

This document is received on 31 MAR 2021  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION**  
**A/YL-LFS/396 UNDER SECTION 16 OF**  
**THE TOWN PLANNING ORDINANCE**  
**(CAP.131)**

S16/YLWJ2  
7P/YLWJ4  
1P/4  
S10/TM  
SSO/YLWJ1

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 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/396
	Date Received 收到日期	31 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Wong Hing Yau (黃慶有)

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

<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 2189 RP and 2378 RP (Part) in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(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 697 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 298 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)	50 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group E)' ('R(E)')
(f) Current use(s) 現時用途	Open storage of construction material  (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  
24/2/2021 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 1/3/2021 (DD/MM/YYYY)<sup>&</sup>  
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<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

**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)	
(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"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-LFS</u> / <u>322</u>
(b) Date of approval 獲批給許可的日期	<u>6.7.2018</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>6.7.2021</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Construction Material for a Period of 3 Years
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 ..... 3</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

**7. Justifications 理由**

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

1. The current application is a renewal application. All the development parameters are the same as the last planning permission No. A/YL-LFS/322.
2. The application site subjects to a five planning permissions since 2006. The applied use of the current application is the same as the approved use of the last planning permission since 2006.
3. The proposed development would not jeopardize the planning intention of "R(E)" zone because the proposed development is temporary in nature.
4. All the planning conditions imposed to the last planning permission have been complied with.
5. The application site is zoned 'Category 2 area' according to the Town Planning Board Guidelines 13F for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance which means that sympathetic consideration would be granted if there is no objections from Government departments.
6. The proposed development is compatible with the surrounding environment.
7. The proposed development is adjoining a sizable logistics centre so that it is not the first of its kind in the "R(E)" zone.
8. The nature of the proposed development is limited in scale.
9. Minimal traffic impact.
10. Insignificant environmental and noise impacts because the no operation will be held during sensitive hours.
11. Insignificant drainage impact because surface U-channel is provided at the application site.



**8. Declaration 聲明**

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

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

Signature  
簽署

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

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

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

Date 日期

4/3/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
  - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
  - facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## **Proposed Temporary Open Storage of Construction Material for a Period of 3 Years**

at

**Lots 2189 RP, 2378 RP (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

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### **Annex 1 Estimated Traffic Generation**

- 1.1 The proposed development is not a development on green site. It is subject to five previous planning permissions since 2006. The vehicular access point of the application site is abutting Lau Fau Shan Road.
- 1.2 Having mentioned that the application site is intended for open storage of construction material only, traffic generated by the proposed development is actually insignificant.
- 1.3 Due to the size of the site, light goods vehicle is adequate to transport the goods to/from the application site. No medium/heavy goods vehicle and container trailer is allowed to park at the application site.
- 1.4 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

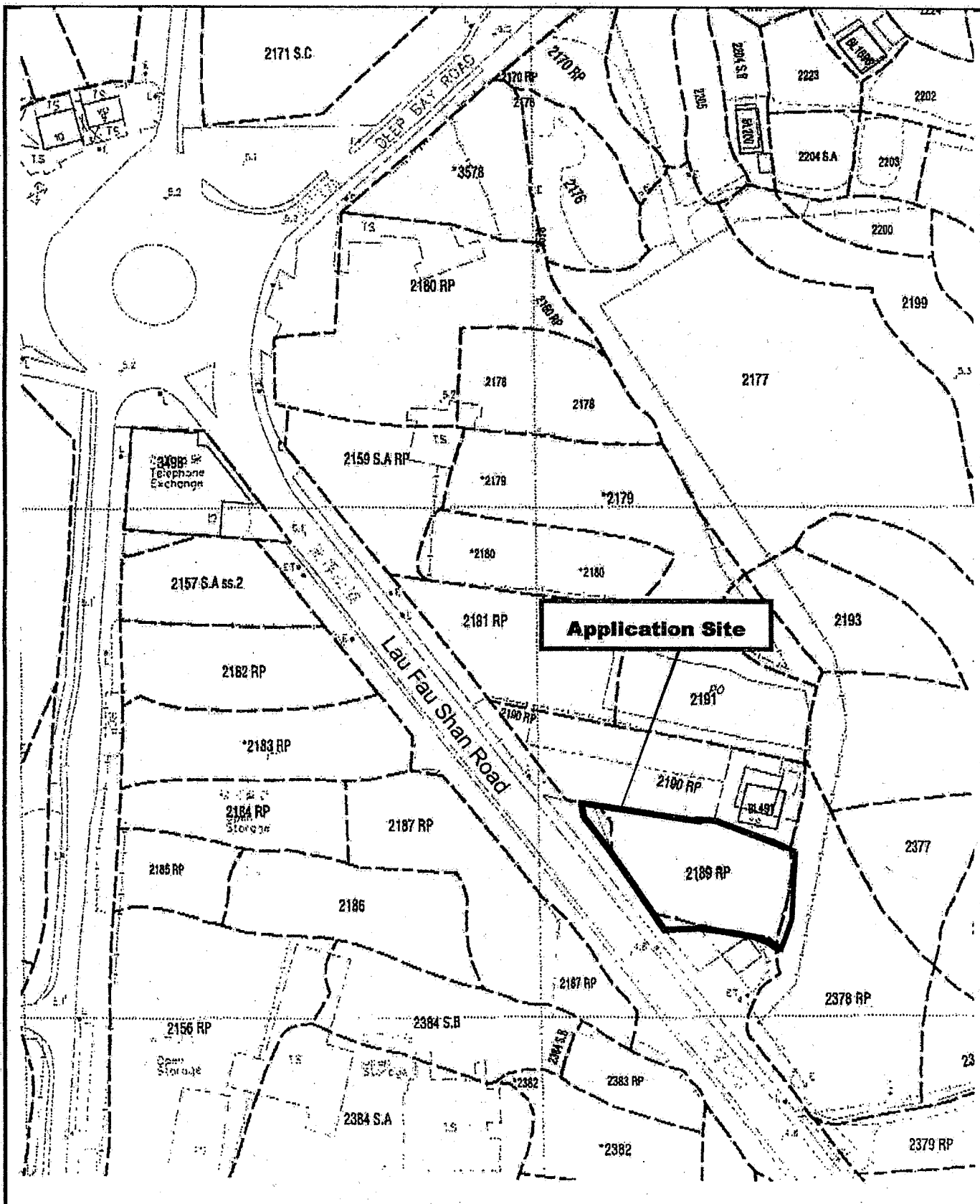
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Light goods vehicle	0.33	0.33	1.5	1.5

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

Note 2: The pcu of light goods vehicle is assumed as 1.5; &

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

- 1.5 In association with the proposed open storage purpose, adequate space for manoeuvring and loading/unloading of construction materials would be provided within the application site. By virtue of the fact that the application site subjects to 5 planning permissions since 2006 and the application site is directly linked with Yuen Long Highway via Tin Wah Road and Tin Ying Road, the open storage being applied would not aggravate the traffic condition of Lau Fau Shan area.



Project 項目名稱:

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lot 2189RP, 2378RP(Part) and Adjoining Government Land in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

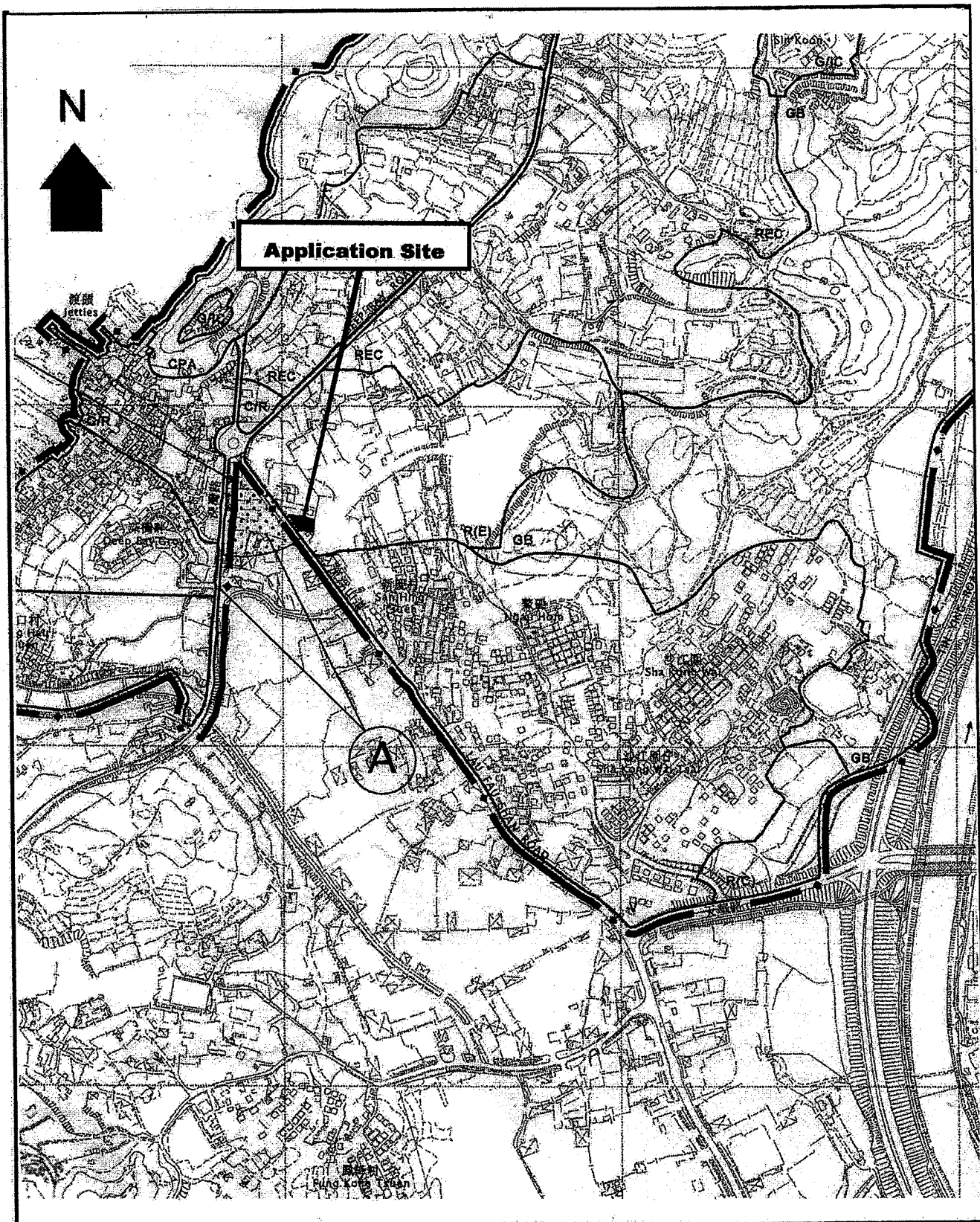
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lot 2189RP, 2378RP(Part) and Adjoining Government Land in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Location Plan

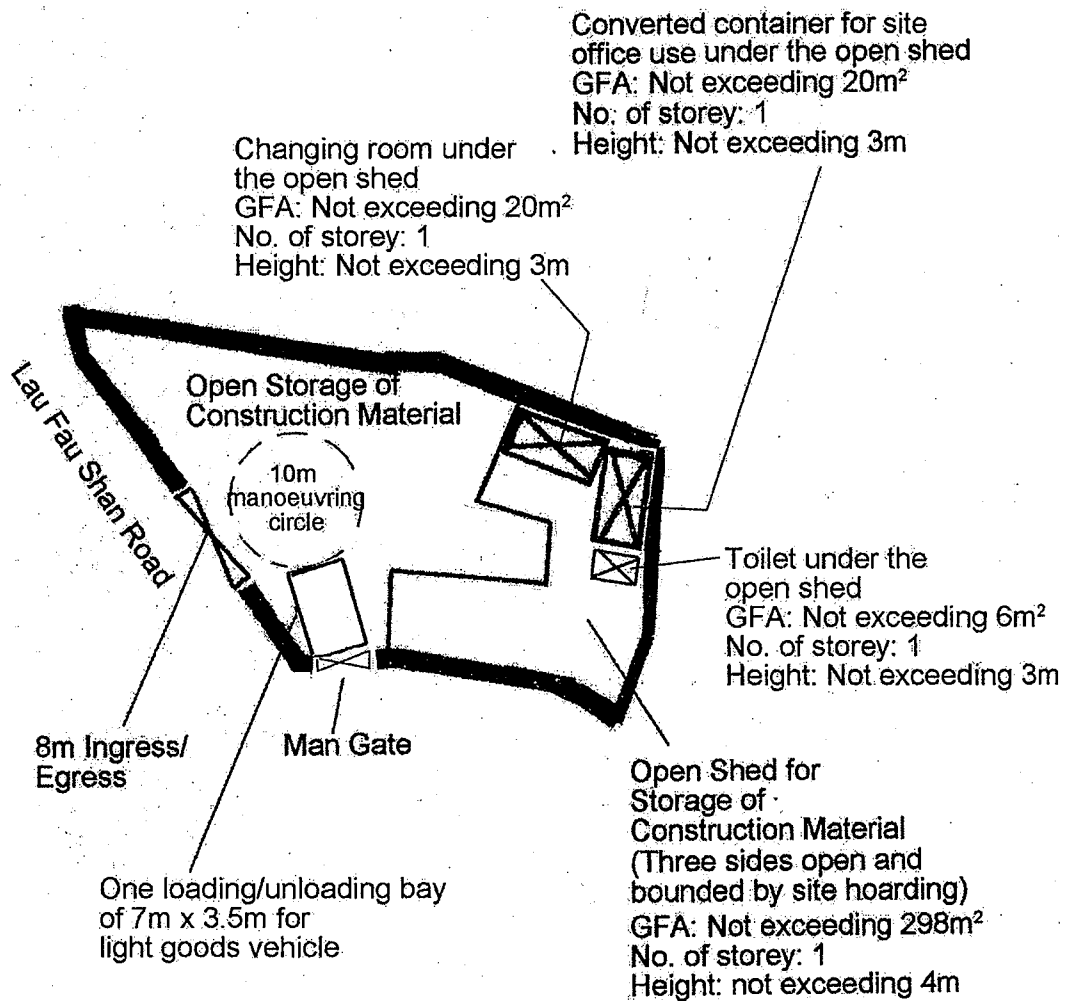
Drawing No. 圖號:

Figure 2

Remarks 備註:

Scale 比例:

1:7500



Project 項目名稱:

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lot 2189RP, 2378RP(Part) and Adjoining Government Land in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Drawing No. 圖號:

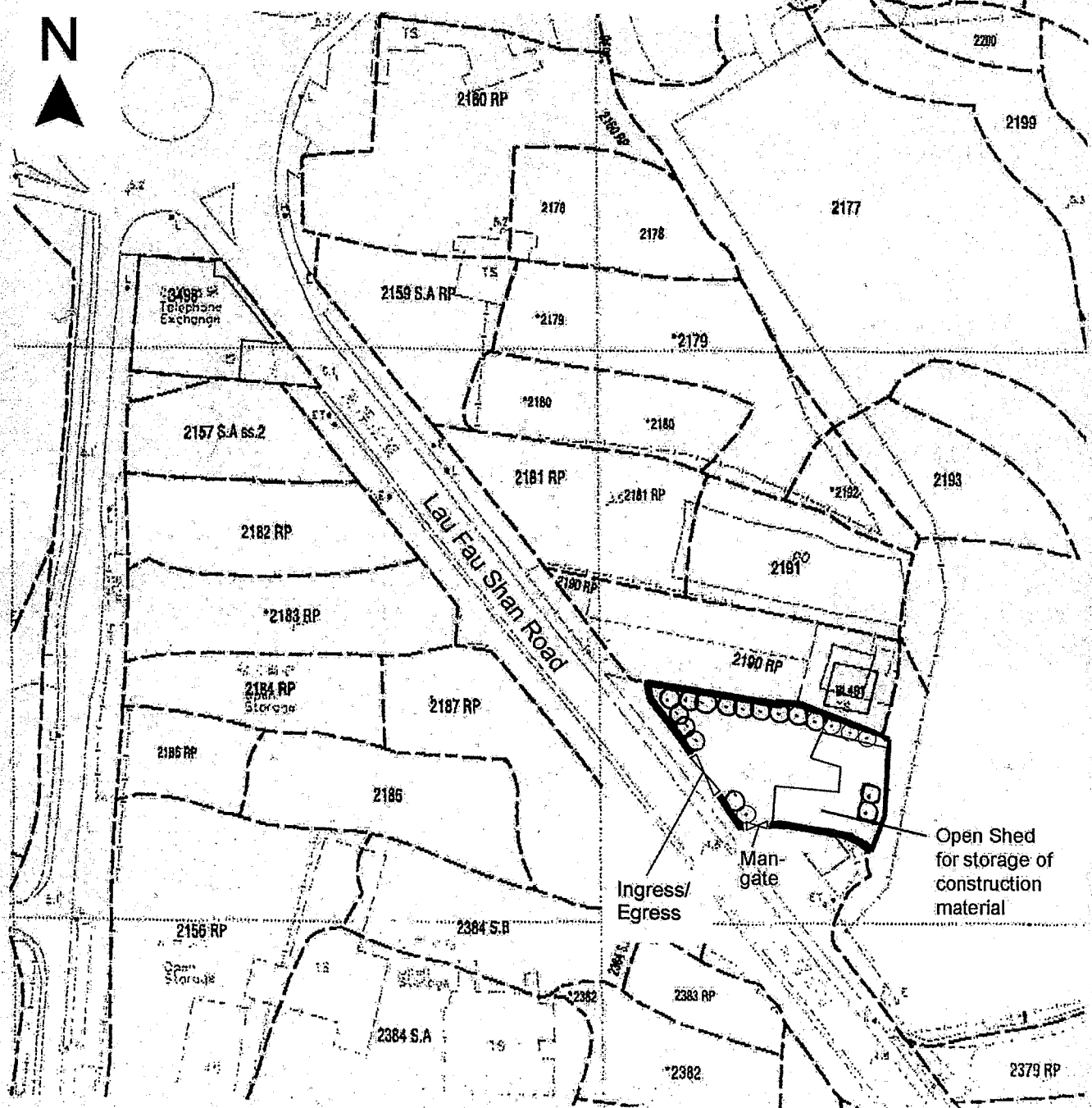
Figure 3

Remarks 備註:

Scale 比例:

1:500

Tree	Approximate Height	Spacing
Existing <i>Ficus microcarpa</i> (Chinese Banyan)	2.75m to 6m	3m



Project 項目名稱:

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lot 2189RP, 2378RP(Part) and Adjoining Government Land in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Tree Preservation & Landscape Plan

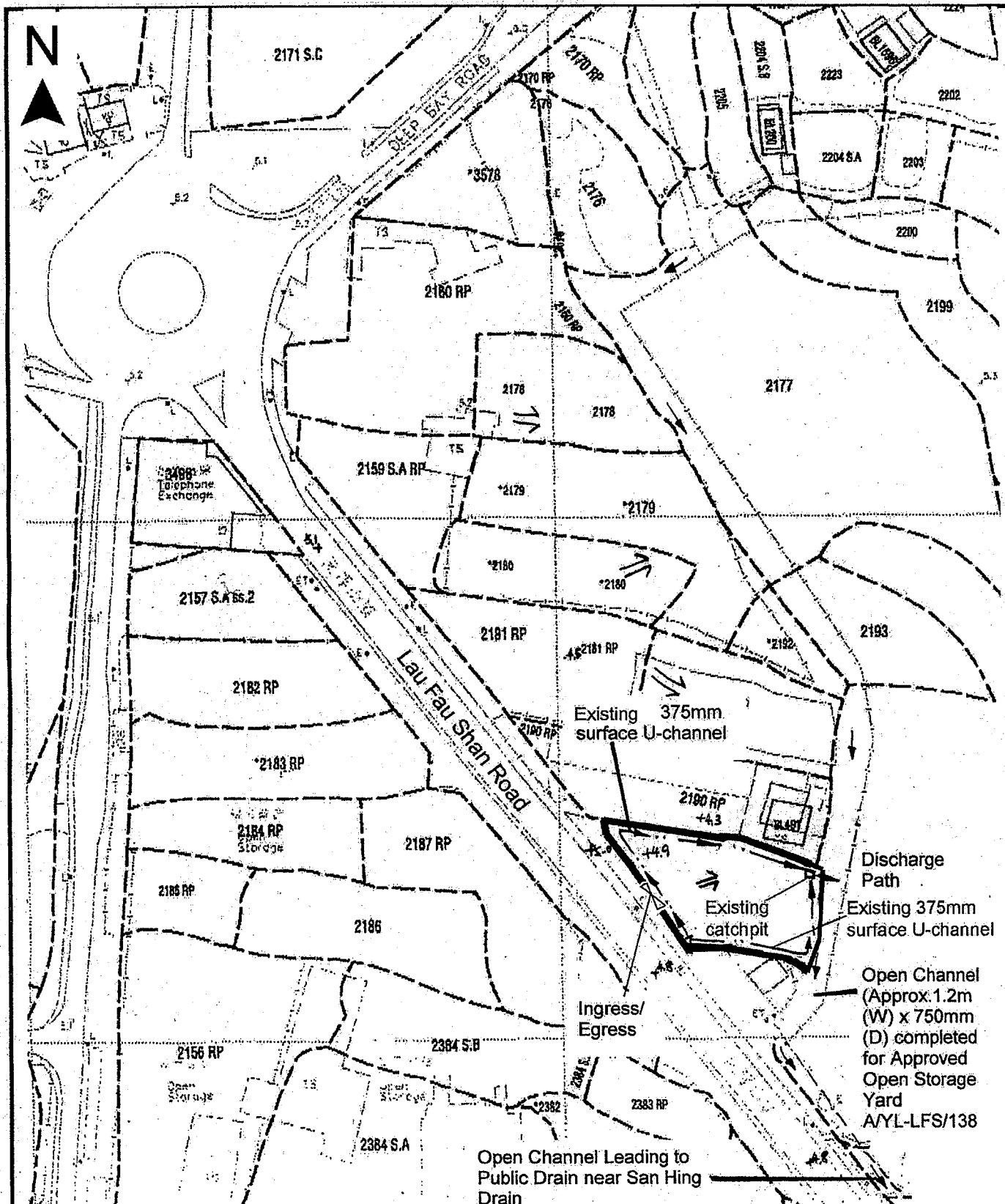
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lot 2189RP, 2378RP(Part) and Adjoining Government Land in D.D.129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan for Last Planning Permission No. A/YL-LFS/237

Drawing No. 圖號:

Figure 5

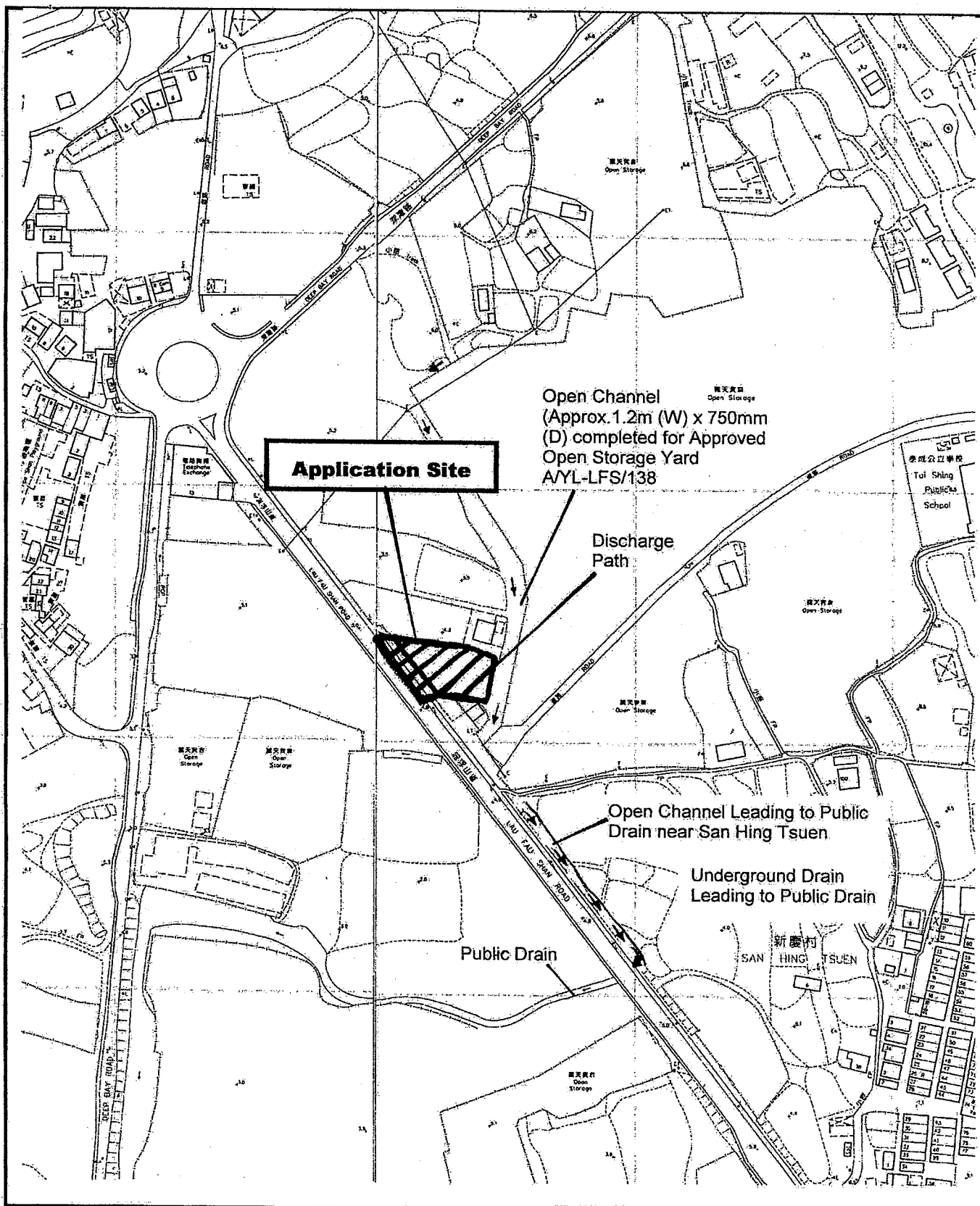
Remarks 備註:

← Flow of Surface Runoff  
+4.8 Level (in mPD)

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lot 2189RP (Part) and Adjoining Government Land in DD129, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Catchment of the Proposed Drains

Drawing No. 圖號:

Figure 6

Remarks 備註:



Catchment of Proposed Drain

Scale 比例:

1:2000



Total: 1 page

Date: 14 May 2021

TPB Ref.: A/YL-LFS/396

By Email

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

Dear Sir,

**Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lots 2189 RP, 2378 RP (Part) in D.D.129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

We write to confirm that the operation hours of the proposed development is 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays. The applicant will strictly comply with the approval conditions imposed to the last planning permission No. A/YL-LFS/322.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at  
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Miss Novas Igloo) – By Email

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



**A/YL-LFS/396**

21/05/2021 11:15

From: [REDACTED]

To: jhtleung@pland.gov.hk

Cc: TPB <tpbpd@pland.gov.hk>

---

History: This message has been forwarded.

1 attachment



image0.jpeg

Dear Jannie,

Please see attached FS251 from the client. Thank you.

Best regards,

Patrick Tsui

## 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 8258070

FSD Ref.:  
消防處編號Name of Client:  
顧客姓名

軒威國際有限公司

Name of Building:  
樓宇名稱

Lots 2189 RP and 2378 RP (Part) in D.D. 129 and Adjoining Government Land

Street No./Town Lot:  
門牌號數/市地段Street/Road/Estate Name:  
街道/屋苑名稱

Lau Fau Shan

Block:  
座District:  
分區

Yuen Long, N.T.

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)
24	3 x 9L W.T./Gas F.E.	Above	In Good Condition	9-7-2020	8-7-2021
24	2 x 5Kg D.P. F.E.	Address			

## 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)
			P-7-2020 1 8-7-2021		

## 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之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核**

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

Authorized  
Signature:  
授權人簽署Name:  
姓名FSD/RC No.:  
消防處註冊號碼Company Name:  
公司名稱Telephone:  
聯絡電話Date:  
日期

CHEUNG WAI MAN

RC 3/199

Shinning Trading &amp; Manufacturing Co.

2474 2996

9-7-2020

For FSD  
use only:

Inspected

Key-in

Verified

**Relevant extract of the Town Planning Board Guidelines for  
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: 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: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, 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 (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and relevant technical assessments/proposals have been included in the fresh applications, 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 summarised as follows:

- (a) the use of sites of less than 1,000 m<sup>2</sup> each for open storage uses and 2,000 m<sup>2</sup> each for port back-up uses in rural areas is generally not encouraged, other than sites located in major road 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, minimising sprawl over countryside areas and reducing travel trips;
- (b) port back-up sites and those types of open storage uses generating adverse noise, air pollution, 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.

**Relevant Extracts of Town Planning Board Guidelines  
on Renewal of Planning Approval  
and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development**  

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**(TPB PG-No. 34C)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning 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.

**Previous s.16 Applications covering the Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-LFS/149	Temporary open storage of construction materials (3 years)	1.9.2006 (3 years)	1, 2, 3, 4, 5, 6, 7
2	A/YL-LFS/193	Temporary open storage of construction materials (3 years)	7.8.2009 (3 years)	4, 5, 6, 7, 8, 9, 10, 11, 12, 13
3	A/YL-LFS/237	Temporary open storage of construction materials (3 years)	20.7.2012 (3 years)	4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15
4	A/YL-LFS/277	Temporary open storage of construction materials (3 years)	21.8.2015 (3 years)	1, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17
5	A/YL-LFS/322	Temporary open storage of construction material (3 years)	6.7.2018 (3 years)	4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17

**Approval Conditions:**

1. The submission and/or implementation of landscaping and/or tree preservation proposals.
2. The submission of drainage proposals and/or implementation of drainage facilities.
3. The submission of vehicular access arrangement and/or provision of vehicular access and/or parking and loading/unloading spaces.
4. Revocation clauses.
5. Reinstatement clause.
6. No night-time operation/no operation on Sundays and public holidays.
7. No repairing, cleansing, melting, dismantling or workshop activity.
8. The stacking height of the materials stored within 5m of the periphery of the site shall not exceed the height of the boundary fence.
9. No storage of materials and no parking of vehicles is allowed within 1m of any tree.
10. Maintenance of the existing vegetation.
11. Maintenance of the drainage facilities implemented, and the submission of a condition record of the existing drainage facilities.

12. The submission of fire service installations (FSIs) proposal, and the provision of FS1s.
13. The submission and implementation of a run-in/out proposal.
14. The provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251).
15. No vehicle exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, including heavy goods vehicle and container vehicle/trailer/tractor, as proposed by the applicant, is allowed to enter, park or operate at the site.
16. Maintenance of the fencing.
17. No vehicle is allowed to queue back to public road or reverse onto/from the public road.



**Similar Applications within the same “R(E)” zone on the OZP**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1.	A/YL-LFS/226	Temporary Open Storage of Construction Material and Metal Ware (3 years)	R(E)	7.10.2011 (3 years) (revoked on 22.11.2011)	1, 2, 6, 7, 9, 10, 12, 14, 18, 23
2.	A/YL-LFS/233	Temporary Open Storage of Construction Material and Metal Ware (3 years)	R(E)	30.3.2012 (3 years)	1, 6, 7, 9, 10, 12, 14, 18
3.	A/YL-LFS/250	Temporary Open Storage of Marble, Construction Material, Small-scale Construction Machinery and Tools, Construction/Road Safety Goods and Components with 4 loading/Unloading Space (3 years)	REC & R(E)	19.4.2013 (3 years)	1, 6, 7, 9, 10, 12, 15, 20, 21, 22
4.	A/YL-LFS/251	Temporary Open Storage of Construction Material and Metalwares (3 years)	R(E)	2.8.2013 (3 years)	1, 6, 7, 9, 10, 12, 14, 18
5.	A/YL-LFS/255	Temporary Open Storage (Marbles, Construction Material, Aluminium cans and frames, Small-scale Machinery, cars and lorries for export, mini raising platforms and ancillary workshop and Loading/Unloading Spaces) (3 years)	REC & R(E)	13.12.2013 (3 years)	1, 2, 6, 7, 9, 10, 12, 15, 21, 23, 24
6.	A/YL-LFS/264	Proposed Temporary open Storage of Construction Material and Metal Ware (3 years)	R(E)	11.7.2014 (3 years)	2, 6, 7, 9, 10, 11, 12, 14, 18, 21

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
7.	A/YL-LFS/265	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park (3 years)	R(E)	8.8.2014 (3 years)	2, 4, 5, 6, 7, 8, 9, 10, 21
8.	A/YL-LFS/272	Temporary Open Storage (Marbles, Construction Materials, Aluminium cans and Cylinders/Frames, Small-scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 years)	REC & R(E)	27.3.2015 (1 year)	2, 4, 5, 6, 7, 10, 15, 21, 23, 30
9.	A/YL-LFS/283	Temporary Open Storage (Marbles, Construction Materials, Aluminium cans and Cylinders/Frames, Small-scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 years)	REC & R(E)	19.2.2016 (3 years)	4, 5, 6, 7, 10, 12, 15, 21, 23, 28, 30

### **Approval Conditions**

1. The submission and/or implementation of landscaping and/or tree preservation proposals.
2. The submission and/or implementation of drainage facilities proposals.
3. The submission of vehicular access arrangement and/or provision of vehicular access and/or parking and loading/unloading spaces.
4. Revocation clauses.
5. Reinstatement clause.
6. The provision of a 9-litres water type/3kg dry power fire extinguisher or the submission and implementation of fire service installations.
7. No night-time operation/no operation on Sundays and public holidays.
8. The provision of paving, screening and/or fencing.
9. No repairing, cleansing, melting, dismantling or workshop activity.

10. The stacking height of the materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
11. Maintenance of landscape planting/existing vegetation on-site in good condition.
12. Maintenance of drainage facilities on site or/and submission of a condition record of the existing drainage facilities.
13. The submission and implementation of run-in/run-out proposal(s).
14. No vehicle exceeding 5/5.5 tonnes, including heavy goods vehicle and container trailer, is allowed for the operation of the site.
15. No heavy vehicle over 24 tonnes, including container trailer and tractor, is allowed for the operation of the site.
16. No storage of materials and/or vehicles is allowed to be stored/parked within 1m of any tree.
17. The construction of an intercept channel at the entrance to prevent surface water running from the site to the nearby public roads and drains through the run-in/out.
18. No handling (including dismantling, loading, unloading and storage) of electrical/electronic appliances, computer wastes, cathode-ray tubes (CRT), CRT computer monitors/television sets/equipment was allowed on the site during the planning approval period.
19. No open storage of recyclable materials.
20. No vehicle over 10m long, including container vehicle/trailer/tractor, was allowed to enter, park or operate at the site.
21. No vehicle queuing back to public road or vehicle reversing onto/from the public road was allowed at all times.
22. The removal of the excessive structures on the site.
23. No vehicle exceeding 24 tonnes as defined in the Road Traffic Ordinance, including heavy goods vehicle is allowed to enter, park or operate at the site at any time.
24. No toilet facility is allowed on site at anytime.
25. No logistics/freight-forwarding operation was permitted on the site.
26. Restriction of vehicle speed within the site to 15km/hr at all times.
27. The paving of the local access road within the site should be maintained at all times.
28. Maintenance of boundary fencing and/or noise barrier.
29. No open storage of containers.
30. No materials are allowed to be stored within 3m from the south-western boundary of the site.

### **Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Rejected Reason(s)</u></b>
1.	A/YL-LFS/228	Proposed Temporary Open Storage of Construction Materials (3 years)	R(E) & GB	18.11.2011	1, 3, 4, 5

2.	A/YL-LFS/229	Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop (3 years)	R(E) & REC	2.12.2011	6
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### **Rejected Reasons**

1. The proposed development would defeat the planning intention of the “R(E)” zone which was primarily for the phasing out of existing industrial uses through redevelopment for residential use on application to the Board.
2. The proposed development is not compatible with the nearby residential dwellings.
3. The proposed development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments from concerned Government department on the environmental aspect against the application, and the submitted assessment failed to demonstrate that the development would not have adverse environmental impacts on the surrounding areas.
4. The development was not in line with the planning intention of the "Green Belt" zone, which was to define the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
5. The development was not compatible with the existing rural neighbourhood and landscape character.
6. The applicant failed to demonstrate that the development would not generate environmental nuisance on the residential dwellings in the vicinity and along the access road and that the applicant would comply with the approval conditions imposed by the Board.

**消防處發出之露天貯存用地良好作業指引**  
**Good Practice Guidelines for Open Storage issued by the Director of Fire Services**

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

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:

210409-165916-17121

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

09/04/2021 16:59:16

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/396

「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，鄉郊設倉庫及工場將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

5-1 附加

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

參考編號

Reference Number:

210426-153235-70332

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:32:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/396

「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，鄉郊設露天存放建築材料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) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots (OSALs) and Government land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The GL with an area of 48m<sup>2</sup> (about) at the Site is covered by a Short Term Tenancy (STT) No. 2619 for the purpose of “Temporary Open Storage of Construction Materials”. No permission is given for occupation of the remaining GL (about 2m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government’s prior approval is not allowed. The private lots in the Site are covered by Short Term Waivers (STWs) as listed below:

<b>Lots No.</b>	<b>STWs No.</b>	<b>Purposes</b>
2189 RP	3555	Temporary Open Storage of Construction Materials
	3556	
2378 RP	4319	Temporary Open Storage of Metal Ware, Construction Machinery and Materials, Brand-new Trailer with Ancillary Canteen and Trailer Park

The STT/STW holders will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. Also, the applicant has to either exclude the GL without STT from the Site or apply for a formal approval prior to the actual occupation of the above GL. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;

- (c) to note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department (AC for T/NT,TD) that sufficient manoeuvring spaces shall be provided within the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW,HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Lau Fau Shan Road;
- (e) to follow the relevant mitigation measures and requirements in the latest ‘Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses’ issued by the Environmental Protection Department;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and



depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The good practice guidelines for open storage should be adhered to. The applicant is reminded that if the proposed structure(s) is required to comply with the Building Ordinance (Cap.123), detailed fire service requirement will be formulated upon receipt of formal submission of general building plans;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed 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. Before any new building works (including containers/open sheds as temporary buildings and landfilling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage; and
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD), with reference to the site photos taken by his office on 16.4.2021, a dead tree and another topped tree were observed at the south western boundary adjacent to the access within the Site. According to the proposed tree preservation & landscape plan of the planning statement, there should be 19 nos. of existing *Ficus macrocarpa* (細葉榕), but some trees are found missing on Site. The applicant should carry out appropriate remedial actions (i.e. tree replacement) in timely manner. It is note that sand and other materials was stockpiled very close to the existing tree planting at northern western part of the Site. All stockpile materials within 1m from tree trunks are required to be removed to avoid damage to the trunks. The applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval from relevant authority on the proposed tree works and compensatory planting proposal, where appropriate. The applicant is reminded of the importance of undertaking proper tree care for existing trees within the Site. Useful information published by the Greening, Landscape & Tree Management Section, Development Bureau on general tree maintenance and tree risk management is available for reference in the following links:

- Pictorial Guide for Tree Maintenance 護養樹木的簡易圖解

([http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_guide_for_Tree_Maintenance.pdf))

- Minimising Tree Risks 護養樹木 保障安全

([http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Chinese\\_Leaflet\\_Big\\_font\\_size\\_v1\\_2012\\_03\\_29.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf))

- Pictorial Guide for Tree Maintenance to Reduce Tree Risks

減低樹木風險的樹木護養簡易圖解

([http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf))