have been and would be carried out on the Application Site.

4.4 Landscaping Aspect

The landscape proposal prepared and tree preservation works implemented as the result of previous planning applications (Nos. A/YL-KTS/798, A/YL-KTS/678, A/YL-KTS/579, 474 and A/YL-KTS/354) are considered still applicable to the current application and will be properly maintained upon planning approval to be granted for this application. The Applicant will well continuously well protect and preserve all of the trees as planted on the Application Site.

5. JUSTIFICATIONS

5.1 No Departure from Local Planning Intention

The planning intention of the area of the Application Site is described in Section 1. Although the proposed use does not fall within either Column 1 or 2, as stated in the Explanatory Notes of the OZP, its temporary use in nature can still be considered by the Board by its material consideration. Therefore, the planning application will not be in conflict with the local planning intention.

5.2 To maximize the Use of Land Pending Development

Instead of merely retaining fallow arable land for rehabilitation, the Board should also consider the realistic situation of Kam Tin. Due to the economic restructuring and sharp decline in agricultural activities, many farming areas within Kam Tin have been abandoned or converted into semi-industrial use and open storage. A proliferation of building and construction material yards and open storage of different kinds of materials have infiltrated the area near the Application Site many years ago.

The Board should also realize that only a minimal of the local residents are committed to agriculture or livestock farming. A high proportion of residents live on contributions paid by their workable members of their families who live away from Kam Tin. Agricultural industry is considered to be a low profit and dirty "hands-on" industry which is also economically unviable. The cost of agriculture is high in respect of considerable amount of investments which have to be put on the services and maintenance on drainage systems, cost for fertilizers, seeds and clean water.

Overall, there is a general presumption that interest in engaging agricultural activities is minimal. As the market speaks for itself, it can be seen that no agricultural activities are found in the vicinity. Due to the rapid growth on tertiary industry, people nowadays do not consider farming as a sustainable and viable option.

The current open storage use is on a temporary basis only. It will take full advantage of the location and the physical state of the Application Site itself should planning permission be granted again. It provides a short term solution for the much need of open storage space for its business operation which is less likely done in the urban areas. The temporary nature of the proposed use allow flexibility without pre-empting the long term development potential and permanent land use of the Application Site.

5.3 In Line with the TPB Guideline

The proposed use is in-line with the TPB PG-No. 13F. As clearly shown in the guideline, the Application Site falls within Category 3 area where favorable consideration from the Board will be given if the applications are on sites with previous planning approvals. In the view of this, the application does not contravene with the said guideline. The current application is the same as the previously approved application (No. A/YL-KTS/798) in terms of applied use(s). The renewal of planning approval will not cause any problem on land use compatibility.

(Please refer to the Copy of TPB's Approval Letter dated 2 November 2018 in Appendix F.)

As elaborated in para 3.4, the criteria in TPB PG-No.34C have been also fulfilled.

5.4 Compatible with Surrounding Land Use

The Application Site is surrounded by numerous open storages of different kinds of materials. Open storages and godowns in Kam Tin are predominantly clustered along Kam Sheung Road. The proposed temporary use is therefore compatible with surrounding land use. Furthermore, landscaping provisions as the result of the previous applications have already been implemented to the satisfaction of the relevant departments.

5.5 Insignificant Noise Impact

Activity/operation in the Application Site is mainly static in nature and therefore the proposed open storage use will not cause any significant amount of noise disturbance to the surrounding area.

5.6 Insignificant Adverse Drainage Impact

Drainage proposal from the previous application has been approved and implemented to the satisfaction of the Board and the Drainage Services Department. "U"-shaped channels have already been installed as required in the previous application.

During the planning permission period, the Applicant has all along properly maintained the said channels by carrying out regular cleaning as well as removing the obstacles. It is obvious that there is no significant adverse drainage impact to the surrounding environment.

Should the Board decide to renew the planning permission application for the proposed temporary use, the U-shaped drainage channels already installed within the Application Site will be continuously maintained.

5.7 Insignificant Traffic Impact

The current road network (Kam Sheung Road, Kam Tin Road and Pat Heung Road) has adequate capacity to accommodate traffic to and from the Application Site. As the delivery of vehicles from the Application Site will be done mainly at times other than rush hours in early morning or late afternoon and on a "need-by-demand" basis, the proposed development will not generate a high volume of daytime traffic to the current road network.

5.8 No Adverse Comments and Local Objections

As above-mentioned, the Application Site has been operating for a number of years since the previous approvals granted. No material objections from the nearby residents and other concerned government departments had been received. The Applicant has been keen to comply with the approval conditions imposed by the Board. Should the planning permission be granted again, the Applicant will continue to make every effort on keeping up the good works.

5.9 No Creation of a Precedent Case

As the Board is entitled to consider planning applications according to the merits of each case, there should be little concern about setting an undesirable precedent by approving this application. Meanwhile, the Application Site is subject to a number of previous planning approvals and therefore re-granting planning permission for the continual use of the proposed development will not in any sense be a creation of an undesirable precedent.

5.10 Complied with All Approval Conditions

As the Applicant has shown his genuine effort in complying with all approval conditions in the previous approved applications.

6. CONCLUSION

- 6.1 This planning application is to seek planning permission renewal approval for the continuance of a temporary open storage of vehicles and vehicle parts on the Application Site for an additional period of three years.
- 6.2 The proposed development offers a temporary solution to meet the high demand of open storage of this particular type where much land use activity is not economically feasible and sustainable to be carried out in the urban areas.

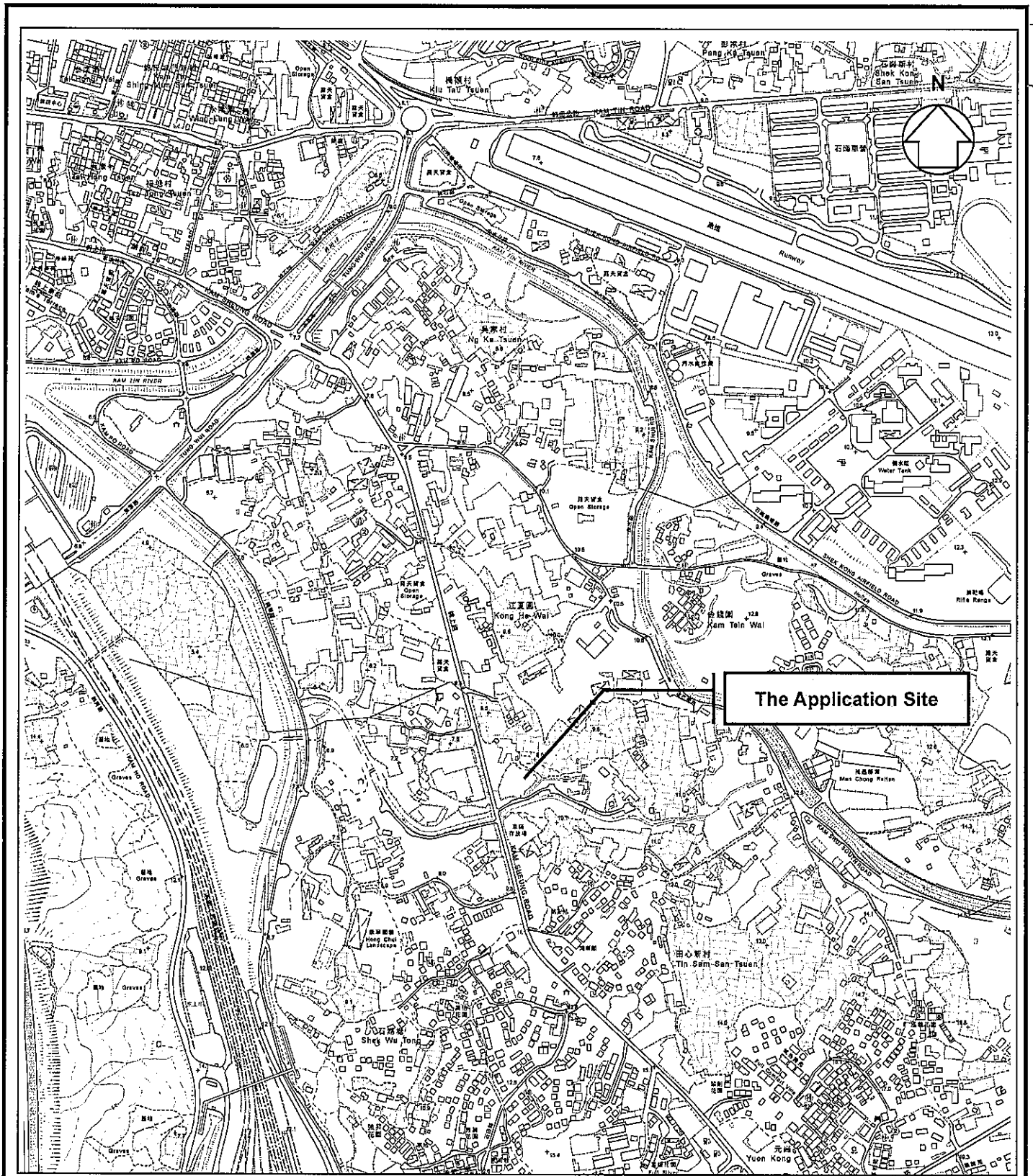
- 6.3 Nowadays, commercial intercourses between Mainland China and Hong Kong are very active. Open storage sites and warehouses are concentrated in the area of Kam Tin for agglomeration of such various kinds of industries, storage of vehicles, construction materials/machinery and used electrical appliances/scrap metals, etc. It is an undeniable fact that demand for storage space has increased dramatically in the northwestern part of New Territories and areas close to the border of Mainland China for reason of good accessibility. In response to such great demand for storage space and suitable strategic location, the Board should give support to this group of local business operators and hence render a favourable consideration to this application.
- 6.4 The subject temporary use has been previously under Application Nos. A/YL-KTS/798, A/YL-KTS/678, A/YL-KTS/579, A/YL-KTS/474, A/YL-KTS/354, A/YL-KTS/310 and A/YL-KTS/208.
- 6.5 As detailed in Section 5 above, the proposed temporary use will not contravene with the TPB PG-No. 13F and it will remain to have no storage of polluting, dangerous or flammable substances or goods in the open storage area.
- 6.6 As mentioned in Section 5, all the criteria for renewal of planning approval as stipulated in TPB PG-No. 34B have been fulfilled
- 6.7 Drainage channels are already in place and have met the criterion laid down by relevant Government Departments. The Applicant will keep up the good work and continue to minimize nuisance, if any.
- 6.8 As mentioned in paragraph 5.6, the Applicant has duly maintained the existing drainage works on the Application Site throughout the approval period.
- 6.9 For the landscaping works, we have stated in paragraph 4.4 that there is no change of the landscaping implementation works as approved by the Government before. The same has been also well maintained and preserved. We believe that no new / additional tree preservation proposal is necessary.

6.10 The fire service installation proposal has been approved by the Director of Fire Services Department. The Applicant will keep up the facilities and equipment in a proper manner.

6.11 In view of the justifications and all other material considerations encompassed in this planning statement especially the fulfillment of criteria as stipulated in TPB PG-No. 13F and TPB PG-No. 34C, we sincerely recommend members of the Board and relevant departments to give favourable consideration again to approve the current planning permission renewal application at the Application Site.

END OF STATEMENT

APPENDIX A
Location Plan



The Application Site

Not to Scale

(For Identification
Purposes Only)

Location Plan

Lot No. 466RP in DD 106 and Adjoining
Government Land,
Kam Sheung Road, Kam Tin, Yuen Long,
New Territories, Hong Kong

APPENDIX A

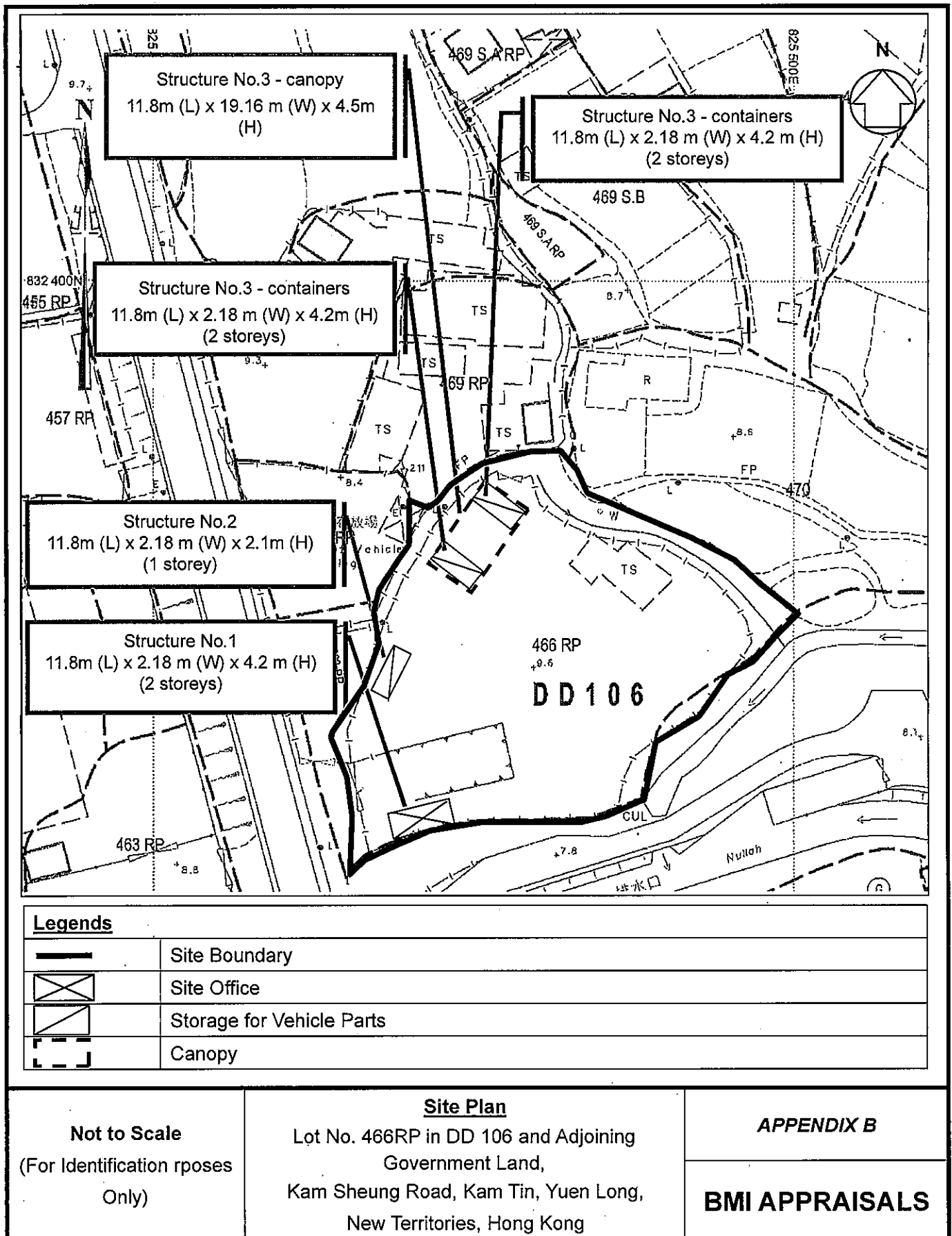
BMI APPRAISALS

BMI APPRAISALS

APPENDIX B

Site Plan

BMI APPRAISALS



APPENDIX C

Extract Copy of the Schedule of Use

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin South Outline Zoning Plan No. S/YL-KTS/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use	Animal Boarding Establishment
Government Use (Police Reporting Centre only)	Barbecue Spot
On-Farm Domestic Structure	Burial Ground
Public Convenience	Field Study/Education/Visitor Centre
Religious Institution (Ancestral Hall only)	Government Refuse Collection Point
Rural Committee/Village Office	Government Use (not elsewhere specified)
	House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
	Picnic Area
	Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only)
	Public Utility Installation
	Religious Institution (not elsewhere specified)
	School
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

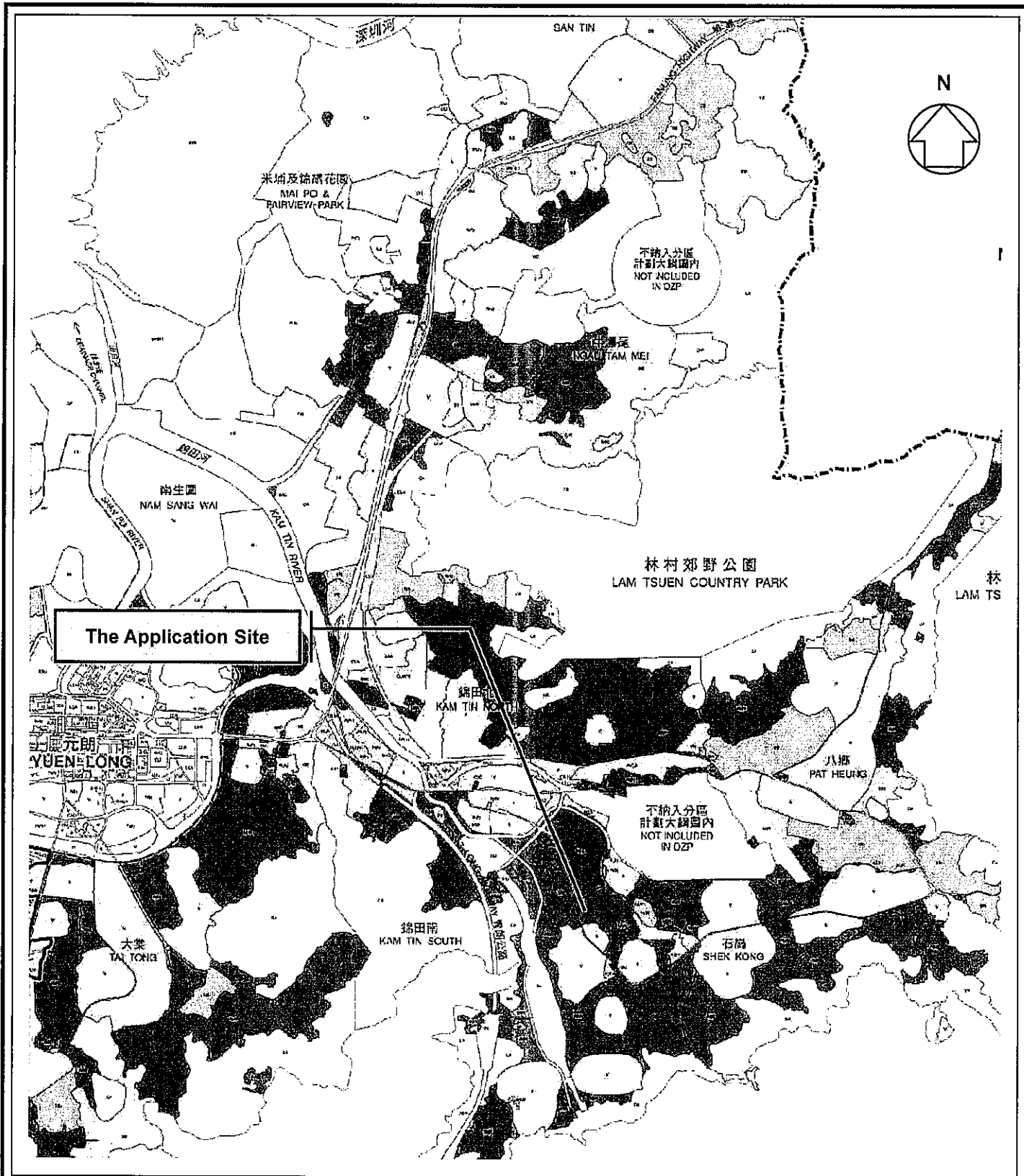
- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

APPENDIX D

***Copy of Identification of
Categories Plan***

BMI APPRAISALS



Not to Scale
(For Identification
Purposes Only)

Copy of Identification of
Categories Plan

Lot No. 466RP in DD 106 and Adjoining
Government Land,
Kam Sheung Road, Kam Tin, Yuen Long,
New Territories, Hong Kong

APPENDIX D

BMI APPRAISALS

APPENDIX E

Site Photographs



Main Entrance of the Application Site

Site Photographs

Lot No. 466RP in DD 106 and Adjoining
Government Land,
Kam Sheung Road, Kam Tin, Yuen Long,
New Territories, Hong Kong

APPENDIX E1

(For Identification
Purposes Only)



General View of the Application Site

Site Photographs

Lot No. 466RP in DD 106 and Adjoining
Government Land,
Kam Sheung Road, Kam Tin, Yuen Long,
New Territories, Hong Kong

APPENDIX E2

(For Identification
Purposes Only)



APPENDIX F

***Copy of TPB'S Approval Letter
dated 2 November 2018
(Case No. TPB/A/YL-KTS/798)***

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-KTS/798

By Post & Fax

2 November 2018

BMI Appraisals Ltd.

(Attn.: Andy Lee)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years in "Agriculture" Zone, Lot 466 RP in D.D.106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long

I refer to my letter to you dated 18.10.2018.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years from 24.10.2018 until 23.10.2021 and is subject to the following conditions :

- (a) no operation between 6:00 p.m. and 9:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, as proposed by you, are allowed on the site at any time during the planning approval period;
- (d) no heavy goods vehicles exceeding 24 tonnes including container tractors/trailers, as defined in the Road Traffic Ordinance, as proposed by you, are allowed to be parked/stored on or enter/exit the site at any time during the planning approval period;
- (e) no machinery is allowed to be stored at the site at any time during the planning approval period;
- (f) the stacking height of vehicles and vehicle parts should not exceed the height of the peripheral fence of the site at any time during the planning approval period;
- (g) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;

- (h) the existing drainage facilities implemented on the site shall be maintained at all times during the planning approval period;
- (i) the submission of a record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 24.1.2019;
- (j) the submission of a landscape proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Planning or of the TPB by 24.4.2019;
- (k) in relation to (j) above, the implementation of the landscape proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Planning or of the TPB by 24.7.2019;
- (l) the provision of fire extinguisher(s) with a valid fire certificate (FS251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 5.12.2018;
- (m) the submission of fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.4.2019;
- (n) in relation to (m) above, the provision of fire service installations within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 24.7.2019;
- (o) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (h) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (p) if any of the above planning conditions (i), (j), (k), (l), (m) or (n) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (q) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VII of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please

refer to the TPB Guidelines No. 34B and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

A copy of the Guidance Notes on Application for Permission for Temporary Open Storage and Port Back-up Uses, together with the relevant documents attached to the Guidance Notes, are attached for your reference. Your attention is particularly drawn to paragraphs 10-17 on how to comply with approval conditions.

This temporary permission will lapse on 24.10.2021. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 19.10.2018 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 23.11.2018). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Ivy Wong of Fanling, Sheung Shui & Yuen Long East District Planning Office at 2158 6297. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

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



To: tobdd@pland.gov.hk
Cc:
Bcc:
Subject: [FI] S.16 Planning application no. A/YL-KTS/905
File Ref:
From:

Friday 08/10/2021 10:36

Follow Up: Normal Priority.

Dear TPB Colleagues,

Please find forwarded to you below the further information (FI) for A/YL-KTS/905 received from the applicant dated 7.10.2021 for your further action. Many Thanks.

From:
To:
Cc:
Date: 07/10/2021 15:00
Subject: RE: S.16 Planning application no. A/YL-KTS/905 - [TD] Departmental Comments

Dear

As requested, we hereby attach the F.I. of the captioned case.

Thank you for your kind attention.

Best Regards,

From: c

Sent: Wednesday, October 6, 2021 2:09 PM

To:

Cc:

Subject: S.16 Planning application no. A/YL-KTS/905 - [TD] Departmental Comments

Dear

I refer to the captioned planning application, please find the comments from the Transport Department (TD) below.

- (a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics;
- (b) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Kam Sheung Road and the local access;
- (c) The applicant should provide nearest public transport services and indicate on the layout plan; and
- (d) The applicant should note the local access between Kam Sheung Road and the site is not managed by this Department.

Should you have any questions, please contact the contact person of the department directly. Many Thanks.



F.I. to PlanD (AYL-KTS905).pdf Appendix 1.pdf



F.I. to PlanD (AYL-KTS905)_Appendix 2_for public transport.pdf

A.M./P.M.	Period			No. of vehicles entering the Application Site	No. of vehicles leaving the Application Site
A.M.	9:00	to	12:00	4	1
P.M.	12:00	to	6:00	6	9
Total				10	10

A/YL-KTS/905

F.I. to Transport Department

- (a) As per the Applicant, since the amount / volume of inventory would be changed from time to time. To maintain the flexibility, it is difficult to designate the fixed position and no. of car parking spaces and loading / unloading bay.

However, there is a maximum 5 car parking spaces and 1 loading/unloading bay in temporary / flexible nature. Dimensions of which are as follows:-

Private Vehicles ("PV")

4 temporary / flexible parking spaces for PV (area: 5m x 2.5m for each). 3 of which are for the staff members and the remaining is for visitor

Medium Goods Vehicle ("MGV")

1 temporary / flexible parking space for MGV (area: 16m x 3.5m)

Loading / unloading bay

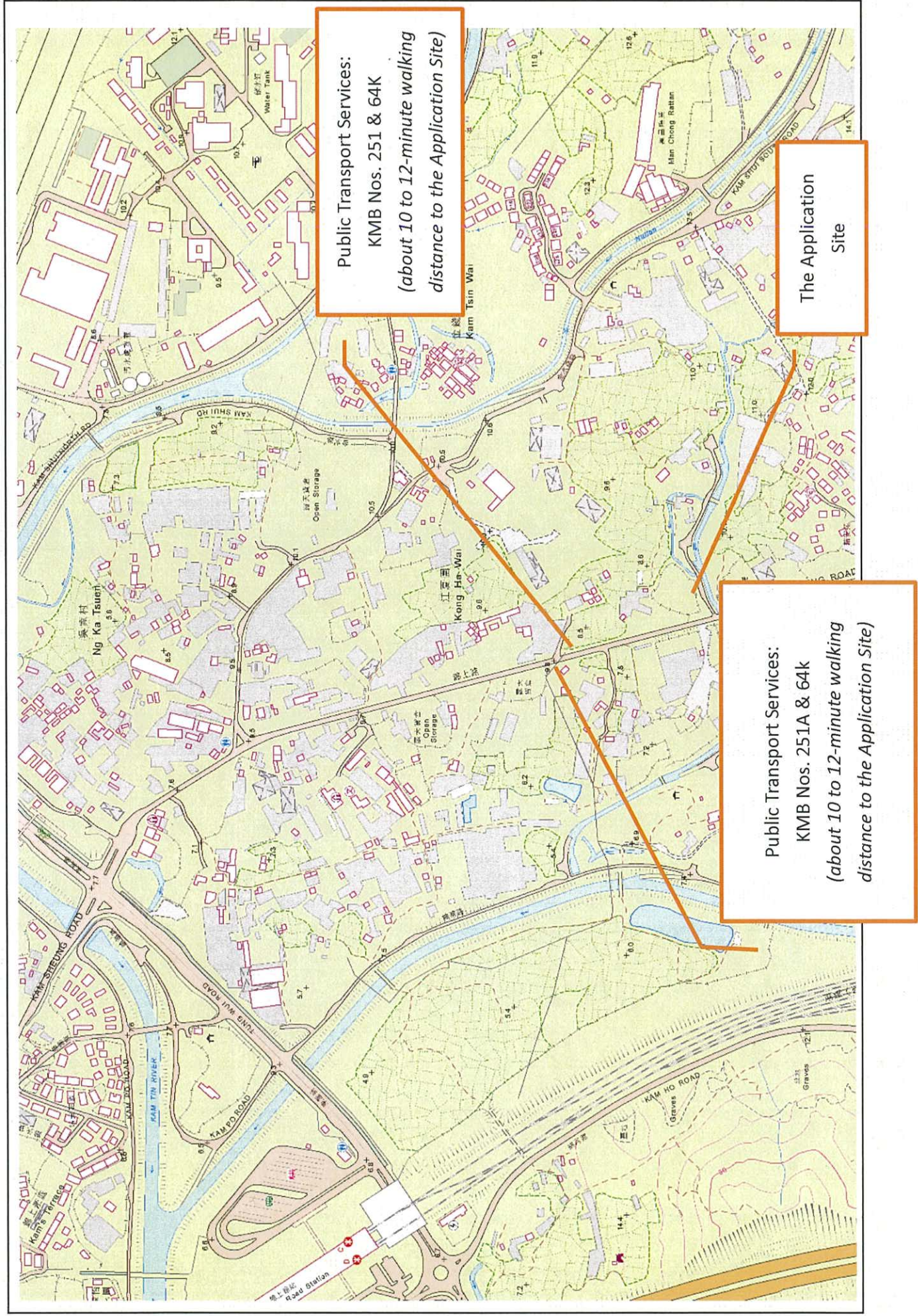
1 temporary / flexible loading/unloading bay (area: 11m x 3.5m)

As advised, there is a booking arrangement respectively for the said parking space for visitor and the parking space for MGV, only 1 PV and 1 MGV would be permitted to enter to the Application Site for a period upon booking.

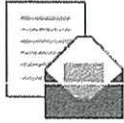
- (b) For the trip generation, please kindly refer to Appendix 1. The trips include 1) on-duty / off-duty / lunch of the staff members and 2) visitors which are only occasional. Also, the trips include transportation of the vehicles and vehicle parts.

Having reviewed the no. of trips generated, the Applicant considers that the traffic impact of the Application Site to Kam Sheung Road and the local access is not significant.

- (c) For the nearest public transport service, please kindly refer to Appendix 2.



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



[FI] S.16 Planning application no. A/YL-KTS/905

08/10/2021 11:04

From:

To: tpbpd@pland.gov.hk

Cc:

File Ref:

Follow Up: Normal Priority.

Dear TPB Colleagues,

Please find forwarded to you below the further information (FI) for A/YL-KTS/905 received from the applicant dated 7.10.2021 for your further action. Many Thanks.

Date: 07/10/2021 16:47
Subject: RE: Re: Planning Application (TPB/A/YL-KTS/905)

This email is to supersede our email dated 30 September 2021.

The 1) latest F.S. 251 and 2) the fire service installation plan are attached again.

Please be kindly advised that, there is no change for the 1) layout and 2) use of the Application Site between the current application and the previous approved case (i.e. TPB/A/YL-KTS/798).

Thank you for your kind attention.

Sent: Thursday, September 30, 2021 4:22 PM

Subject: Re: Planning Application (TPB/A/YL-KTS/905)

As per the client's instruction, we hereby furnish your department with the 1) latest F.S. 251 and 2) the fire service installation plan ("FSIP").

For the FSIP, it has been approved by Fire Service Department ("FSD") in the previous approved planning application case. The same has also been installed at the satisfaction of FSD. As per the Fire Service consultant, there is no change for all the F.S. Service installation in the Application Site and the Annual Inspection has been recently completed.

Therefore, we sincerely request the members of Town Planning Board not to incorporate the following approval conditions to the Approval Letter should the subject case be approved:-

- a. Provision of fire extinguisher(s) within a valid fire certificate (F.S. 251)
- b. Submission of fire service installations proposal
- c. Provision of fire service installations

Thank you for your kind attention.



F.S. 251.pdf F.S. Installation Plan.pdf

Fire Notes :

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS 5266 : Part 1 and BS EN 1838 ;
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266 : Part 1 ;
3. Sufficient portable hand-operated approved appliance shall be provided and as marked on plans.
4. A hose reel system should be supplied by a 2.0m³ FS water tank .
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30 m of hose reel tubing. The FS water tank, FS pump room and hose reel shall be clearly marked on plans;
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839 : part 1 : 1988 and FSD Circular Letter 1/2002. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. One No. 5.0 kg CO2 F.E. shall be provided at F.S. Pump Room.

Legend :

	Gate Valve		Break Glass Call Point
	Non-Return Valve		Ø150 mm Fire Alarm Bell
	Hose Reel Pump		Visual Alarm Device
	2.0 kg CO2 type fire extinguisher		Boundary Line
	4.0 kg Dry Powder type fire extinguisher		New Installations
	9.0 litre Foam type fire extinguisher		
	5.0 kg CO2 type fire extinguisher		
	Hose reel set		

NATURE OF OCCUPANCY :

- (A) — 2 Storey converted container for office (total covered area : 11.8 X 2.18 m X 2 = 51.5 sq. m);
2 nos. 4.0 kg dry powder F.E. to be provided;
- (B) — 1 Storey converted container for vehicle parts storage (total cover area : 11.8 X 2.18 = 25.72 sq. m).
1 no. 4.0 kg dry powder F.E. to be provided;
- (C) — Open shelter for vehicle repairs area (cover area : 11.8 X 19.16 m = 226.08 sq. m).
2 no. 5.0 kg CO2 F.E. to be provided;
- (D) — 2 x 2 Storey converted container for vehicle parts storage under shelter
(total covered area : 11.8 X 2.18 m X 2 = 51.5 sq. m);
2 nos. 4.0 kg dry powder F.E. to be provided;

INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address :
Shop 28, 8/F, Kam Fung Building, YTL, 309,
Kam Fung Street, Yuen Long, N.T.
Tel: 2428 7765 Fax: 2428 8832

Business Address :
8/F, Block L, Phase 2, Yuen Fung Industrial Centre,
Kam Fung Street, Yuen Long, N.T.
Tel: 2428 5445 Fax: 2428 2052

Project :
Temporary Open Storage of Vehicles for a Period of 3 Years
at Lot 466 RP in D.D. 106 and Adjoining Government
Land, Kam Sheung Road, Kam Tim, Yuen Long

Title :

Proposed Fire Service
Installation Layout
Plan

Drawn by : K.K. Leung

Date : 15/9/2021

Scale : 1 : 500 @ A 3

Ref No. : TPB/A/YL-KTS/905

Drawing No. : 2016/FS/002-01

FSD Ref.: _____
消防處編號

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

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : _____
門牌號數/市地段

Lot 466 RP in D.D. 106

Street/Road/Estate Name : _____
街道/屋苑名稱

Block : _____
座

District : _____
分區

Yuen Long

Area : _____
地區

☐ HK
香港

☐ K
九龍

☒ N.T.
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)
11	4x 應急照明燈 3x ("Zebra" Model: Z12) 1x ("Marsc" Model: MT-1011)	AS ABOVE	Conforms with FSD requirements	23-9-2021	22-9-2022
12	2x 出口指示燈箱 ("Apollo")	"	Conforms with FSD requirements	"	"

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 : _____
受權人簽署

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 : 30-9-2021
日期

For FSD
use only:

Inspected



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

Street No./Town Lot:

門牌號數/市地段

Lot 466 RP in D.D. 106

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

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 編號 (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)

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

Code 編號 (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)
24	3x5 KG CO2 GAS TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	23-9-2021

Part 3 第三部 Defects 損壞事項

Code 編號 (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

30-9-2021

For FSD
use only:

Inspected

Key-in



FSD Ref.: _____
消防處檔號

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

Name of Client : _____
顧客姓名

Name of Building : _____
樓宇名稱

Street No./Town Lot : _____
門牌號數/市地段

約106地段第466號餘段

Street/Road/Estate Name : _____
街道/屋苑名稱

Block : _____
座

District : _____
分區

元朗

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	4 x 4KG DRY POWDER TYPE F.E.	AS ABOVE	Conforms with FSD requirements	23-9-2021	22-9-2022

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)
24	1 x 4KG DRY POWDER TYPE F.E.	AS ABOVE	TO SUPPLY AND INSTALL	Conforms with FSD requirements	23-9-2021

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 : _____
受權人簽署

Name : _____
姓名

FSD/RC No. : _____
消防處註冊號碼

Company Name : _____
公司名稱

Telephone : _____
聯絡電話

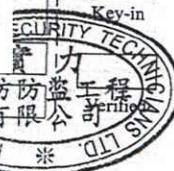
Date : _____
日期

30-9-2021

For FSD
use only:

Inspected

Key-in



☒ NT 新界

☒ 新界

Key-in

F.S. 251 (Rev. 1/2016)



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

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

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

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

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

Previous s.16 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1	A/YL-KTS/208	Proposed Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	1.9.2000 On review	(1)– (6)
2	A/YL-KTS/310	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	27.2.2004	(3), (5), (6), (7), (8)
3	A/YL-KTS/354	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	11.11.2005	(1), (3), (5), (6), (7), (8), (9), (10), (11)
4	A/YL-KTS/450	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	23.1.2009 [revoked on 23.7.2009]	(3), (5), (6), (7), (8), (10), (11)
5	A/YL-KTS/474	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 years.	23.10.2009	(3), (5), (6), (7), (8), (10), (11), (12)
6	A/YL-KTS/579	Renewal of Planning Approval for Temporary "Open Storage of Vehicles and Vehicle Parts" for a Period of 3 Years	5.10.2012	(1), (2), (3), (5), (6), (7), (8), (10), (11), (12), (13), (14), (15)
7	A/YL-KTS/678	Renewal of Planning Approval for Temporary "Open Storage of Vehicles and Vehicle Parts" for a Period of 3 Years	9.10.2015	(2), (3), (5), (6), (7), (8), (10), (11), (12), (13), (15), (16)
8	A/YL-KTS/798	Renewal of Planning Approval for Temporary "Open Storage of Vehicles and Vehicle Parts" for a Period of 3 Years	19.10.2018	(1), (2), (3), (5), (6), (7), (8), (10), (11), (12), (13), (15)

Approval Conditions

- (1) Submission / implementation of a landscape/tree preservation proposal
- (2) Provision of drainage facilities / submission of records of the drainage facilities
- (3) Reinstatement of the application site to an amenity area after the expiry of the planning approval
- (4) Fencing and paving of the Site
- (5) Stacking height of vehicles
- (6) Revocation of planning approval if condition is not complied with at any time/by specified date
- (7) Restriction on operation hours and dates
- (8) The maintenance of landscape planting/drainage facilities
- (9) The setting back of the southern boundary of the Site
- (10) No workshop, vehicle repairing, dismantling, maintenance, cleansing and paint spraying activities
- (11) No machinery is allowed to be stored at the Site
- (12) Provision of fire extinguisher(s) together with a valid fire certificate (FS251) / Submission / implementation a FSI's proposal

- (13) No heavy goods vehicles exceeding 24 tonnes are allowed to be parked/stored or enter/exit the Site
- (14) The maintenance of the loading/unloading space and the ingress/egress
- (15) No reversing of vehicles into or out from the Site
- (16) Submission / implementation of a run-in/out at the access point of Kam Sheung Road

**Similar Applications within the Same “AGR” Zone in the vicinity of the Site on
the approved Kam Tin South Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration By RNTPC</u>
1.	A/YL-KTS/530	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Pending Repair and Insurance Compensation) and Spare Parts under Application No. A/YL-KTS/419 for a Period of 3 Years	15.4.2011
2.	A/YL-KTS/636	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Pending Repair and Insurance Compensation) and Spare Parts under Application No. A/YL-KTS/530 for a Period of 3 Years	4.4.2014 [revoked on 30.5.2014]
3.	A/YL-KTS/652	Temporary Open Storage of Vehicles(Pending Repair and Insurance Compensation) and Spare Parts for a Period of 3 Years	31.10.2014
4.	A/YL-KTS/750	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Pending Repair and Insurance Compensation) and Spare Parts for a Period of 3 Years	22.9.2017
5.	A/YL-KTS/858	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Pending Repair and Insurance Compensation) and Spare Parts for a Period of 3 Years	23.10.2020

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

參考編號

Reference Number:

210906-113535-59919

提交限期

Deadline for submission:

24/09/2021

提交日期及時間

Date and time of submission:

06/09/2021 11:35:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/905

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Carrie Lau

意見詳情

Details of the Comment :

To: Town Planning Board (Email Address: tpbpd@pland.gov.hk)

Re: Application Y/YL-KTS/905, Kam Tin South, Yuen Long

Town Planning Board

The Hong Kong Aviation Club (the "Club") objects to the above-referenced application to build a Temporary Open Storage of Vehicles and Vehicles Parts in Kam Tin South. This site is very close to the Shek Kong Airfield runway, which is used by the Club for flight training operations. The applicant's proposed use of the site for storage of vehicles and other equipment could adversely affect the safety of the Club's flight operations, particularly depending on the nature of any equipment used by the applicant at the site. Accordingly, the Town Planning Board should reject the application.

Thank you for your attention.

Regards,

Carrie Lau
General Manager

>-←

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

210906-164516-96961

提交限期**Deadline for submission:**

24/09/2021

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

06/09/2021 16:45:16

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

A/YL-KTS/905

「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，鄉郊設露天存放汽車及汽車零件倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

Advisory Clauses

- (a) note DLO/YL, LandsD's comments that the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No permission is given for occupation of GL included in the Site. Any occupation of GL without Government's prior approval is not allowed. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL portion from the Site or obtain a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by his department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that the maintenance of any access connecting to the Site and Kam Sheung Road is not responsible by his department. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the DEP to minimize any potential environmental nuisance;
- (e) note CTP/UD&L of PlanD comments that the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works; and
- (f) note CBS/NTW, BD's comments that before any new building works (including containers/ open sheds as temporary building, demolition and land filling, etc) are to be carried out on Site, prior approval and consent of the Building Authority 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 lease land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on

the Site under the BO. If the existing structures (not being a New Territories Exempted House) are erected on lease land without the approval of the BA, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage.