

2021年 5月 3日
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。

LFS/399

This document is received on - 31 MAY 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)**

STP/YLW2
T9/YLW4
T6/4
SSO/YLW1
ST/17-1
add
4/5

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LES/399
	Date Received 收到日期	31 MAY 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)

林炳祺 LAM PING KI

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)	新界元朗流浮山 DD12960T. 2093 (部分) 2094 (部分), 2095 (部分), 2096 RP (部分), 2097, 2102S.A (部分), 2216 (部分), 2217, 2215S.ARP (部分), 2218 RP (部分), 2219 RP (部分), 2231 RP (部分), 2233 (部分), 2234, 2235, 2236 (部分), 2237 (部分) 及毗連政府土地
(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 4400 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	約 90 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-LFS/9
(e) Land use zone(s) involved 涉及的土地用途地帶	REC
(f) Current use(s) 現時用途	露天存放雲石、建築材料連附屬 小型工場、車輛/貨斗裝配工場連附屬 停泊車位及10部上落貨車位 <small>here are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area</small> (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第6部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☒ is not a "current land owner".
並不是「現行土地擁有人」。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第6部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on (DD/MM/YYYY)&
於 (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)&
於 27/3/2021 (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&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (DD/MM/YYYY)&
於 30/3/2021 (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，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展

露天存放雲石、建築材料連附屬小型工場。車輛/貨斗裝配工場連附屬停泊車位。及10部上落貨車位。

(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

☒ year(s) 年

3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

2806sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積

1594sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

17

Proposed domestic floor area 擬議住用樓面面積

.....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

1684sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積

1684sq.m ☐ 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)

15.3米x4.8米高(2層)改店貨櫃6組(放置工具、什物及寫字樓)

2.8米x6米高(2組)一層式兩邊通風上蓋(放置工具、什物及工場)

4.0米x6米高(2組)一層式兩邊通風上蓋(貯存雲石、工具及工場)

3.0米x4.5米高(4組)一層式兩邊通風上蓋(貯存工具及休息室) 8.8米x

Proposed number of car parking spaces by types 不同種類停車位的擬議數目 3.5米高(3組)一層式密封上蓋(電單車)

Private Car Parking Spaces 私家車車位

20部停泊(不固定)

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)

圖2顯示位置

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)

10部5.5噸以下上落貨

圖2顯示位置

Proposed operating hours 擬議營運時間

由早上8時至晚上8時止,公眾假期及星期日休息.

(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 checked="" 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)) <u>深灣路</u>
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) <input type="checkbox"/>
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁表示可盡量減少可能出現不良影響的措施,否則請提供理據/理由。)		
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" 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 checked="" 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 checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/> No 不會 <input checked="" 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>會依照城規會所附帶條件落實及執行，以保障環境質素不變。</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/ _____ /
(b) Date of approval 獲批給許可的日期	_____ (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	_____ (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(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 type="checkbox"/> year(s) 年 _____</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。

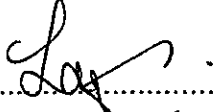
是次申請與舊有申請 TPB/A/YL-45/308 用途一樣不變，並於規定時間履行所有附帶條件。若批出申請後，我們亦會依照規劃局指示做好所有保護環境的措施及工程。謝謝。

8. Declaration 聲明

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

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

Signature
簽署



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

LAM PING KI

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

30/3/2021

(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

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	新界元朗流浮山 DD129 67, 2093(部分), 2094(部分), 2095(部分), 2096 RP(部分), 2097, 2102 S.A(部分), 2216(部分), 2217, 2215 S.A. RP(部分), 2218 RP(部分), 2219 RP(部分), 2231 RP(部分), 2233(部分), 2234, 2235, 2236(部分), 2237(部分) 及 毗連政府土地
Site area 地盤面積	約 4400 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 約 90 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S/YL-LFS/9
Zoning 地帶	REC
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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	露天存放雲石、建築材料連附屬小型工場。 車輛/貨斗裝配工場連附屬停泊車位。 及10部上落貨車位。

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米 <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	1684 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	17	
(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	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		20 部 (不固定)
	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) _____		10 部

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

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

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

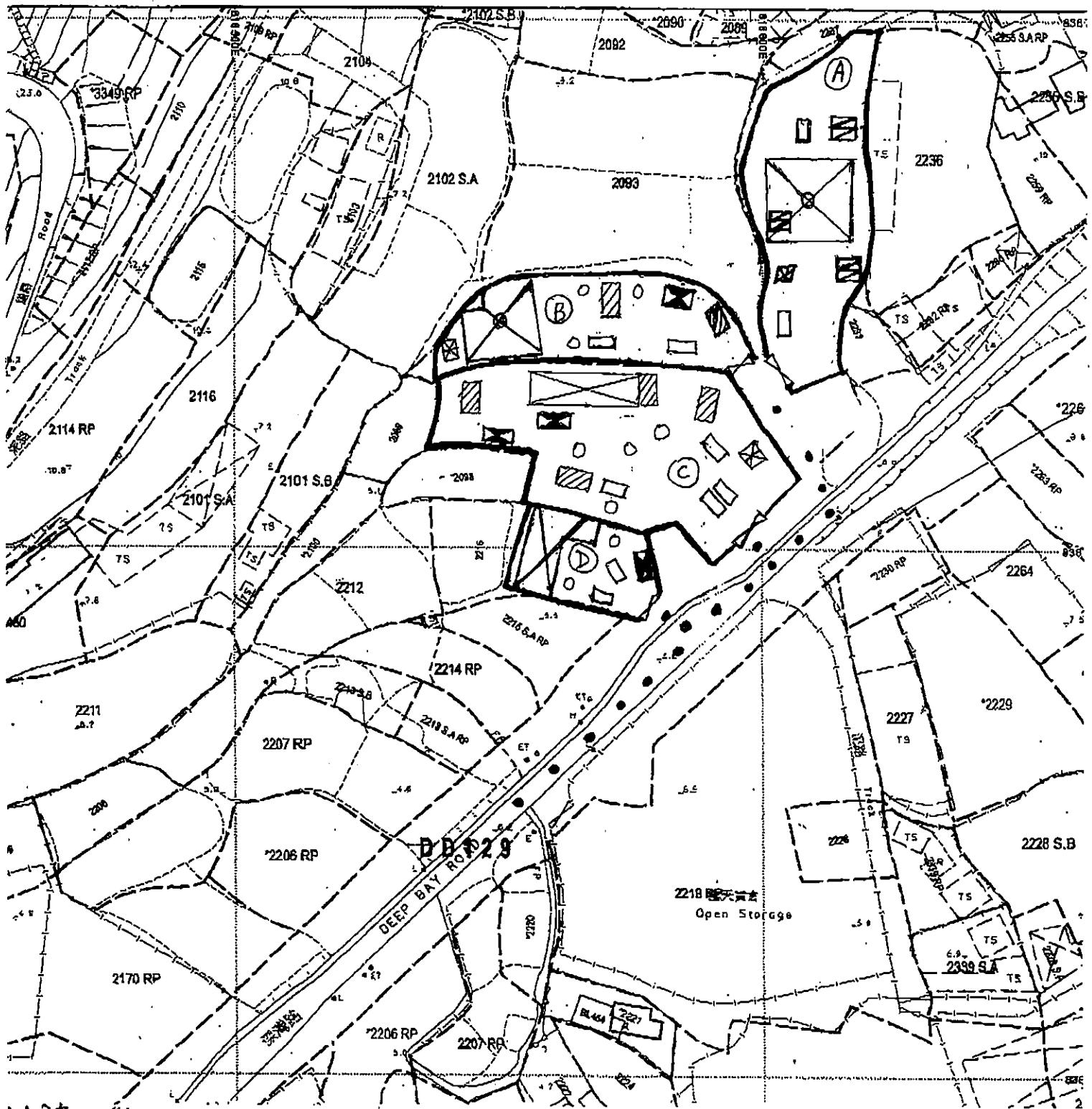
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

以下是 LFS/399 的補充資料及回應運輸署詢問：

1. 車輛應是 6 部私家車或 5.5 噸以下貨車停泊申請地盤。
2. 出入地盤的上落貨車輛是 5.5 噸以下貨車。
3. 地盤營業時間為星期一至六, 早上八時至晚上八時止, 星期日及公眾假期休息。
4. 日常地盤操作量不多, 上落貨次數相對少, 估計繁忙時段每小時 1-2 部, 非繁忙時段每小時 0-1 部架次車輛走動。
5. 基於雲石建材屬夕陽行業, 難在外面高昂租金的倉地經營, 他們在流浮山已經營十多年, 低租金下賴以維生, 所以懇請貴署體諒批出申請, 若他日政府需要收地發展, 請給予半年搬遷期便可, 謝謝。

申請人：林炳祺

平面圖 <2>



申請地盤 = 元朗坑仔山 DD129 lot. 2093 (部份), 2095 (部份), 2096 RP (部份), 2102 S.A (部份), 2094 (部份), 2097, 2217, 2216 (部份), 2215 S.ARP (部份), 2218 RP (部份), 2219 RP (部份), 2231 RP (部份), 2233 (部份), 2234, 2235, 2237 (部份), 2236 (部份) 及毗連政府土地 (合共有 A-D 層)

× 地盤出入口
... 來往地盤路線

上蓋 (400 平方呎)
上蓋 (280 平方呎)

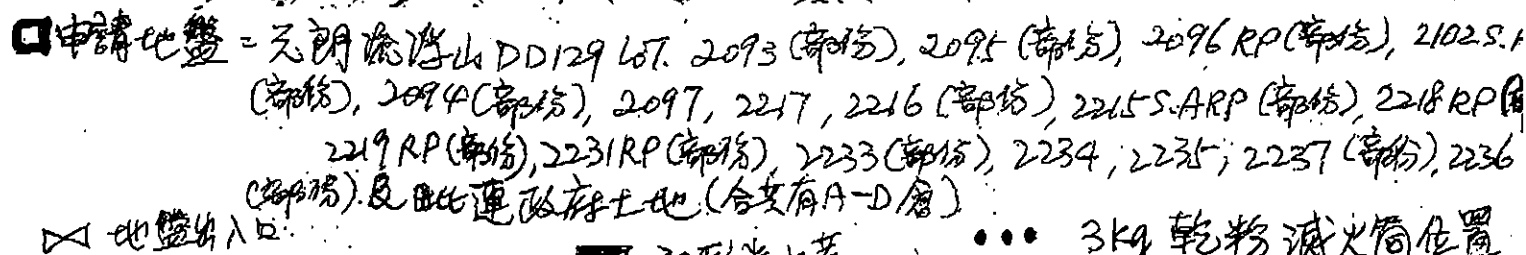
30 平方呎上蓋
8 平方呎密封上蓋
私家車或 5.5 噸以下貨車泊位

5.5 噸或以下上落貨車位
擺放雲石/建材
15 平方呎或以上貨櫃 (雙層)

上述申請的消防設備會依照舊有申請 TPB/A/YL-LFS/308 履行。

申請人：林炳祺

13/7/2018



15平方米级法货柜(双层)

**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 m² each for open storage uses and 2,000 m² 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.

Previous s.16 Applications covering the Application Site

Approved Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval conditions</u>
1.	A/YL-LFS/28	Temporary Open Storage of Marble for 12 Months	REC	22.5.1998	1-3
2.	A/YL-LFS/34	Temporary Open Storage of Marble for a Period of 12 Months	REC	13.11.1998	1-3
3.	A/YL-LFS/45	Temporary Open Storage of Marble for 12 Months	REC	5.11.1999	1-4
4.	A/YL-LFS/52	Temporary Open Storage of Marble for a Period of 12 months	REC	31.3.2000	1-4
5.	A/YL-LFS/67	Temporary Open Storage of Marble for a period of 3 years	REC	26.10.2001 (upon review)	1, 3-6, 20, 21
6.	A/YL-LFS/68	Temporary Open Storage of Marble for a period of 3 years	REC	26.10.2001 (upon review)	1, 3-6, 20, 21
7.	A/YL-LFS/82	Temporary Open Storage of Marble for a Period of 3 Years	REC	15.3.2002	1-7
8.	A/YL-LFS/96	Temp Open Storage of Marble with one loading/unloading space for 3 Years	REC	3.1.2003	3, 4, 8, 22(*)
9.	A/YL-LFS/109	Temporary Open Storage of Marble with canopy & 2 loading/unloading parking spaces for a Period of 3 Years	REC	11.7.2003	3, 4, 8
10.	A/YL-LFS/110	Temporary Open Storage of Marble with a loading/unloading parking space & an ancillary workshop for a Period of 3 Years	REC	11.7.2003	3, 4, 8
11.	A/YL-LFS/111	Temporary Open Storage of Marble & workshop for a Period of 3 Years	REC	11.7.2003	3, 4, 8

* The condition was reviewed under Section 17 of the Town Planning Ordinance and was rejected by the Board on 11.4.2003.

12.	A/YL-LFS/112	Temporary open storage of construction materials & converted container as site office for a period of 3 years	REC	11.7.2003	3, 4, 8
13.	A/YL-LFS/161	Temporary Open Storage of Marble with Workshop for a Period of 3 Years	REC	24.8.2007 (Approval for 2 Years up to 24.8.2009)	3, 4, 8-13
14.	A/YL-LFS/162	Temporary Open Storage of Marble with Workshop for a Period of 3 Years	REC	24.8.2007 (Approval for 2 Years up to 24.8.2009)	3, 4, 8-13
15.	A/YL-LFS/163	Temporary Open Storage of Marble for a Period of 3 Years	REC	14.9.2007 (Approval for 2 years up to 14.9.2009)	3, 4, 8-11, 13, 14
16.	A/YL-LFS/164	Temporary Open Storage of Construction Materials for a Period of 3 Years	REC	14.9.2007 (Approval for 2 years up to 14.9.2009)	3, 4, 8-11, 13
17.	A/YL-LFS/206	Temporary Open Storage of Marble with Workshop for a Period of 3 Years	REC	8.4.2011 (upon review) (Approval for 2 Years up to 8.4.2013)	3, 4, 8-13, 19
18.	A/YL-LFS/207	Temporary Open Storage of Marble with Workshop for a Period of 3 Years	REC	8.4.2011 (upon review) (Approval for 2 Years up to 8.4.2013)	3, 4, 8-13, 19
19.	A/YL-LFS/208	Temporary Open Storage of Marble with Workshop for a Period of 3 Years	REC	8.4.2011 (upon review) (Approval for 2 Years up to 8.4.2013)	3, 4, 8-13, 19
20.	A/YL-LFS/209	Temporary Open Storage of Marble with Workshop for a Period of 3 Years	REC	8.4.2011 (upon review) (Approval for 2 Years up to 8.4.2013)	3, 4, 8-13, 19
21.	A/YL-LFS/257	Temporary Open Storage of Marble with Ancillary Workshop and 9 Loading and Unloading Spaces for Goods Vehicles for a Period of 3 Years	REC	4.4.2014 (Approval for 2 Years up to 4.4.2016)	1, 3, 4, 5, 9, 10, 12-17
22.	A/YL-LFS/308	Temporary Open Storage of Marble and Construction Materials with Ancillary Workshop, Vehicle/Cargo Compartments Assembly Workshop with Ancillary Vehicle Parking Spaces and 10 Loading and Unloading Spaces for Goods Vehicle for a Period of 3 Years	REC	9.2.2018	1, 3, 4, 8-12, 14-16, 18

Approval Conditions

1. The submission and/or implementation of a tree preservation and/or landscape proposals.
2. The provision of flood mitigation measures and/or drainage facilities.
3. Reinstatement clause.
4. Revocation clause.
5. The submission and/or implementation of drainage proposals.
6. The stacking height of the materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
7. Only the north vehicular access point to the site opposite a marble workshop is allowed.
8. Maintenance of drainage facilities and/or landscape planting.
9. No night time operation and no operation on Sundays and public holidays.
10. No vehicle exceeding 5.5 tonnes, including heavy goods vehicle and container trailer, was allowed for the operation of the site at any time during the planning approval period.
11. The submission of a condition record of the existing drainage facilities.
12. The submission and/or implementation/provision of the fire service installations proposals.
13. The submission and/or implementation of run-in/out proposals.
14. The provision of fire extinguisher.
15. No vehicle over 10m long is allowed to enter, park or operate at the application site at any time during the planning approval period.
16. No vehicle queuing is allowed back to public road or vehicle reversing onto/from the public road is allowed at any time during the planning approval period.
17. The provision of fencing.
18. Maintenance of existing fencing.
19. No material was allowed to be stored/dumped within 1m of any tree on the site during the planning approval period.
20. The submission and/or provision of environmental mitigation measures proposals.
21. The submission and/or provision of vehicle access arrangement.
22. No workshop activity was allowed to be operated at the site.

**Similar s.16 Applications for Temporary Open Storage Use
within the same "REC" Zone on the Lau Fau Shan and Tsim Bei Tsui OZP**

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1.	A/YL-LFS/26	Temporary Open Storage of Construction Materials for 12 Months	REC and CPA	24.7.1998 (upon review)	1-5
2.	A/YL-LFS/123	Temporary Open Storage of Recycling Plastic Materials and Workshop for a Period of 3 Years	REC	14.1.2005	2, 4-6

Rejected Reasons

1. The development is not in line with the planning intention of the "Coastal Protection Area" zone on the draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/1 which is to protect the natural coastline with a minimum amount of building development. The subject development is also not in line with the "Recreation" zone on the same OZP which is to designate the development of recreation and eco-tourism. There is no strong justification for a departure from the planning intentions even on a temporary basis.
2. The development is not compatible with the village houses and agricultural uses in the surrounding areas. No detailed mitigation measures have been proposed in the submission to address the interface problems and to mitigate the possible adverse visual and environmental impacts of the development.
3. There is insufficient information in the submission to demonstrate that the development would not have adverse traffic and drainage impacts on the surrounding areas.
4. The approval of the application would set an undesirable precedent for other similar applications, the cumulative effect of which would further degrade the environment and road condition of the area.
5. The development was not in line with the planning intention of the "Recreation" zoning of the site which was intended primarily for recreational developments for the use of the general public. No strong justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
6. The development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses No. TPB PG-No.13C, in that there was no previous approval, there were local objection and adverse comments from Government departments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding area.

5-1

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

參考編號

210524-163122-50413

Reference Number:

提交限期

01/06/2021

Deadline for submission:

提交日期及時間

24/05/2021 16:31:22

Date and time of submission:

有關的規劃申請編號

A/YL-LFS/399

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LAM KA HING

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設臨時露天存放雲石、建築材料，連附屬小型工場、車輛/貨斗裝配工場連附屬停泊車位及10個中型貨車上落貨車位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。

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寄件者: [REDACTED]
寄件日期: 2021年05月30日星期日 4:03
收件者: tpbpd
主旨: A/YL-LFS/399 DD 129 Lau Fau Shan Recreation Cat 4

A/YL-LFS/399

Lots 2093 (Part), 2094 (Part), 2095 (Part), 2096 RP (Part), 2097, 2102 S.A (Part), 2215 S.A RP (Part), 2216 (Part), 2217, 2218 RP (Part), 2219 RP (Part), 2231 RP (Part), 2233 (Part), 2234, 2235, 2236 (Part), 2237 (Part) and Adjoining Government Land in D.D. 129, Lau Fau Shan

Site area : About 4,400sq.m. Includes Government Land of about 90sq.m

Zoning : "Recreation"

Applied use : Open Storage of Marble and Construction Materials / 30 Vehicle Parking

Dear TPB Members,

In 2018 there was a discussion re the Category of the site:

Plan D: Although the site fell within Category 4 areas under the Town Planning Board Guidelines No. 13E (TPB PG-No. 13E), where applications would normally be rejected except under exceptional circumstances, there were 21 previous planning approvals for open storage use at the site and the applicant had complied with the approval conditions of the last application.

In response to a Member's enquiry, the Secretary explained that there were four categories of areas under TPB-PG No. 13E. **Category 4 areas covered those mainly located close to environmentally or ecologically sensitive areas and the intention was to encourage phasing out of open storage and port back-up uses.** For sites falling within Category 3 areas, the intention was to contain open storage and port back-up uses and further proliferation of such uses was not encouraged. Nevertheless, **sympathetic consideration might be given for sites with previous planning approvals within Category 3 areas.**

Surely this 'sympathetic consideration' should have a time limit, otherwise the categorization has no point? There is also the issue of the number of vehicle parking, indication that some of the lots are effectively parking lots.

In view of the warnings re global warming, rising sea temperatures and the vulnerability of the Pearl River Delta to flooding, then rehabilitation of areas like this should be a priority.

Mary Mulvihill

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the applicant is advised to expedite the site search to relocate the applied use on the Site to other suitable locations;
- (d) 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. No permission is given for the occupation of the GL (about 90 m² subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The private lots are covered by Short Term Waivers (STWs) No. 3562, 3557, 3175, 3176, 3944, 2481 and 4353. The STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW will need to immediately apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Also, the applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the above GL. Besides, given the applied use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites';
- (f) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (g) 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 the nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Deep Bay Road;
- (h) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that a dead tree in between temporary

structure is observed at the southern boundary within the Site. The applicant should carry out appropriate mitigation measure actions, such as tree removal/replacement in a timely manner. A *Leucaena leucocephala* (銀合歡) and a *Macaranga tanarius* (血桐) located between Area B and Area C are leaning and should be monitored regularly with appropriate mitigation measures as necessary. Some structures and storage materials are stacked too close to the existing trees. The applicant is reminded that no storage of materials within 1m of any tree. The applicant should note that approval of section 16 application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant should approach relevant authority / Government department(s) direct to obtain the necessary approval on tree works. The applicant should refer to the guidelines promulgated by the Development Bureau on tree management to undertake proper and regular tree maintenance work. Please refer to the “Handbook on Tree Management” on guidelines and standards of good practices on tree management. (https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html);

- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant shall note that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (j) 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 Building Authority (BA), they are unauthorized building works (UBW) under the Building 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 the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The two sites shall be considered as two separate sites and provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively. The two sites do not abut on a specified street of not less than 4.5m wide and its permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Director of Fire Services (D of FS) that the applicant shall submit relevant layout plans incorporated with the proposed fire service installations

(FSIs) to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant should note that if the proposed structure(s) is required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. The 'Good Practice for Open Storage' issued by D of FS should be adhered to.

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.