

2021年 9月 28日

AML-KTS/907

Appendix I

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

This document is received on 28 SEP 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](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](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	A14L-KTS/1907
	Date Received 收到日期	28 SEP 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)

CHIEF FORCE LIMITED 志科有限公司

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	新界元朗八鄉錦上路江廈圍丈量約份第106約地段第1319號(部分)及第1336號A分段(部分)	
(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 約2508 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 約807.8 ..... 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)	0 ..... 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	S/YL-KTS/15
(e) Land use zone(s) involved 涉及的土地用途地帶	住宅(丁類)
(f) Current use(s) 現時用途	臨時露天存放車輛及關設客貨車和貨車改裝工場  (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”<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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”<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 09/09/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 09/09/2021 (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> <b>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</b> <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> <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)</b>	
(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 .....
<b>(c) Development Schedule 發展細節表</b>	
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)) ..... <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"/>																															
	No 否																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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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"/>																															



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b> <b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-KTS</u> / <u>804</u>
(b) Date of approval 獲批給許可的日期	<u>16/11/2018</u> ..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>18/12/2021</u> ..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時露天存放車輛及關設客貨車和貨車改裝工場
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div style="margin-bottom: 10px;"> <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：          .....          .....          .....       </div> <div style="margin-bottom: 10px;">         Reason(s) for non-compliance:          仍未履行的原因：          .....          .....          .....       </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> .....         </div> <div> <input type="checkbox"/> month(s) 個月 .....         </div>

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）。

詳情請參閱附帶規劃文件。



**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

  
鄭嘉翔

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

.....  
Name in Block Letters

姓名（請以正楷填寫）

文員

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



志科有限公司

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

Date 日期

09/09/2021

..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗八鄉錦上路江廈圍丈量約份第106約地段第1319號(部分)及第1336號A 分段(部分)
Site area 地盤面積	約2508 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-KTS/15
Zoning 地帶	住宅(丁類)
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	臨時露天存放車輛及關設客貨車和貨車改裝工場



(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	約807.8 <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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5.3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明） 申請地點圖則，場地設計圖則，渠務排水圖則，消防裝置圖則，交通運輸圖則	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<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。



# 附帶規劃文件

按城市規劃條例第 16 條於

新界元朗八鄉錦上路江廈圍丈量約份第 106 約地段第 1319 號(部分)及第 1336 號 A 分段(部分)，續期申請作「臨時露天存放車輛及開設客貨車和貨車改裝工場」用途，為期 3 年。

地盤面積：約 2508 平方米

## 行政摘要

按城市規劃條例第 16 條申請，擬在新界元朗八鄉錦上路江廈圍丈量約份第 106 約地段第 1319 號(部分)及第 1336 號 A 分段(部分)，申請作「臨時露天存放車輛及闢設客貨車和貨車改裝工場」用途，為期 3 年。

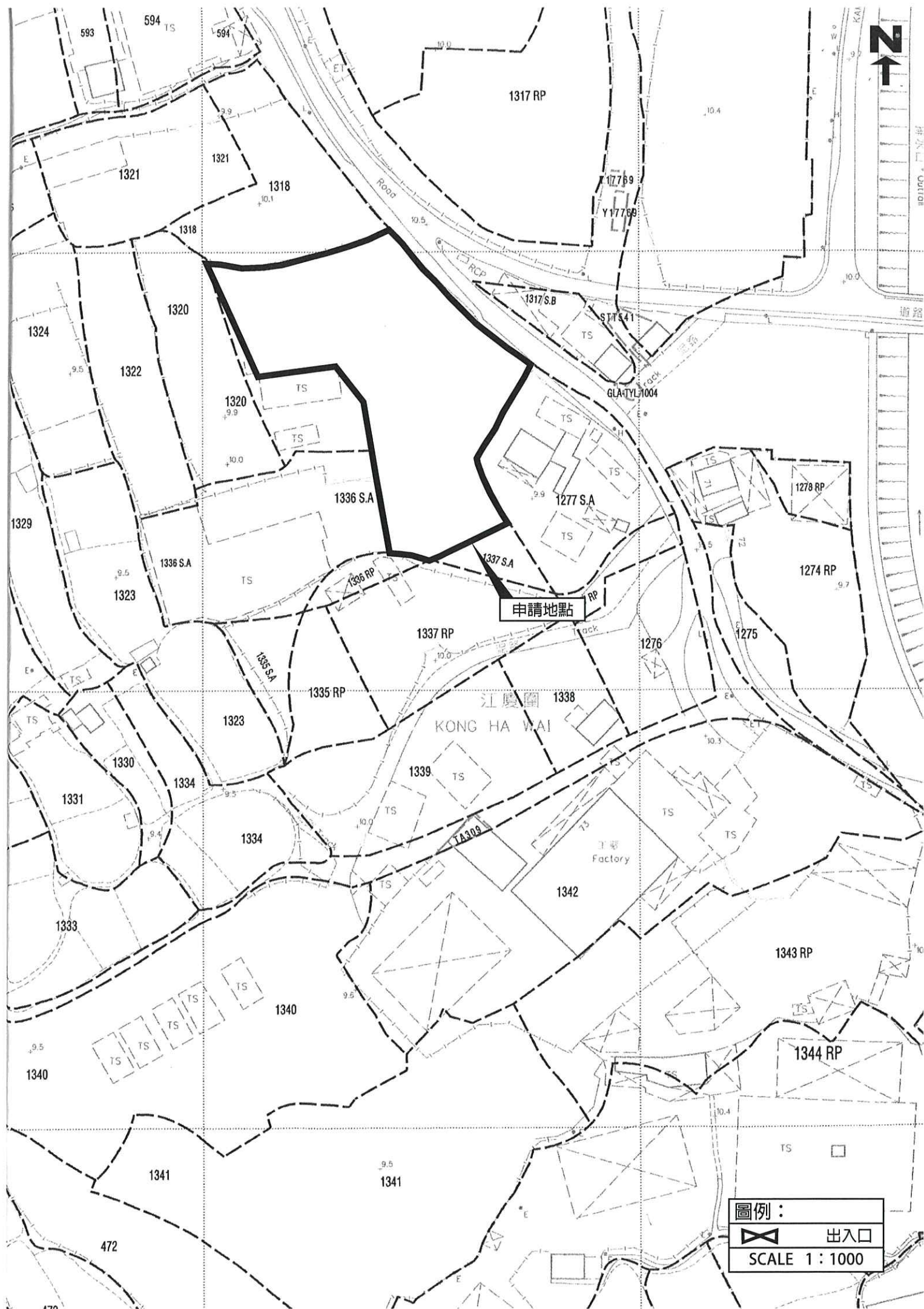
是次申請為 A/YL-KTS/804 的續期申請，自 2013 年 02 月 08 日至今申請地點都沒有任何政府部門及附近市民的反映和投訴，土地使用者一直使用良好。因此申請人及土地使用者希望城市規劃委員會及規劃署可以接受是次申請。

## 申請地點

申請地點位於錦田南分區計劃大綱草圖 S/YL-KTS/15 的「住宅(丁類)」用途地帶、新界元朗八鄉錦上路江廈圍丈量約份第 106 約地段第 1319 號(部分)及第 1336 號 A 分段(部分)。申請地點面積約 2508 平方米，其中不包含任何政府土地。

詳情請參閱以下圖則。



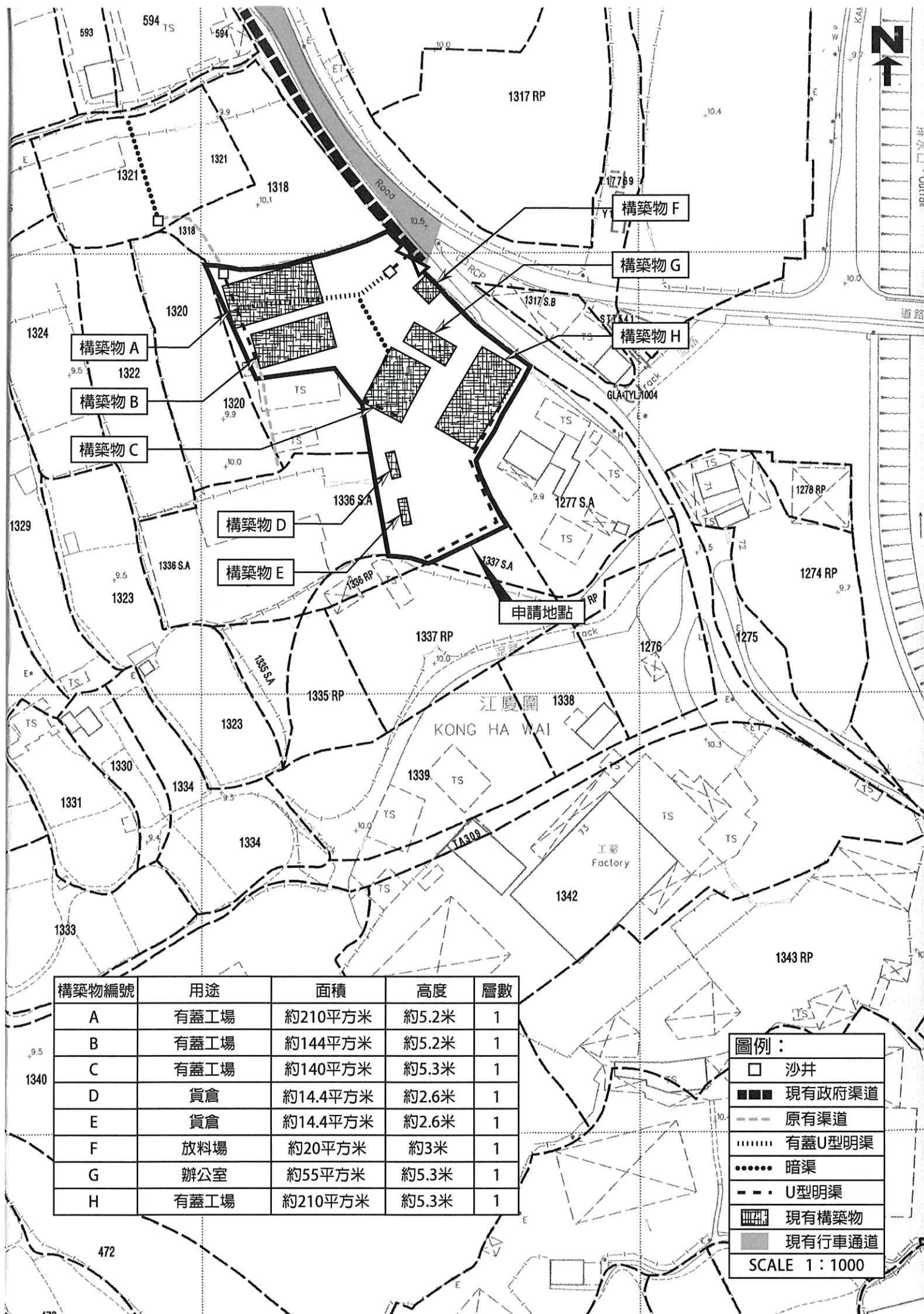


## 場地設計

申請地點主要用作臨時露天存放車輛及闢設客貨車改裝工場之用，申請地點開放時間為星期一至星期六，上午 9 時至下午 6 時，星期日和公眾假期休息。申請地點內構築物的面積、高度和數目保持和前次規劃申請許可 A/YL-KTS/804 一樣，並無任何改變。

詳細請參閱以下圖則。



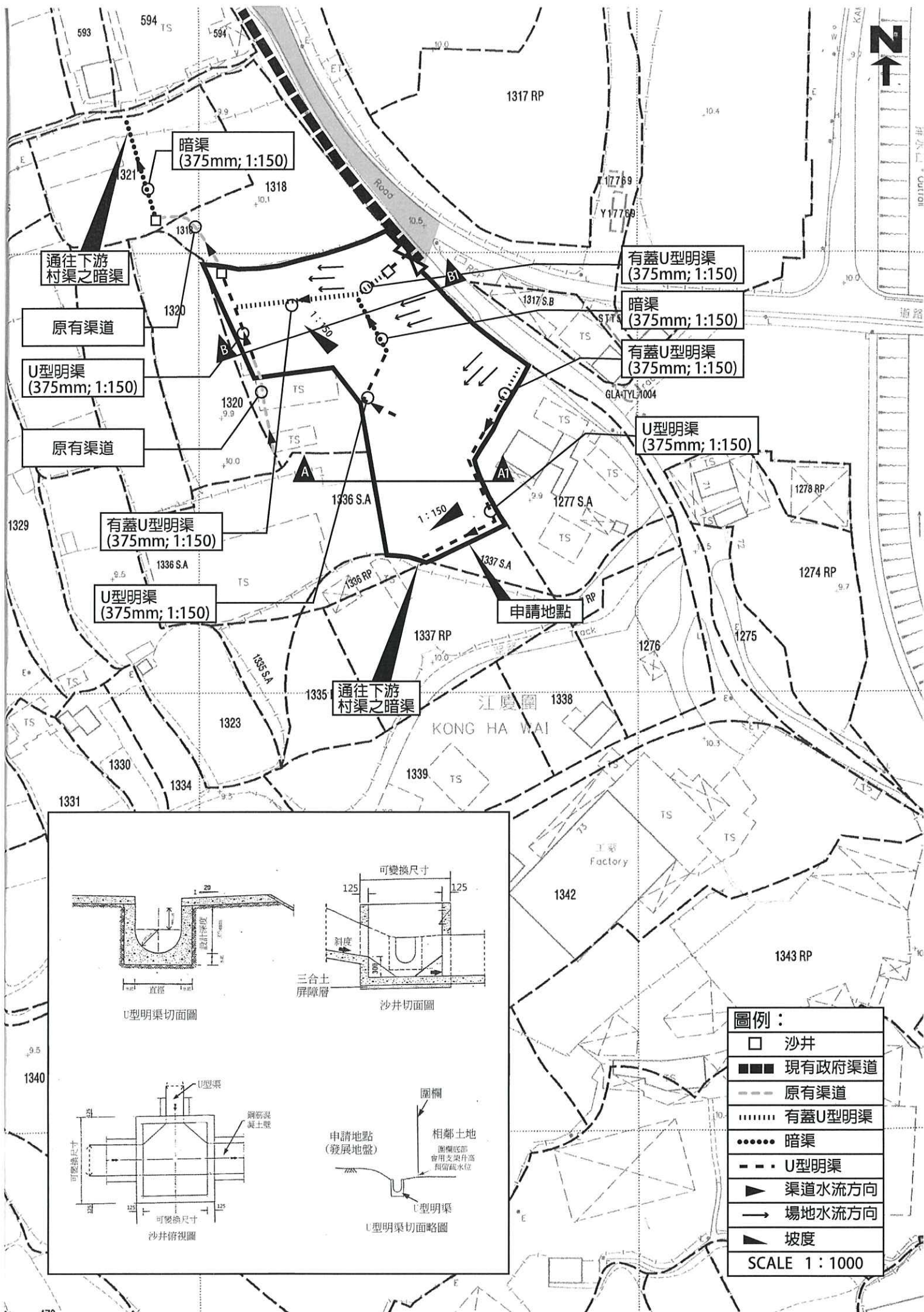


## 渠務排水

申請地點設有 375x375mm有蓋U明型渠及U型明渠，轉角處以沙井加固。申請人會定期派專人收集和清理渠道中的垃圾，以防垃圾堆積，阻礙雨水排放，減低水浸機會。

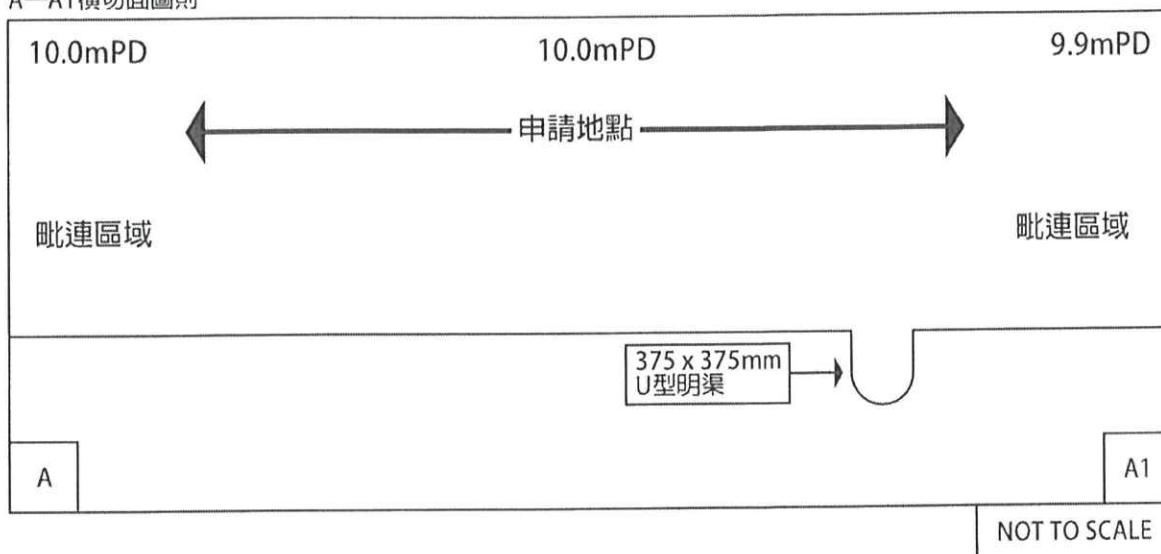
詳細請參閱以下圖則。



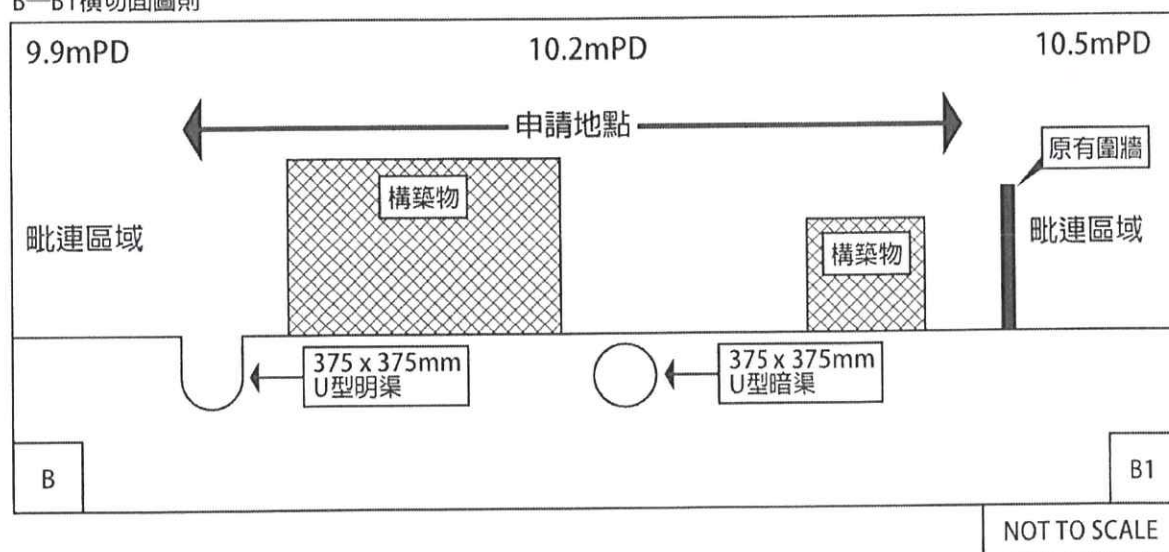




A—A1橫切面圖則



B—B1橫切面圖則



## 消防裝置

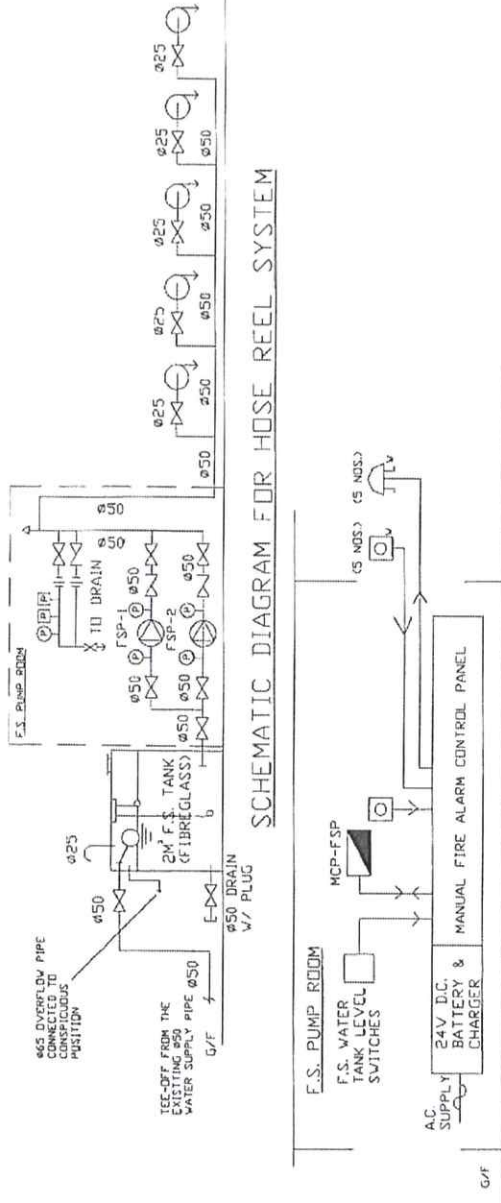
申請地點裝置有適合的消防設備。消防裝置會定時約消防承辦商進行維護。

詳細請參閱以下圖則。

# LEGEND:

- BREAKGLASS UNIT
- WATERPROOF BREAKGLASS UNIT
- WATERPROOF ALARM BELL
- SMOKE DETECTOR
- SMOKE DETECTOR WITH EXTINGUISHER
- SMOKE DETECTOR WITH EXTINGUISHER
- HOSE REEL
- F.S. PUMP
- AIR VENT
- AUTOMATIC AIR VENT
- GATE VALVE
- CHECK VALVE
- PRESSURE GAUGE
- PRESSURE SWITCH
- SMOKE DETECTOR WITH EXTINGUISHER
- MANUAL FIRE ALARM PANEL
- F.S. PUMP CONTROL PANEL
- BALL VALVE
- LEVEL SWITCH (ELECTRICAL TYPE)

## SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM



## F.S. NOTES

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.

SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER NO. 5/2008.

FIRE ALARM SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839: PART 1 2002 + A2: 2008 AND FIRE SERVICES DEPARTMENT (FSD) CIRCULAR LETTER NO. 1/2005. ONE ACTUATING POINT, AND ONE AUDIO POINT, THIS ACTUATING POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.

PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLANS IN ACCORDANCE WITH CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

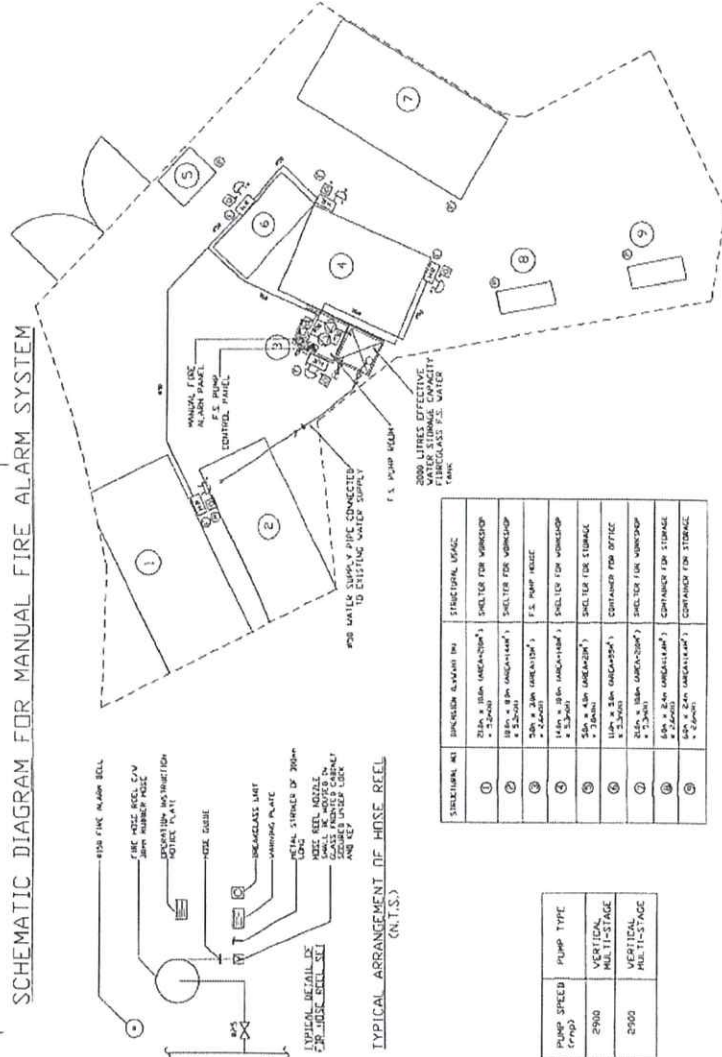
MODIFIED HOSE REEL SYSTEM WITH 2M<sup>3</sup> F.S. WATER TANK SHALL BE PROVIDED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING FOR THE ENTIRE BUILDING.

## ABOVE GROUND PIPEWORK

- 1. HOSE REEL PIPEWORK UP TO & INCLUDING Ø150 GALVANIZED MILD STEEL PIPES TO BS1287 MEDIUM GRADE FOR SCREWING TO BS21 PIPE THREADS.

EQUIPMENT	MODE OF OPERATION	DUTY (L/MIN)	DUTY HEAD (MPS)	MOTOR RATING (KW)	PUMP TYPE
F.S. PUMPS	DUTY	60	4.5	2.2	VERTICAL MULTISTAGE
F.S. PUMPS	STAND-BY	60	4.5	2.2	VERTICAL MULTISTAGE

## SCHEMATIC DIAGRAM FOR MANUAL FIRE ALARM SYSTEM



E.S. LAYOUT (SCALE 1:250)

P.D. REF.: A/YL-KTS/594

## JOB TITLE:

TEMPORARY OPEN STORAGE OF VEHICLES AND MODIFICATION WORKSHOP FOR VANS AND LORRIES FOR A PERIOD OF 3 YEARS LOTS 1319 (PART) AND 1336 S.A (PART) IN DD106, KONG HA WAI, KAM SHEUNG ROAD, YUEN LONG, NT

## DRAWING TITLE:

F.S. NOTES, LEGEND, SCHEMATIC DIAGRAMS OF HOSE REEL SYSTEM AND MANUAL FIRE ALARM SYSTEM & F.S. LAYOUT

## DRAWING NO.:

CKT-14828

## DRAWN BY:

M.F.

## SCALE:

AS SHOWN

## DATE:

24 MAY 2013

## REV:



## 交通運輸

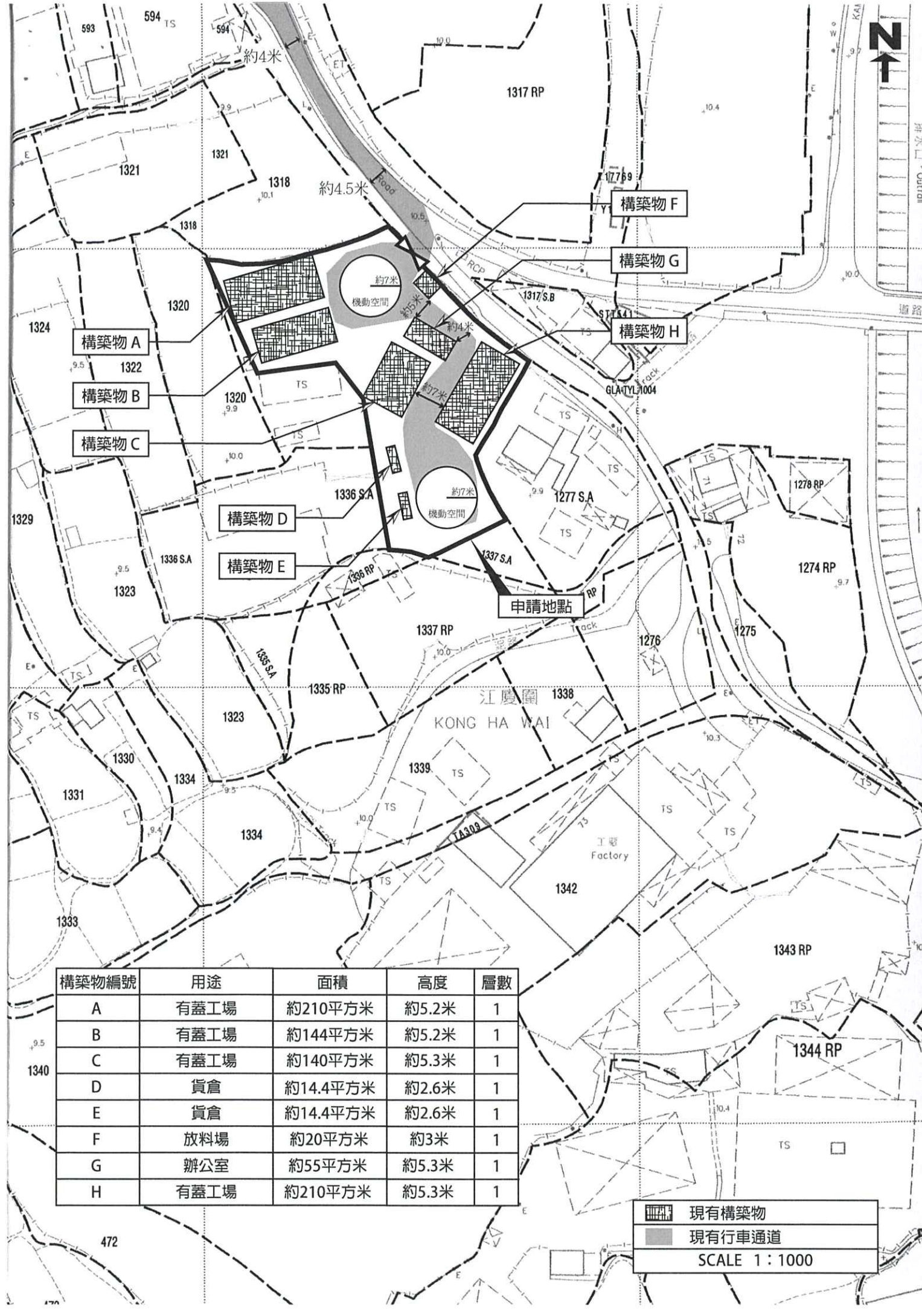
申請地點平均每個月進出5.5噸車輛數目約1輛，每次進出均於下午非繁忙時間，不會提高申請地點附近的汽車流量。就整體而言，不會對錦上路或附近交通造成影響。

申請地點內的車輛存放地方位於申請地點的空地上，而有小部份會存放在有蓋工場內。土地使用者一如前次規劃申請一樣，會以 5.5 噸的拖車通道車輛到達申請地點，完成運送後該 5.5 噸的拖車便會離開申請地點，不作停留，因此場地內不需要設有停車位。

申請地點內有足夠的地方給予車輛機動，申請人亦承諾不會在申請地點以外的公眾地方調車。

申請地點有一個明確的出入口，供緊急車輛出入；行車通道寬闊平坦，可供車輛安全使用，而且能與錦田公路連接，直通元朗道路網。

詳細請參閱以下圖則。



構築物編號	用途	面積	高度	層數
A	有蓋工場	約210平方米	約5.2米	1
B	有蓋工場	約144平方米	約5.2米	1
C	有蓋工場	約140平方米	約5.3米	1
D	貨倉	約14.4平方米	約2.6米	1
E	貨倉	約14.4平方米	約2.6米	1
F	放料場	約20平方米	約3米	1
G	辦公室	約55平方米	約5.3米	1
H	有蓋工場	約210平方米	約5.3米	1

 現有構築物

 現有行車通道

SCALE 1 : 1000

## 總結

申請地點上並無任何永久性建築物，不會對區內的規劃意向有任何抵觸，申請地點開放時間為星期一至星期六，上午 9 時至下午 6 時，星期日與公眾假期休息。倘若時次申請成功，申請人一定盡力在時限內完成全部的附帶條件，並在相關處方接受了相關建議後，馬上邀請相關處方的人員前來檢閱。

申請人承諾會謹慎地、貫徹地和以友善開放的態度，遵從所有法律、法例和條件履行所需執行的工作，希望城規會各委員、規劃署官員及各政府部門批准今次為期三年的規劃許可。



致： 城市規劃委員會  
粉嶺、上水及元朗東規劃處

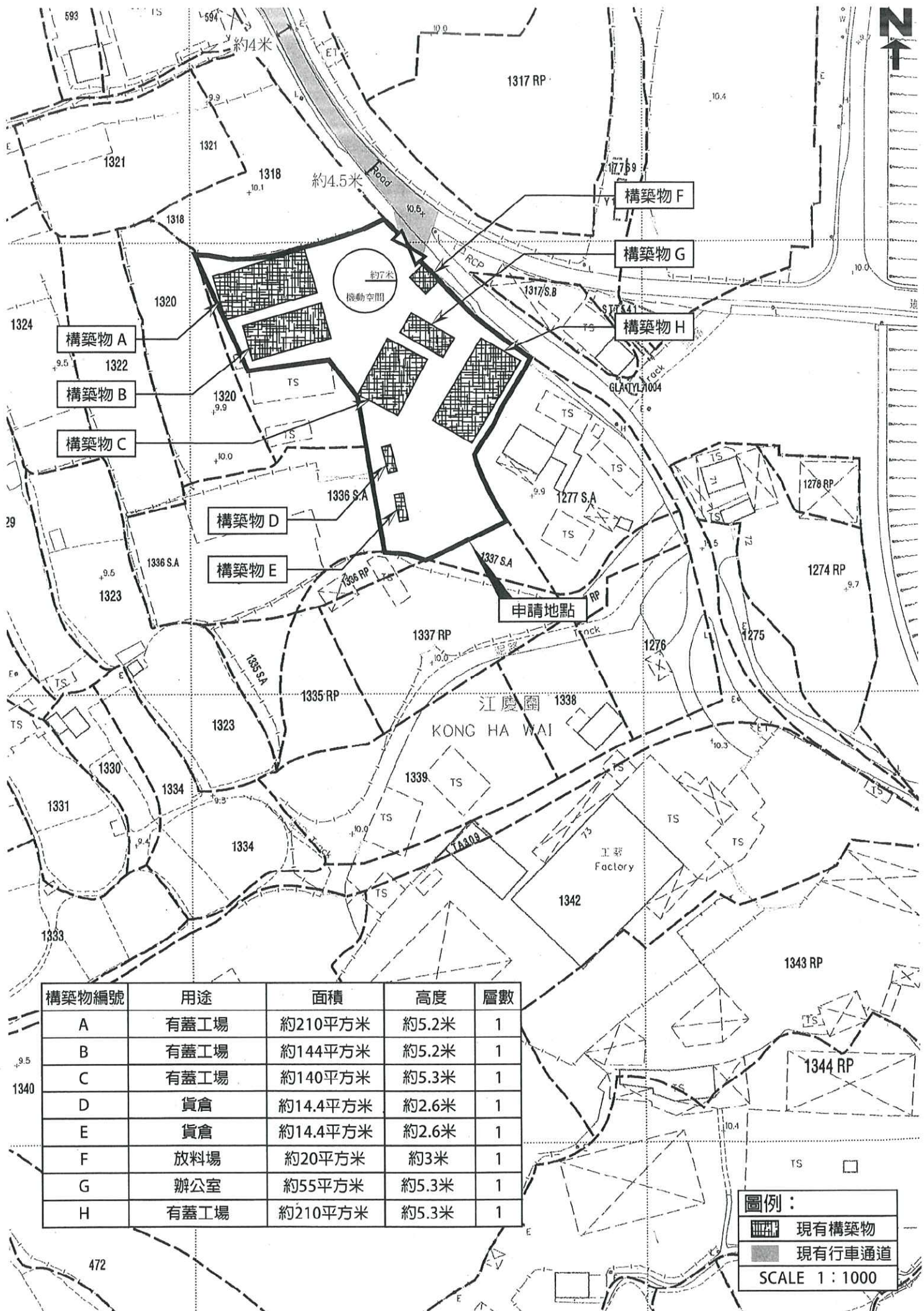
**有關 A/YL-KTS/907  
規劃續期申請之補充資料**

申請人現就日前政府部門的意見/查詢，作出以下補充/修改：

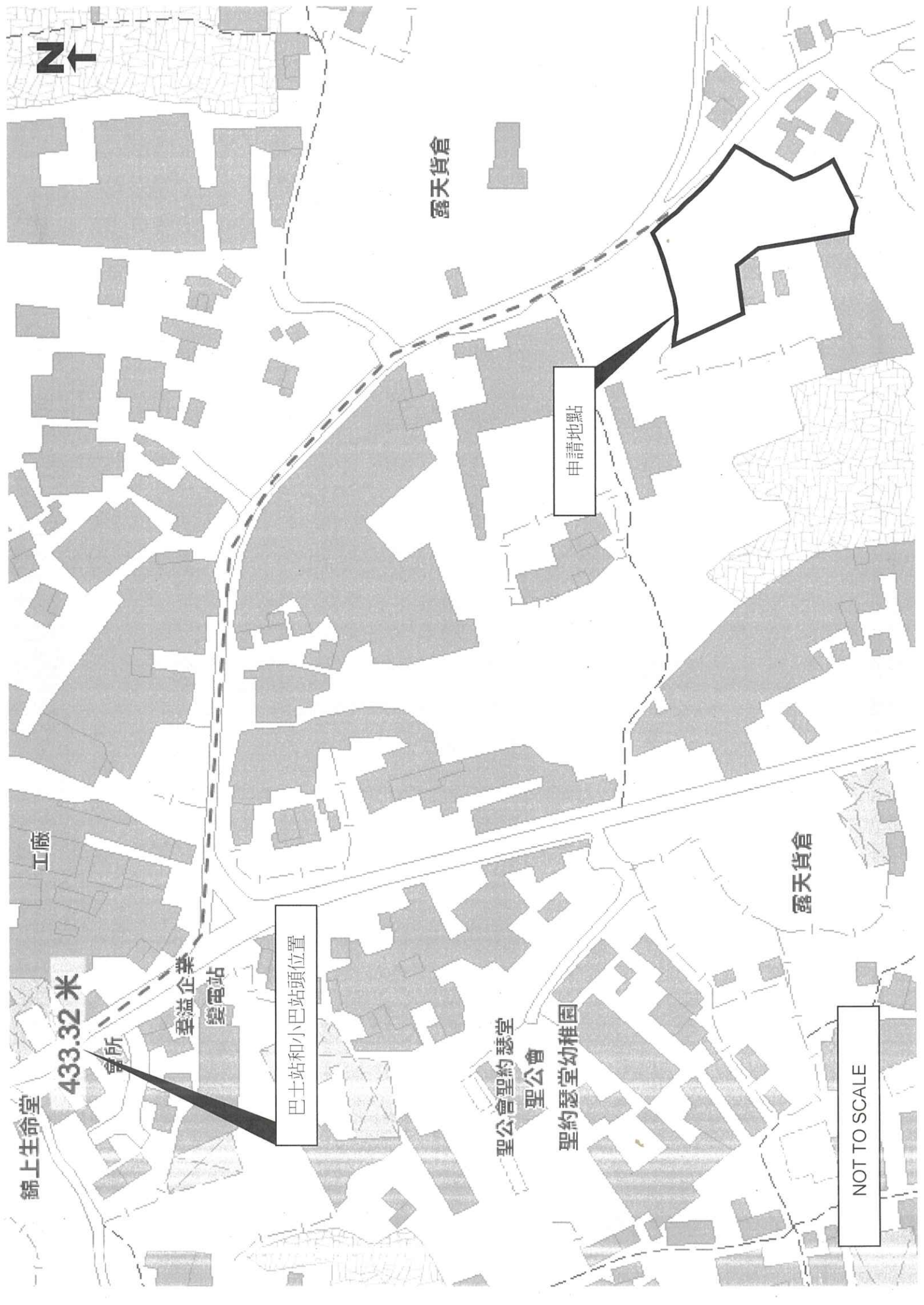
1. 澄清申請地點平均每個月進出 5.5 噸車輛數目約 1 輛，每次進出均於下午非繁忙時間，不會提高申請地點附近的汽車流量。就整體而言，不會對錦上路或附近交通造成影響。
2. 澄清申請地點內有足夠的地方給予車輛機動。
3. 申請地點北面有一個巴士站和一個小巴士站頭，距離申請地點約 430 米，工作人員可以透過乘坐巴士和小巴抵達申請地點附近後，再步行進入申請地點。
4. 申請人承諾如是次規劃續期申請獲批許可，會繼續定期保養申請地點附近的通道。

隨件附上相關文件以作參考，如造成不便，敬請原諒。

申請人： 志科有限公司  
通訊地址：  
電郵：  
傳真號碼：  
聯絡電話：  
日期： 2021 年 11 月 16 日







N ←

露天貨倉

申請地點

露天貨倉

錦上生命堂

433.32 米

會所

羣溢企業

變電站

巴士站和小巴站頭位置

聖公會聖約瑟堂

聖公會

聖約瑟堂幼稚園

NOT TO SCALE





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

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





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

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

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

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



**Appendix IV of  
RNTPC Paper No. A/YL-KTS/907**

**Previous s.16 Applications covering the application site within the “R(D)” zone  
on the Kam Tin South OZP**

**Approved Applications**

	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
1.	A/YL-KTS/127	Temporary storage of lorries and private vehicles and vehicle adaptation workshop for a period of 12 months	31.7.1998	(1), (2), (3)
2.	A/YL-KTS/168	Temporary storage of vehicles and vehicle adaptation workshop for a period of 12 months	2.7.1999	(1), (2), (3)
3.	A/YL-KTS/221	Temporary storage of vehicles and modification workshop for vans and lorries for a period of 3 years	11.8.2000 [revoked on 11.5.2001]	(2), (3), (4)
4.	A/YL-KTS/259	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	1.2.2002 on review	(1), (2), (3), (4), (5)
5.	A/YL-KTS/335	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	18.2.2005	(3), (4), (6), (7), (8), (9)
6.	A/YL-KTS/417	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	28.3.2008 [revoked on 28.9.2008]	(2), (3), (4), (6), (7), (9), (10)
7.	A/YL-KTS/461	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	27.3.2009	(2), (3), (4), (6), (7), (10), (11), (12), (13)



	Application No.	Proposed Use(s)	Date of Consideration (RNTPC/TPB)	Approval Condition(s)
8.	A/YL-KTS/594	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	8.2.2013	(3), (4), (6), (7), (8), (9), (10), (13), (14), (15), (16)
9.	A/YL-KTS/684	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	18.12.2015	(3), (4), (6), (7), (8), (9), (10), (14),(15),(16)
10.	A/YL-KTS/804	Temporary open storage of vehicles and modification workshop for vans and lorries for a period of 3 years	16.11.2018	(3), (4), (6), (7), (8), (9), (10), (14),(15),(16)

Approval Conditions:

- (1) Submission and implementation of landscaping proposals
- (2) Submission and provision of drainage facilities
- (3) Reinstatement of the site to an amenity area upon expiry of the planning permission
- (4) If the planning condition is not complied with at all time during the approval period or by a specified date, the approval shall cease to have effect and be revoked without further notice
- (5) Submission and provision of environmental mitigation measures
- (6) No paint-spraying activities should be carried out at the open area
- (7) Maintenance of the landscape plantings on the site
- (8) Maintenance of the drainage facilities on the site
- (9) Provision of fire extinguisher in the site office/fire service installations
- (10) Restriction on operation hours / time
- (11) No heavy vehicles, i.e. over 24 tonnes were allowed for the operation of the site.
- (12) Iron fence erected against the existing trees and materials stored against the tree trucks must be removed
- (13) The submission and implementation of fire service installations proposal
- (14) No medium or heavy goods vehicles exceeding 5.5 tonnes
- (15) No reversing of vehicles into or out from the site is allowed at any time during the planning approval period
- (16) Submission of records of the existing drainage facilities on the site

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
1.	A/YL-KTS/463	Renewal of planning approval for Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	8.5.2009
2.	A/YL-KTS/482	Renewal of planning approval for temporary open storage of vehicle parts for a period of 3 years	18.12.2009
3.	A/YL-KTS/528	Temporary open storage of used motor vehicles for export, used electrical appliances and children's toys for a period of 3 years	1.4.2011
4.	A/YL-KTS/563	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	18.5.2012
5.	A/YL-KTS/584	Renewal of planning approval for temporary open storage of vehicle parts for a period of 3 years	7.12.2012 [Revoked on 18.6.2013]
6.	A/YL-KTS/611	Temporary open storage of vehicle parts for a period of 3 years	25.10.2013 [Revoked on 25.1.2014]
7.	A/YL-KTS/637	Temporary open storage of construction materials with ancillary site office and staff restrooms for a period of 3 years	4.4.2014
8.	A/YL-KTS/655	Temporary open storage of metal and construction materials with ancillary office	2.1.2015
9.	A/YL-KTS/665	Temporary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	22.5.2015
10.	A/YL-KTS/730	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms for a period of 3 years	3.3.2017
11.	A/YL-KTS/763	Temporary open storage of metal and construction materials with ancillary office for a period of 3 years	22.12.2017

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>
12.	A/YL-KTS/776	Renewal of Planning Approval for Temporary open storage of Vehicle and Vehicle Parts for a period of 3 Years	16.3.2018
13.	A/YL-KTS/794	Temporary Open Storage of Vehicles and Vehicle Parts with ancillary Office for a Period of 3 Years	17.8.2018
14.	A/YL-KTS/844	Renewal of Planning Approval for Temporary Open Storage of Construction Materials with Ancillary Site Office and Staff Restrooms for a Period of 3 Years	26.5.2020
15.	A/YL-KTS/880	Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	16.4.2021
16.	A/YL-KTS/883	Renewal of Planning Approval for Temporary Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	30.4.2021
17.	A/YL-KTS/886	Proposed Temporary Open Storage and Warehouse (Construction Machinery and Construction Materials) for a Period of 3 Years	28.5.2021

### **Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejection Reason(s)</u></b>
1	A/YL-KTS/536	Temporary Car Breaking Workshop and Open Storage of Vehicles and Vehicle Parts with Ancillary Office for a Period of 3 Years	20.5.2011	(1), (2), (3)
2	A/YL-KTS/599	Temporary Warehouse and Ancillary Office and Open Storage (Power Generator, Machinery and Parts) Use for a Period of 3 Years	13.9.2013 [on review]	(1), (2), (3)

### **Rejection Reasons**

- (1) Not in line with the planning intention of the zone
- (2) The application did not comply with the Town Planning Board PG-No. 13E in that there was no previous approval for workshop and open storage use granted at the site and there were adverse departmental comment and local objections against the application
- (3) The approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications



**Appendix VI of RNTPC**  
**Paper No. A/YL-KTS/907**

**Good Practice Guidelines for Open Storage Sites**

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

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



5-1

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

參考編號

Reference Number:

211018-115621-72666

提交限期

Deadline for submission:

29/10/2021

提交日期及時間

Date and time of submission:

18/10/2021 11:56:21

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTS/907

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sui Lin Carrie La

id

意見詳情

Details of the Comment :

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

Re: Application Y/YL-KTS/907, 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 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 repair and storage of vehicles and other equipment could adversely affect the safety of the Club's flight operations, particularly the storage of high vehicles like cranes, and etc. Accordingly, the Town Planning Board should reject the application.

Thank you for your attention.

Regards,

Carrie Lau

General Manager

HONG KONG AVIATION CLUB LTD

E-m

Tel:



5-2

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

211019-164408-79833

**提交限期****Deadline for submission:**

29/10/2021

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

19/10/2021 16:44:08

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

A/YL-KTS/907

**「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，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

tpbpd@pland.gov.hk

5.3

寄件者: [REDACTED]  
寄件日期: 2021年10月29日星期五 3:40  
收件者: tpbpd  
主旨: A/YL-KTS/907 DD 106 Kong Ha Wai

Dear TPB Members,

Well Paul Chan and his successor have made no advances on this front.

When will the high rise industrial estates be developed in order to clear valuable at grade sites of inefficient brownfield land use?

Are these lots part of the Northern Metropolis?

Mary Mulvihill

---

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Sunday, December 6, 2015 1:16:20 AM  
**Subject:** A/YL-KTS/684 Pat Heung

A/YL-KTS/684

Lots 1319 (Part ) and 1336 S.A (Part) in D.D.106, Kong Ha Wai , Kam Sheung Road, Pat Heung

Site area : About 2,508m<sup>2</sup>

Zoning : "Residential (Group D)"

Applied Use : Temporary Open Storage of vehicles

Dear TPB Members,

Knock Knock. Where is Paul Chan? I thought he was busy looking for sites for residential development?

Who needs country parks when there are so many residential zoned sites used for other purposes.

Can TPB members please question PD, Lands and the applicant on this point.

If there is such a shortage of land for homes then why the delay in using available and already zoned sites?

When is the government going to launch a programme of construction of multi storey towers to accommodate storage and parking in order to release brownfield sites for redevelopment?

TPB by granting approval of an application that perpetuates the inefficient land use that these facilities represent, whereby a large surface area is used to accommodate a relatively small enterprise, is part of the problem.

TPB should reject this application as its approval would set an undesirable precedent and remove the incentive for government and commercial enterprises to get on with implementing solutions to free up Residential sites for their designated use.

Mary Mulvihill



**Advisory Clauses**

- (a) resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) 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. Lot Nos. 1319 and 1336 S.A in D.D. 106 within the Site are covered by a Short Term Waiver (STW) No. 3884 to permit structures erected thereon for the purpose of "temporary open storage of vehicles and modification workshop of vans and lorries". The Site is accessible from Kam Shui Road via Government Land (GL) and private land. His office provides no maintenance work for the GL involved and does not guarantee any right-of-way over the GL to the Site. 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. No construction of New Territories Exempted Building(s) will be considered or allowed. 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;
- (c) note C for T's comments that The Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (d) note CHE/NTW, HyD's comments that HyD shall not be responsible for maintenance of any access connecting the application site and Kam Sheung Road/Kam Shui South Road/Kam Shui Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Open Storage and Temporary Uses" issued by the DEP;
- (f) note CBS/NTW, BD's comments that before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. If the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of his department, they are unauthorized under the BO and should not be designated for any approved use under the application. For UBW erected on leased land, enforcement action may be taken by

the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and

- (g) note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.