

2021年10月19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。

Appendix I of RNTPC
Paper No. A/YL-LFS/411

This document is received on 19 OCT 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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-4F3/411
	Date Received 收到日期	19 OCT 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)

LEMGO ESTATES LIMITED

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

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

LIT Ying-cheung, Edward

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 579 RP, 580, 581, 582, 583, 584(Part), and 590 and the adjoining Government land, All in Demarcation District 129, Mong Tseng, 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 5706 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2886 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)	1250 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	Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt ("GB")
(f) Current use(s) 現時用途	Temporary Warehouse for Storage of Construction Materials (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Warehouse for Storage of Construction Materials (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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <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	<u>2820</u>sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	<u>2886</u>sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	<u>7</u>
Proposed domestic floor area 擬議住用樓面面積	<u>0</u>sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	<u>2886</u>sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	<u>2886</u>sq.m <input checked="" 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)	
T/S No. 1 Storage of Construction Materials 6.96m(H) T/S No. 2 Canopy 6.30m (H)	
T/S No. 3 Open-side Canopy for Storage of Construction Materials 4.0m (H)	
T/S No. 4 Latrine 2.44m (H) T/S No. 5 Latrine 2.44m (H)	
T/S No. 6 Canopy 5.90m (H) T/S No. 7 Storage of Construction Materials 7.54m (H)	
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 <u>N.A.</u>	
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 <u>1</u>	
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 10:00 am to 05:00pm from Monday to Friday, Closed on Saturday, Sunday and Public Holidays																																	
(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>Deep Bay Road, Lau Fau Shan, Mong Tseng Section</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／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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			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"/>
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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) 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>N.A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	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 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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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）。


Please refer to Planning Statement.

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


.....
LIT Ying-cheung, Edward

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

.....21.09.2021..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 579 RP, 580, 581, 582, 583, 584(Part), and 590 All in DD 129 and adjoining Government Mong Tseng, Yuen Long, New Territories 位於新界元朗輞井丈量約份第129約地段第579分段餘段，地段第580號，地段第581號， 地段第582號，地段第583號，地段第584(部份)及地段第590號及毗鄰的政府土地
Site area 地盤面積	5706 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1250 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10 流浮山及尖鼻咀分區大綱草圖(編號:S/YL-LFS/10)
Zoning 地帶	Green Belt ("GB") 綠化地帶
Type of Application 申請類別	<input checked="" 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>Three</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	Temporary Warehouse for Storage of Construction Materials 臨時貨倉儲存建築材料用途

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2886 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5058 <input checked="" 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	7	
(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	7.54 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	50.58 % <input checked="" 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) _____ _____		Nil
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____		1

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

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

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

Ref.: MCQU22/21



Section 16 Planning Application

Proposed Temporary Warehouse for Storage
of Construction Materials for a Period of
Three Years

Lot Nos 579 RP, 580, 581, 582, 583, 584 (Part)
and 590 and the adjoining Government Land
all in DD 129, Mong Tseng, Yuen Long,
New Territories.

Planning Statement

Address:
1/F., Front Portion,
134, Cheung Sha Wan Road,
Sham Shui Po,
Kowloon,, Hong Kong
Tel : (852) 92531700
Fax : (852)24116565

Prepared by
**Man Chi Consultants And
Construction Limited**

August, 2021

EXECUTIVE SUMMARY

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years (hereinafter referred to as “the proposed use”) at Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 and the adjoining Government Land, all in Demarcation District No.129, Mong Tseng, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately 5706 m² (1250 m² of Government land inclusive). The current site situation is shown at the Aerial Photo at **Fig. 6**. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site is located at Mong Tseng, Yuen Long and is accessible towards north of Deep Bay Road and via a vehicular access on Government land (Please refer to **Illustration I**). A number of Temporary Structures for storage purposes have existed thereat for decades (Please refer to Aerial Photo 1991 at **Fig.5**). Majority of the structures thereat were covered by previous Modification of Tenancy (MOT) No. 19865 (Please refer to **Appendix I**) and MT/LM (MTLM) No. 11688 (Original Copy found lost) from the then District Officer, Yuen Long (DO/YL). The said permits were only cancelled by District Lands Officer, Yuen Long on 4.2.2021 (Please refer to **Appendix II**). The existing structures are converted from the permitted structures held under MOT and MTLM for the proposed use since early 90s.

The area of the application site is about 5706 m² (1250 m² of Government land inclusive). The application site falls within the area zoned as “Green Belt” use and annotated (“GB”) on the Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan (current OZP) No. S/YL-LFS/10 (hereinafter referred to as “the Current OZP”) (Please refer to **Figure 3**). Temporary use of the application site as Warehouse for Storage of Construction Materials not exceeding a period of three years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) *The proposed use has been existing on the application site since the early 90s. All along, the application site and structures thereat were covered by the MOT No. 19865 and MT/LM No. 11688 issued by the then District Officer, Yuen Long (DO/YL). They were only cancelled by the DLO/YL on 4.2.2021. Majority of the existing structures on the application site are only converted from the structures held under the ex-permits;*
- (b) *The Board is sincerely requested to give sympathetic consideration to the current application so that the applicant is able to use the land for the proposed use for a period of 3 years;*
- (c) *In order to increase the land supply for erection of residential housing in Hong Kong, the Government has recently launched a large number of resumption of private land projects in the New Territories. The proposed use at the application site is able to assist/ease the*

insufficient supply of land for logistic, transportation and storage of bulky construction materials in the New Territories;

- (d) Though the proposed use at the application site falls within the “Green Belt” zone of the current OZP, however, having considered the fact that the proposed use and structures have existed thereat since early 90s, it is hoped that the TPB could approve the current application so as to allow the applicant to continue his business for a period of 3 years;*
- (e) Town Planning Board to approve the application so as to allow the applicant to continue the proposed use to serve the needs of the trade in logistic, transportation and storage of bulky is strongly recommended. Moreover, such approval would not create any adverse effect or set as a poor precedent in the area;*
- (f) The proposed use at the application site is not incompatible with the surrounding area, and it should be considered as part of the Village as it has been in existence since early 90s. There is a great need for the land use for logistic, transportation and storage of bulky construction materials purposes in this rural area;*
- (g) The proposed use at the application site is the ideal and most suitable use at the application site as it is an isolated site which would not affect the environment and other villages in the vicinity;*
- (h) No adverse traffic impact is anticipated from the proposed use, as it will not generate additional traffic use to the area since it has existed since early 90s in this area;*
- (i) No adverse drainage impact nor flooding problem are anticipated from the site;*
- (j) No adverse environmental impact is anticipated, as the proposed use is only intended to continue an existing business to serve the community;*
- (k) The proposed use at the application site is well supported by the villagers/residents of the nearby villages; and*
- (l) The applicant undertakes that he would reinstate the land to “Green Belt” mode by planting of trees or grassing on the application site when the planning approval is revoked or he is unable to obtain the relevant Short-Term Waiver/ Short Term Tenancy from Lands Department in future.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會(以下簡稱「城規會」)的規劃申請(以下簡稱「該申請」),作為臨時貨倉儲存建築材料用途(為期三年)(以下簡稱「擬建用途」)。該申請所涉及地點位於新界元朗輞井;約份第129號,地段第579號餘段,地段第580號,地段第581號,地段第582號,地段第583號,地段第584號(部份)及地段590號及部份相連的政府土地(以下簡稱「申請地點」)。申請地點的面積約為5706平方米(包括1250平方米政府土地)。此規劃報告書提供該申請的背景資料及規劃理據以支持擬建用途供城規會考慮。

申請地點位於新界元朗輞井。沿深灣路北行;再經一小段政府土地的車輛通道可以直達申請地點。申請地點上的構築物已經存在多年及一直作為存放建築材料用途(見航拍相片於附圖五及附圖六)。在申請地點上的構築物當年均取得由元朗理民府所發出的放寬租約牌照第MNT19865號(見附件I)及農用批准書第11688號(牌照正本已遺失)。該等牌照及批准書直至2021年2月4日才被元朗地政處註銷(見附件II)。現行的構築物大部份均由上述牌照及批准書內的構築物改建而成。

申請地點面積約為5706平方米(包括1250平方米政府土地)。於流浮山及尖鼻咀分區計劃大綱草圖(編號:S/YL-LFS/10)內被規劃為「綠化地帶」用途。因此須要向城規會提出申請作為臨時貨倉儲存建築材料用途(為期三年)即不超過三年的臨時性質的用途。此規劃報告書內詳細闡述擬建用途的規劃理據,當中包括:-

- (一) 擬建用途從90年代初期一直存在於申請地點之上。申請地點及其構築物一直持有由當年元朗理民府發出的放寬租約牌照第MNT19865號及農用批准書第11688號。該等牌照及批准書直至2021年2月4日才被元朗地政處註銷。而大部份在申請地點之上的構築物亦只是由該等牌照及批准書內容許的構築物改建而成;
- (二) 誠意希望城規會能同情申請人的處境給與考慮批准該申請,以便申請人在未來三年繼續在申請地點作為擬建用途之用;
- (三) 政府因為要提高興建住宅物業的土地供應,故近年來在新界展開大量徵收私人土地計劃。擬建用途能幫助及減輕近來在新界區對物流業,運輸及作為儲存大型建築材料各行業土地用途的短缺情況;
- (四) 雖然擬建用途座落於流浮山及尖鼻咀分區計劃大草圖(編號:S/YL-LFS/10)內被劃為「綠化地帶」用途的地區,但考慮到擬建用途及申請地點上的構築物自90年代初期已經存在,故希望城規會能體恤該申請地點上的構築物及擬建用途已經從90年代初期一直存在至今。故希望城規會能批准此申請,好讓申請人能繼續營運三年。
- (五) 強烈建議城規會批准該申請,好讓擬建用途能幫助或減輕對物流,運輸及儲存大型建築材料各行業對有關土地的需求。此項規劃批准絕對不會在地區上引起不良影響或構成一個壞先例;
- (六) 申請地點的擬建用途與鄰近的鄉郊環境特質並非不協調,現存構築物亦從90年代初期一直存在至今,該擬建用途亦已經融合成為該鄉郊的一部份。而該鄉村地區對物流業,運輸業及存放大型建築材料此等類別土地用途亦有極大需求;
- (七) 申請地點及擬建用途為最理想及最適合的地段。因為申請地點處於偏遠及孤立的地點。所以並不會對附近地區或村落的環境造成不良影響。

- (八) 因為議建用途及有關構築物已經從 90 年代初期存在至今，所以擬建用途不會為申請地點附近帶來額外交通需求，亦不會造成嚴重的交通問題；
- (九) 擬建用途不會產生嚴重的排水或水浸問題；
- (十) 擬建用途不會產生嚴重環境問題，因為申請人只想繼續營運及繼續為該行業提供有關服務；
- (十一) 擬建用途由申請人提出，並得到區內居民/村民的充分支持；及
- (十二) 申請人承諾會在規劃批准被撤銷或將來未能向地政總署取得改變土地用途暫准或短期租約時便會馬上用種樹或種草的方法以還原該等土地，以符合綠化地帶的需要模式。

鑒於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員能批准該申請作為期三年的擬建用途。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years (hereinafter referred to as “the proposed use”) at Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 and the adjoining Government Land, all in Demarcation District No.129, Mong Tseng, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately about 5706 m² (1250 m² of Government land inclusive). Its location is shown on **Figure 1** whilst **Figure 2** indicates the structures in the close vicinity. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the Applicant, LEMGO DEVELOPMENT LIMITED, the registered owner of the lots under application, (hereafter referred to as “the Applicant”), Mr. LIT Ying-cheung Edward has been commissioned to prepare and submit the current application.
- 1.1.3 The area of the application site is about 5706 m² (1250 m² of Government land inclusive). The application site falls within the area zoned as “Green Belt” use and annotated (“GB”) on the Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan (current OZP) No. S/YL-LFS/10 (hereinafter referred to as “the Current OZP”) (Please refer to **Figure 3**). Temporary use of the application site as Warehouse for Storage of Construction Materials not exceeding a period of three years requires planning permission from the Board. As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission from the Board to allow him to continue running the warehouse for the proposed use on a temporary basis of three years.

1.2 Background

- 1.2.1 The application site is located at Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 and the adjoining Government Land, all in Demarcation District No.129, Mong Tseng, Yuen Long, New Territories (hereinafter referred to “the application site”). A number of Temporary Structures for storage purposes have existed thereat for decades

(Please refer to the **Aerial Photo at Fig. 5 & 6**). Majority of the structures thereat were covered by previous Modification of Tenancy (MOT) No. 19865 (Please refer to **Appendix I**) and MT/LM (MTLM) No. 11688 (Original Copy found lost) from the then District Officer, Yuen Long (DO/YL). The said permits were only cancelled by District Lands Officer, Yuen Long on 4.2.2021 (**Please refer to Appendix II**). The existing structures are converted from the permitted structures held under MOT and MTLM for the proposed use since early 90s.

- 1.2.2 The area of the application site is about 5706 m² (1250 m² of Government land inclusive). The application site falls within the area zoned as “Green Belt” use and annotated (“GB”) on the Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan (current OZP) No. S/YL-LFS/10 (hereinafter referred to as “the Current OZP”) (Please refer to **Figure 3**). Temporary use of the application site as Warehouse for Storage of Construction Materials not exceeding a period of three years requires planning permission from the Board. In this connection, the Applicant wishes to seek planning permission from the Board to allow him to continue running the warehouse for the proposed use on a temporary basis of three years.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-

- (a) To give an opportunity to the Applicant to continue his long existing business and to utilise the application site.;*
- (b) The proposed use is able to assist/ease the recent insufficient land supply to the trade of logistic, transportation and storage of bulky construction materials in the New Territories;*
- (c) The proposed use would undoubtedly provide job opportunity to the nearby residents/villagers in this rural and isolated area; and*
- (d) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government Department(s).*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 7 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as its design. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location of the Application Site

- 2.1.1 As shown in **Figure 1**, the application site is located by the side of Deep Bay Road, Lau Fau Shan, Mong Tseng, Yuen Long, New Territories. Currently, the Deep Bay Road and a vehicular access on Government is the major road/access leading to the application site.
- 2.1.2 The application site is accessible via Deep Bay Road by public transport of Green Mini-bus.

2.2 Current Condition of the Application Site

- 2.2.1 The application site has a total site area of about 5706 m² (1250 m² of Government land inclusive). As shown in **Illustrations 1**, the application site is generally flat and paved. The structures on the application are already on the application site for more than 30 years (please refer to Aerial Photo at **Fig. 5**). The Ingress and Egress of the application site is about 18 metres in width abutting the Deep Bay Road. The internal access is at least of 8 metres in width. A piece of private land of 678.44 sq.m in area which is jointly formed by Lot No. 580, Lot No. 581 and Lot 582 is used as loading and unloading space of the application site. (Please refer to **Fig.4**);
- 2.2.2 The existing warehouses are temporary structures a building height profile of not more than 7.54 m. (Please refer to the layout plan at **Fig. 4 and Aerial Photo at Fig.6**)

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The area of the Application Site is about 5706 m² (1250 m² of Government land inclusive). The application site falls within the area zoned as “Green Belt” use and annotated (“GB”) on the Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan (current OZP) No. S/YL-LFS/10 (hereinafter referred to as “the Current OZP”) (Please refer to **Figure 3**). Temporary use of the application site as Warehouse for Storage of Construction Materials not exceeding a period of three years requires planning permission from the Board. As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission from the Board to allow him to continue running the warehouse for the proposed use on a temporary basis of three years.
- 3.1.2 However, having considered the fact that the proposed use and the temporary structures on the application site have existed thereat since the 90s. Temporary use of the application site as Warehouse for Storage of Construction Materials not exceeding a period of three years requires planning permission from the Board. In this connection, the Applicant wishes to seek planning permission from the Board to allow him to continue running the warehouse for the proposed use on a temporary basis of three years.
- 3.1.3 Majority of the structures thereat were covered by previous Modification of Tenancy (MOT) No. 19865 and MT/LM (MTLM) No. 11688 from the then District Officer, Yuen Long (DO/YL) (Please refer to **Appendix I**). The said permits were only cancelled by District Lands Officer, Yuen Long on 4.2.2021 (Please refer to **Appendix II**). The existing structures are only converted from the permitted structures held under MOT and MTLM for the proposed use since early 90s.

3.2 Previously Approved Applications

- 3.2.1 The application site is not the subject of any previous planning applications.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 The application site has a site area of approximately 5706 m² (1250 m² of Government land inclusive). In order to assist /ease the insufficient land supply to support the trade of logistic, transportation and storage of bulky construction materials, etc., to allow the application site to continue the proposed use **Temporary Warehouse for Storage of Construction Materials** for a period of 3 years is strongly recommended.
- 4.1.2 The proposed use may also provide certain job opportunity to the villagers/residents of this isolated and rural area. Moreover, if the current application can be approved, the application site and proposed use can be put under proper planning control by the TPB as well as relevant Government/s. In particular, the structures and the proposed use are in existence thereat since early 90s.
- 4.1.3 The proposed site offers an ideal point for the application use. The operation hours of the temporary warehouse shop are proposed to be 10:00 a.m. to 05:00 p.m., Monday to Friday. It would be closed on Saturday, Sunday and Public Holidays.
- 4.1.4 The Proposed Layout Plan is shown in **Figure 4** whilst the major development parameters of the proposed use are encapsulated in **Table 1**.

Table 1 : Proposed Key Development Parameters under Current Application

<u>Items</u>	<u>Design Parameter(s)</u>
Total Site Area	About 5706 m ² *(with 1250 sq. m. of GL inclusive)
Uncovered Area	About 2820m ² (49.42%)
Covered Area	About 2886m ² (50.58%)
T/s No.1 Warehouse for Storage of Construction Materials	1-storey (Please see Illustration VI) Covered Area: About 1550.57m ² x 6.96m(H)
T/s No.2 Canopy	1-storey (Please see Illustration VI) 3.38m (L)x 30.2mx 6.3m(H) Area About 102.08m ²
T/s No.3 Open-side Canopy Storage of Construction Materials	1-storey (Please see Illustration III) Covered Area: About 138.3 m ² x 4.0(H)
T/s No.4 Latrine	1-storey (Please see Illustration V) 1.5m (L)x 2.3m (W) x 2.44m(H) Area: About 3.45 m ²
T/S No. 5 Latrine	1-storey (Please see Illustration V) 2.44m (L)x 8.0m(W) x2.44m(H) Area: About 19.52 m ²

T/S. No.6 Canopy	1-storey (Please see Illustration IV) 41.1m(L) x 3.3m (W)x5.9m (H) Area: About 135.63 m ²
T/S. No.7 Storeroom	1-storey (Please see Illustration IV) Covered Area: About 936.14 m ² x 7.54m (H)
No. of Loading/Unloading Spaces	1
Area of Loading and Unloading space	678.44 m ²
Ingress/Egress	About 18m wide

- 4.1.5 An ingress/egress point has already existed in front of the application site, directly connecting to Deep Bay Road and then passing through a public vehicular access road on Government Land. The width of the ingress/egress point of the application site is about 18m in width (**Please see Illustration I**) and **Figure 4 and Illustration II** show that there will be **no difficulties in internal traffic circulation** as sufficient space for manoeuvring of vehicles is allowed throughout the application site. In addition, a piece land jointly formed by private Lots No. 580 ,No.581 and No.582 in DD 129 as shown in **Figure 4** is currently used as loading and unloading space for Light Goods Vehicle/Private car. No carpark space is required in the application site.

4.2 Landscape Treatment

- 4.2.1 No visual impact is anticipated as the application site and the proposed use are already in existence since early 90s.
- 4.2.2 If it is so required, the Applicant will submit a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

4.3 Provision of Drainage Facilities

- 4.3.1 There are currently U-channels of 300 mm at the proposed site. The surface water runoff will be absorbed or be effectively collected/discharged via the existing U-channel to the natural stream nearby.
- 4.3.2 If further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department by way of compliance of approval condition(s).
- 4.3.3 The two latrines are served by existing Septic Tank System underneath (Please see **Illustration V**). The Applicant has employed licenced services providers to perform desludging services to the septic tank regularly during his occupational period in the application site.

5 PLANNING JUSTIFICATIONS

5.1 Meeting the Unique Needs of the Logistic, Transportation and Bulky Storage Trade in New Territories

- 5.1.1 The proposed use at the application site is able to assist/ease the recent insufficient land supply to support the trade of logistic, transportation and storage of bulky construction materials in the New Territories;
- 5.1.2 The proposed use has been running at the application site for more than 30 years. The application use at the application site has already harmoniously merged with the surrounding area.
- 5.1.3 Considering the application site is located in a rural area, it may render job opportunity to local residents/villagers in this isolated and rural area.

5.2 In Line with the Planning Intention of “OU” zone

- 5.2.1 The Applicant intended only to continue his long-existing business at the application site to ease the recent insufficient land supply to support the trade of logistic, transportation and storage of bulky construction materials in the New Territories;
- 5.2.2 Having considered the fact that the proposed use /structures on the application site application have existed thereat since early 90s, the approval of the proposed use on for a period of three years does not constitute a strong departure from the Planning intention of the current OZP and would not create any adverse effect or set as a poor precedent in this area.

5.3 Compatible with Surrounding Land Uses

- 5.3.1 The application site is located within a rural area in which temporary structures of are scattering randomly. Given that the proposed use at the application site has existed thereat for more than 30 years, it has been considered to have formed as part of the village. It is therefore considered compatible with the surrounding land uses.
- 5.3.2 The proposed site has a site area of approximately 5706 m² (1250 m² of Government land inclusive). with covered area of about 2886 m². The proposed use has already existed on the application site since early 90s. Having considered the low-rise and temporary nature of the proposed structures, with a building height profile of not more than 7.54 m and ample private land have already formed as the loading/unloading area, thus, the proposed use is considered not incompatible with the surrounding area

5.4 Optimization of Valuable Land Resources in the Area

- 5.4.1 The proposed use would take full advantage of the location is able to assist/ ease the

recent insufficient land supply to support the trade of logistic, transportation and storage of bulky construction materials in the New Territories; and the proposed use at the application site is considered ideal and most suitable for the proposed use.

5.5 Not Adversely Affect the Landscape Character of the Area

- 5.5.1 The application site with a site area of about 5706 m² (1250 m² of Government land inclusive). and it is generally flat. The proposed use at the application site without addition of trees will not affect the landscape condition of the application site. However, the Applicant is willing to submit and implement a landscape proposal to the satisfaction of the Board and/or relevant Government department(s) if and when required as compliance of approval condition(s) should the current application be allowed.

5.6 No Adverse Traffic Impact

- 5.6.1 It is the intention of the Applicant to continue using the application site for the proposed use for further 3 years. The proposed use has already been existed thereat since early 90s. As such, **it is not expected the proposed use will generate additional/new traffic to the area.** Sufficient loading and unloading spaces are provided within the application site for customers and goods delivery. No queueing or illegal roadside parking is expected to be caused by the proposed use. Moreover, all vehicles will leave the application soon after delivery/collection of goods. Thus, no parking space is required on the application site. As such, the proposed use will not generate adverse traffic impact to the area.

5.7 No Adverse Drainage Impact

- 5.7.1 The application site is generally paved. An existing U-channel system is located at the application site. The storm water will be effectively collected and discharged to the nearby natural stream. There have been **no flooding problems** or relevant complaints received so far. However, the Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board and/or relevant Government department(s) if and when required as compliance of approval condition(s) should the current application be allowed.

5.8 No Adverse Environmental Impact

- 5.8.1 Given that the proposed use has been in existence at the application site for more than 30 years, so far, there is neither any traffic nor environmental complaint from the nearby residents/villagers.
- 5.8.2 Moreover, the proposed use is rather small in scale. The activities are only confined to the application site, as such significant environmental impact is not anticipated.
- 5.8.3 The operation time is proposed to be from 10:00 am to 05:00 pm from Monday to

Friday. The application use will be ceased on Saturday, Sunday and Public Holiday so as to minimise the noise impact to the surrounding area.

- 5.8.4 The Applicant is well aware of the Environmental Protection Department (EPD)'s Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Site and undertakes to follow the migration measures and requirements to minimise potential environmental nuisance.

5.9 Support from the Villages/Locals

- 5.9.1 While the proposed use has long existed in the proposed site, it is intended to serve the local residents/villagers and the assist/ease the insufficient land supply of the trade. **The current application is well supported by the local residents/villagers.**

6 CONCLUSION

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of Three Years (hereinafter referred to as “the proposed use”) at Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 and the adjoining Government Land, all in Demarcation District No.129, Mong Tseng, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately 5706 m² (1250 m² of Government land inclusive). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site is located at Mong Tseng, Yuen Long and is accessible towards north of Deep Bay Road and via a vehicular access on Government land. A number of Temporary Structures for storage purposes have existed thereat for decades (Please refer to Aerial Photo 1991 at **Fig. 5**). Majority of the structures thereat were covered by previous Modification of Tenancy (MOT) No. 19865 (Please refer to **Appendix I**) and MT/LM (MTLM) No. 11688 (Original Copy found lost) from the then District Officer, Yuen Long (DO/YL). The said permits were only cancelled by District Lands Officer, Yuen Long on 4.2.2021 (Please refer to **Appendix II**). The existing structures are converted from the permitted structures held under MOT and MTLM for the proposed use since early 90s.

The area of the application site is about 5706 m² (1250 m² of Government land inclusive). The application site falls within the area zoned as “Green Belt” use and annotated (“GB”) on the Draft Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan (current OZP) No. S/YL-LFS/10 (hereinafter referred to as “the Current OZP”) (Please refer to **Figure 3**). Temporary use of the application site as Warehouse for Storage of Construction Materials not exceeding a period of three years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that: -

- (a) The proposed use has been existing on the application site since the early 90s. All along, the application site and structures thereat were covered by the MOT No. 19865 and MT/LM No. 11688 issued by the then District Officer, Yuen Long (DO/YL). They were only cancelled by the DLO/YL on 4.2.2021. Majority of the existing structures on the application site are only converted from the structures held under the ex-permits;*
- (b) The Board is sincerely requested to give sympathetic consideration to the current application so that the applicant is able to use the land for the proposed use for a period of 3 years;*
- (c) In order to increase the land supply for erection of residential housing in Hong Kong, the Government has recently launched a large number of resumption of private land projects in the New Territories. The proposed use at the application site is able to assist/ease the insufficient supply of land for logistic, transportation and storage of bulky construction materials in the New Territories;*
- (d) Though the proposed use at the application site falls within the “Green Belt” zone of the*

- current OZP, however, having considered the fact that the proposed use and structures have existed thereat since early 90s, it is hoped that the TPB could approve the current application so as to allow the applicant to continue his business for a period of 3 years;*
- (e) Town Planning Board to approve the application so as to allow the applicant to continue the proposed use to serve the needs of the trade in logistic, transportation and storage of bulky is strongly recommended. Moreover, such approval would not create any adverse effect or set as a poor precedent in the area;*
 - (f) The proposed use at the application site is not incompatible with the surrounding area, and it should be considered as part of the Village as it has been in existence since early 90s. There is a great need for the land use for logistic, transportation and storage of bulky construction materials purposes in this rural area;*
 - (g) The proposed use at the application site is the ideal and most suitable use at the application site as it is an isolated site which would not affect the environment and other villages in the vicinity;*
 - (h) No adverse traffic impact is anticipated from the proposed use, as it will not generate additional traffic use to the area since it has existed since early 90s in this area;*
 - (i) No adverse drainage impact nor flooding problem are anticipated from the site;*
 - (j) No adverse environmental impact is anticipated, as the proposed use is only intended to continue an existing business to serve the community;*
 - (k) The proposed use at the application site is well supported by the villagers/residents of the nearby villages; and*
 - (l) The applicant undertakes that he would reinstate the land to "Green Belt" mode by planting of trees or grassing on the application site when the planning approval is revoked or he is unable to obtain the relevant Short-Term Waiver/ Short Term Tenancy from Lands Department in future.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.

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Legends:



- Application Site Boundary
(For Identification Only)

817600 E

817800 E



838000 N

838000 N

837800 N

837600 N

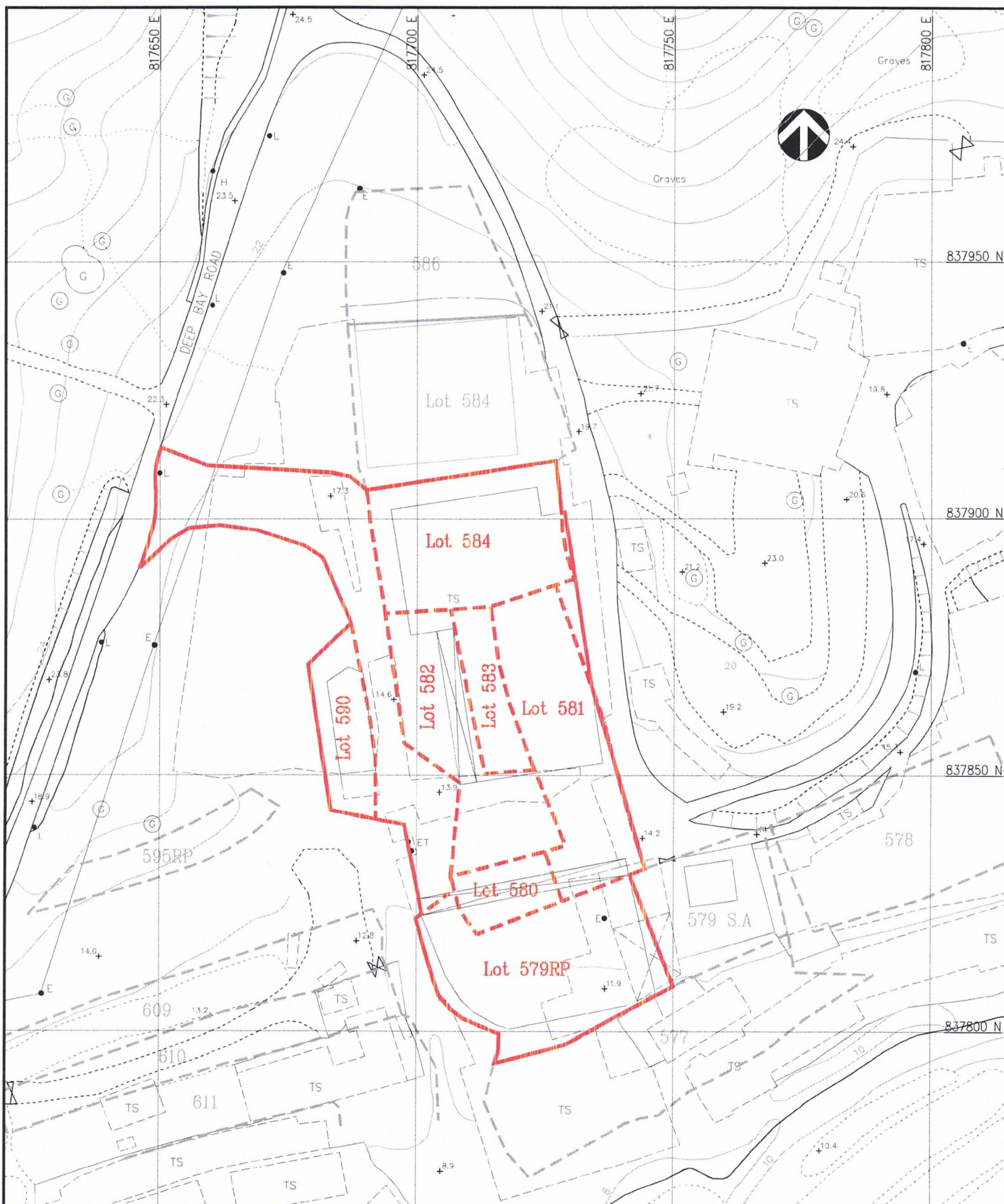
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Section 16 Planning Application for Proposed
Temporary Warehouse for Storage of
Construction Materials for a Period of 3 Years
at Lot Nos. 579 RP, 580, 581, 582, 583, 584,
590 and the adjoining G.L. in D.D. 129,
Mong Tseng, N.T.

Title:
Location Plan

Figure:
01
Scale:
1 : 3000
Date:
Aug. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20



Legends:

- Application Site Boundary
(For Identification Only)

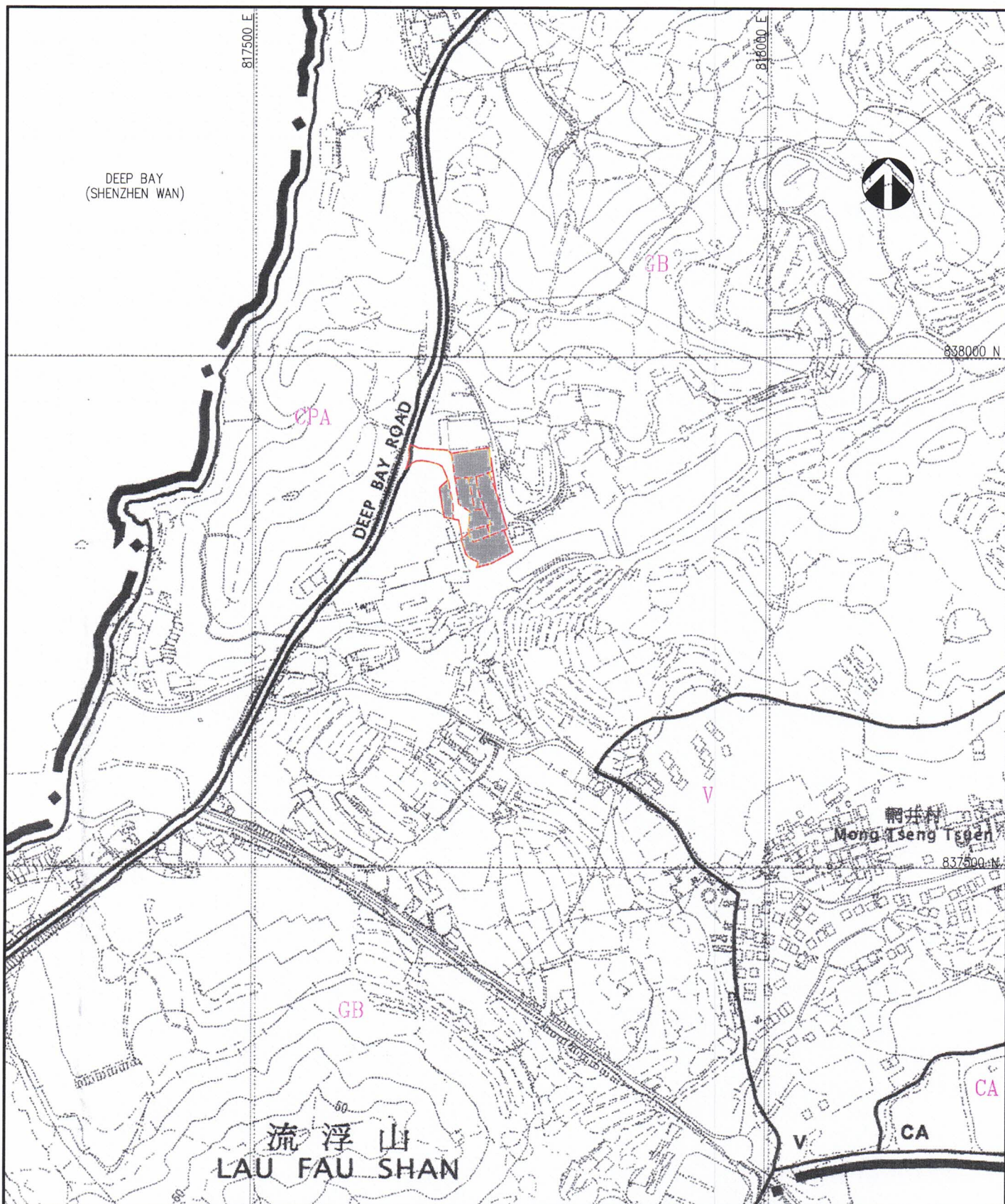
Project:
Section 16 Planning Application for Proposed
Temporary Warehouse for Storage of
Construction Materials for a Period of 3 Years
at Lot Nos. 579 RP, 580, 581, 582, 583, 584,
590 and the adjoining G.L. in D.D. 129,
Mong Tseng, N.T.

Title:
Extract of Lot Index Plan

Figure:
02
Scale:
1 : 1000
Date:
Aug. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20



Legends:



- Application Site Boundary
(For Identification Only)

Project:
Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 579 RP, 580, 581, 582, 583, 584, 590 and the adjoining G.L. in D.D. 129, Mong Tseng, N.T.

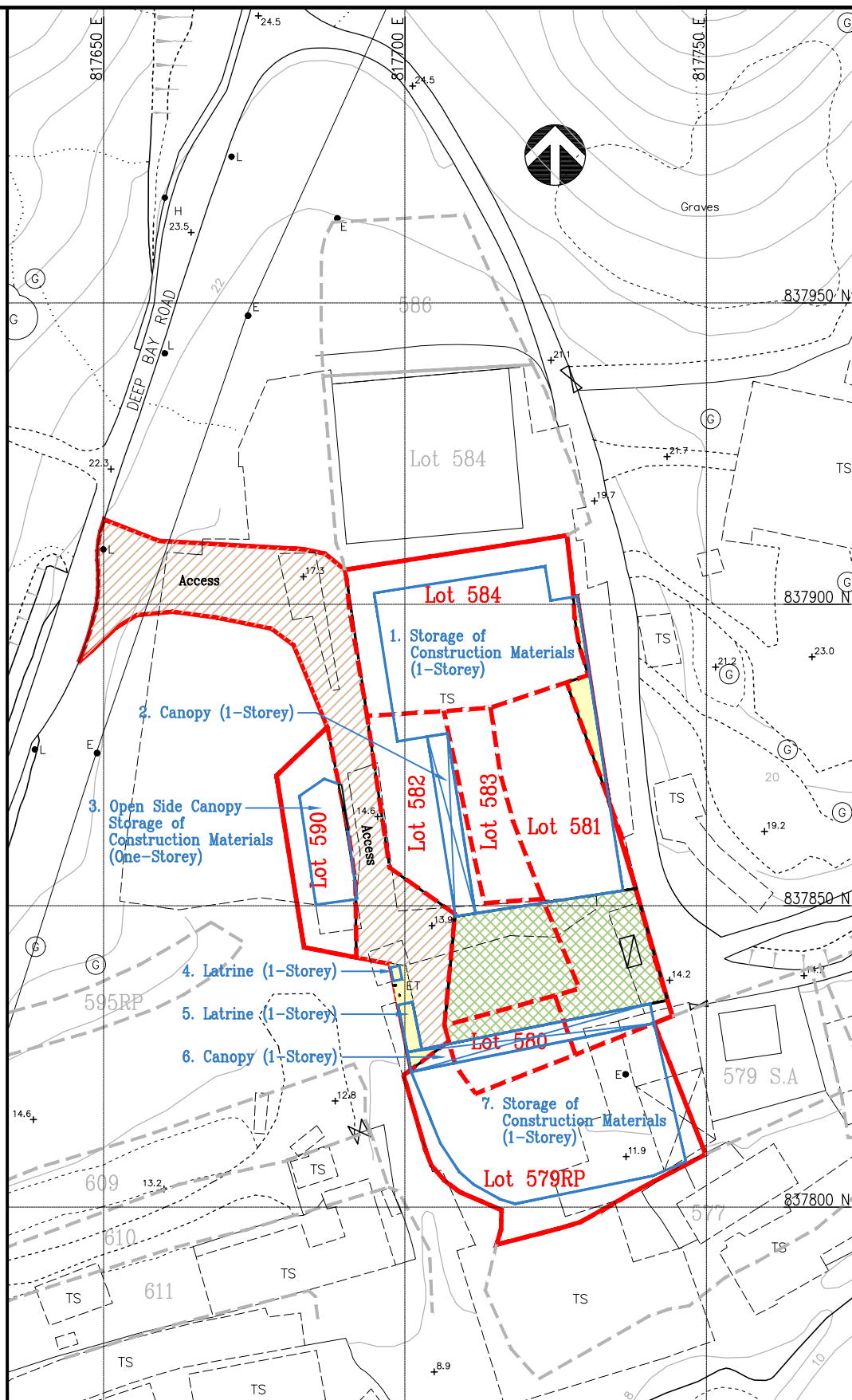
Title:
Extract from approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan (Plan No. S/YL-LFS/9)

Figure:
03
Scale:
1 : 5000
Date:
Aug. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20

Total Site Area	About 5706m ² (including 1250m ² Government Land)
Covered Area	About 2886m ² (50.58%)
Uncovered Area	About 2820m ² (49.42%)
Access on Government Land	About 1151.50m ²
Proposed Use(s)	Temporary Warehouse for Storage of Construction Materials A Period of 3 Years
Structure No(s).	1.
Proposed Use(s)	Storage of Construction Material
No. of Storeys and Dimension	1-Storey; (H)=6.96m, Covered Area About 1550.57m ²
Floor Area for Structure (1 No.)	
Structure No(s).	2.
Proposed Use(s)	Canopy
No. of Storeys and Dimension	1-Storey; 3.38m(L) x 30.2m(W) x 6.30m(H)
Floor Area for Structure (1 No.)	About 102.08m ²
Structure No(s).	3.
Proposed Use(s)	Open Side Canopy Storage of Construction Materials
No. of Storeys and Dimension	1-Storey; (H)=4.0m Covered Area About 138.30m ²
Floor Area for Structure (1 No.)	
Structure No(s).	4.
Proposed Use(s)	Latrine
No. of Storeys and Dimension	1-Storey; 1.5m(L) x 2.3m(W) x 2.44m(H)
Floor Area for Structure (1 No.)	About 3.45m ²
Structure No(s).	5.
Proposed Use(s)	Latrine
No. of Storeys and Dimension	1-Storey; 2.44m(L) x 8.0m(W) x 2.44m(H)
Floor Area for Structure (1 No.)	About 19.52m ²
Structure No(s).	6.
Proposed Use(s)	Canopy
No. of Storeys and Dimension	1-Storey; 41.1m(L) x 3.3m(W) x 5.9m(H)
Floor Area for Structure (1 No.)	About 135.63m ²
Structure No(s).	7.
Proposed Use(s)	Store Room
No. of Storeys and Dimension	1-Storey; (H)=7.54m Covered Area About 936.14m ²
Floor Area for Structure (1 No.)	
Total Floor Area	About 2886m ²



Legends:



Application Site Boundary
(for Identification Only)

Application Site Access on Government Land
(for Identification Only)



Application Site on Government Land
(for Identification Only)

Loading/Inloading Area (Area about 678.44m² with One Medium Good Vehicles Space, for Identification Only)

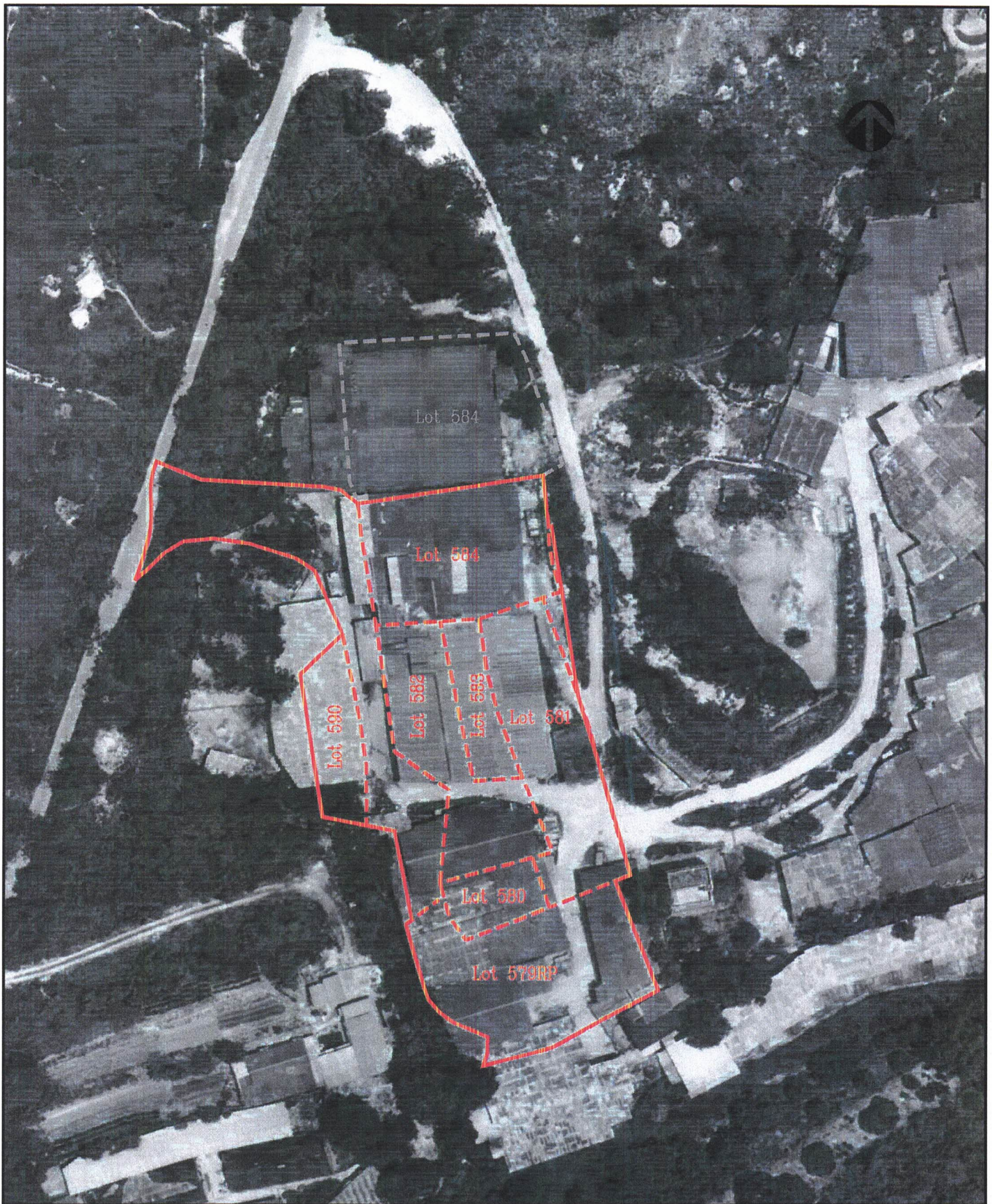
Project:
Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 579 RP, 580, 581, 582, 583, 584, 590 and the adjoining G.L. in D.D. 129, Mong Tseng, N.T.

Title:
Layout Plan for the Application Site

Figure:
04
Scale:
1 : 1000
Date:
Sep. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20



Legends:



- Application Site Boundary (For Identification Only)

Project:
Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 579 RP, 580, 581, 582, 583, 584, 590 and the adjoining G.L. in D.D. 129, Mong Tseng, N.T.

Title:
Aerial Photo showing Structures in 1991 (Ref. "Tsim Bei Tsui 16.7.91 2000' A26274")

Figure:
05
Scale:
N.T.S.
Date:
Aug. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20



Legends:



- Application Site Boundary
(For Identification Only)

Project:
Section 16 Planning Application for Proposed
Temporary Warehouse for Storage of
Construction Materials for a Period of 3 Years
at Lot Nos. 579 RP, 580, 581, 582, 583, 584,
590 and the adjoining G.L. in D.D. 129,
Mong Tseng, N.T.

Title:
Aerial Photo showing
Current Structures
(Ref. "E069744C 6900"
2 Oct 2019 UltraCam Eagle
210mm Lau Fau Shan")

Figure:
06
Scale:
N.T.S.
Date:
Aug. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20

List of Illustrations

Illustration I I	Entrance of the Application Site
Illustration II	Internal Access of the Application Site
Illustration III	T/S No. 3
Illustration IV	T/S No. 6 & 7
Illustration V	T/S No. 4 & 5
Illustration VI	T/S No. 1 & 2

Illustration I. Entrance of the application Site



Illustration II Internal Access of the Application Site



Illustration III T/S No. 3



Illustration IV- T/S No. 6 & 7



Illustration V- T/S No. 4 & 5



Illustration VI- T/S No. 1 & 2



List of Appendix

Appendix I Photo-copy of Modification of Tenancy No. 19865
from District Officer, Yuen Long

Appendix II Cancellation Letter dated 4.2.021 from District
Lands Office, Yuen Long

ORIGINAL—WHITE PAPER
DUPLICATE—YELLOW PAPER



MODIFICATION OF TENANCY Appendix I

Permit No. 19865

Fee \$ 19⁰⁰ (18⁰⁰)

Owner's Name Sit Kam Tin & others

In consideration of the payment of the fee of \$ 19⁰⁰ P.A. the Crown hereby permits the modification of the Crown Lease or purchase agreement of Lot/s No/s 582, 569A, B, 563, 564 in D.D. 128 to the extent only that the registered owner Sit Kam Tin & others may for the period between 1.1.72 and 31.12.72 maintain private residential 20' x 20' x 13' porch 20' x 5' x 7' watchman shed 12' x 12' x 13' as indicated in red on a map marked 15 in file No. W/19865 in the District Office, subject to the following general and special conditions:

1. This permit may be cancelled at any time by the District Officer *Yuen Long* on one month's notice being given.
2. This permit shall not be transferred.
3. This permit shall be produced whenever required by the District Officer *Yuen Long* or any officer deputed by him, and shall be returned to the District Office *Yuen Long* on expiry.
4. The signature of the permittee on the duplicate copy of the permit shall be taken to imply his acceptance of the conditions upon which the permit is granted.
5. If in the opinion of the District Officer *Yuen Long* a breach of any of the conditions has occurred he may cancel the permit forthwith.

SPECIAL CONDITIONS

Dated the 18th day of October 1972

Signature of Permittee.

ON BEHALF OF REGISTERED LAND OWNER

District Commissioner, New Territories.

File No. 19865District Office 7Date 18 OCT 1972

Sir/Madam/Messrs.

D.D. 129 Lot No. 582, 569A&B, 563, 564

I have the honour to advise you that approval is hereby given for the erection and maintenance of agricultural structures as shown on the attached schedule on the above lot/s subject to the following conditions :-

- (a) This approval may be withdrawn at any time on three months' notice being given.
- (b) The Special Conditions attached hereto shall be complied with.
- (c) The structures covered by this approval may be used only for the purpose stated and may not be used for domestic or industrial purpose for as human habitation.
- (d) Where so required by the District Officer, the structures shall be constructed according to plans submitted to and approved by him in writing. No structural alterations or improvements to existing structure may be carried out without the further approval of the District Officer in writing who may require plans showing the proposed alterations and improvements.

In the event of any contravention of any of these conditions or the Special Conditions attached hereto this approval may be withdrawn forthwith.


for District Officer, Yuen Long

Mr./Madam/Messrs.

SIT Kam-tsoi

TANG Ying-ip

TANG Ying-hi

TANG Yam-wan (T.)

CHEUNG Chai-shang, CHEUNG Ngau-ho

CHEUNG Leung shi (T.)

TANG Tat-lim

CHAN Fung-yee (T.)

TANG Fuk-yu

WONG Yuet-tsoi (T.)

Appendix I

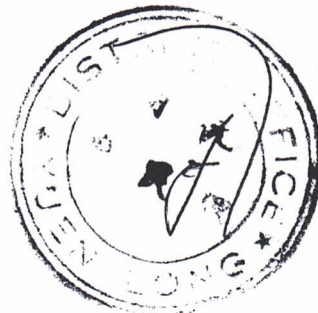
SCHEDULE

附表

The following structures only are included in this approval :

只有下列各建築物始包括在此批准書內:

1.	Pigsty	豬舍	Length	51'	Width	20'	Height	10'
2.	Pigsty	豬舍	Length	60'	Width	20'	Height	10'
3.	Pigsty	豬舍	Length	50'	Width	20'	Height	10'
4.	Pigsty	豬舍	Length	20'	Width	30'	Height	10'
5.	Pigsty	豬舍	Length	20'	Width	50'	Height	10'
6.	Pigsty	豬舍	Length	20'	Width	50'	Height	10'
	Pigsty	豬舍	Length	51'	Width	19'	Height	10'
	Agricultural store	農用儲物室	Length	30'	Width	30'	Height	12'
	Chicken shed	雞舍	Length	50'	Width	20'	Height	10'
	Chicken shed	雞舍	Length	50'	Width	20'	Height	10'
	Pigsty	豬舍	Length	50'	Width	20'	Height	10'



Appendix II



地政總署
元朗地政處
DISTRICT LANDS OFFICE, YUEN
LANDS DEPARTMENT

電話 Tel : 2443 3171
圖文傳真 Fax : 2473 3134
電郵地址 Email : gendloyl@landsd.gov.hk
本處檔號 Our Ref. : (88) in DLOYL M.N.T.19865
來函檔號 Your Ref. :

(覆函時請註明本函檔號)
(Please quote our reference in response to this letter)

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號大橋政府合署九至十一樓
9/F.-11/F., Yuen Long Government Offices & Tai K
No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Website : www.landsd.gov.hk

BY POST

- 4 FEB 2021

Dear Mr. Lit,

**Re: Notice of Termination for MNT/L of A No. 19865
on Lots Nos 563, 564, 569S.A, 569 S.B, 580, 582 and 583 in D.D 129
and MT/LM 11688 on Lots Nos 579 S.A, 579 RP, 580 and 581 in D.D.129
Yuen Long, New Territories**

I refer to your letter dated 22.7.2020 and 7.9.2020 and our tele-conversation on 2.2.2021 concerning the captioned subject.

Please note that MNT/L of A No. 19865 and MT/LM 11688 were issued to Mr. Leung Chik and Mr. HO Sheung-Fan as the holder respectively, which are not transferable.

I wish to inform you that the captioned licences are in breach of its condition. A Notice of Termination of the above licences were issued to the holder on 29.6.2020.

In view of the notice had been expired on 27.7.2020 and our recent site inspection revealed that the breach of the licences' condition has not yet been rectified, thus this office will continue to take necessary actions regarding the captioned subject.

If you have any enquiries, please contact the undersigned at Tel. No. 2443 3171.

Yours sincerely,

(C. Y. HUNG)
for District Lands Officer, Yuen Long

c.c. DLOYL L/M to MT/LM 11688



S.16 Planning Application A/YL-LFS/41122/10/2021 17:05

File Ref:

History:

This message has been forwarded.

7 Attachments



Fig.2 Rev. Peplacement Page Mong Tseng_000297.pdf Fig.4 Rev. Peplacement Page Mong Tseng_000296.pdf



Page 8 Peplacement Page Mong Tseng_000298.pdf Page 9 Peplacement Page Mong Tseng_000299.pdf



Photo No.1 showing the construction materials on site .jpg Photo No.2 showing the construction materials on site.jpg



Photo No.3 showing the construction materials on site.jpg

Dear Ms. KWONG,

We spoke about the above captioned application.

I forward herewith the following documents for your further action:

- (i) Revised Fig. 02- please replace it on our behalf;
- (ii) Revised Fig. 04- please replace it on our behalf;
- (iii) Revised Page No. 8 & 9- please replace it on our behalf.

I write to confirm that application for filling of earth is required in this application. Details of the filling of earth application will be sent to you by tomorrow morning.

I would like to advise that the operation time for the proposed use is from 10:00 hours to 17:00 hours from Monday to Friday only.

The vehicular trips are as follows:

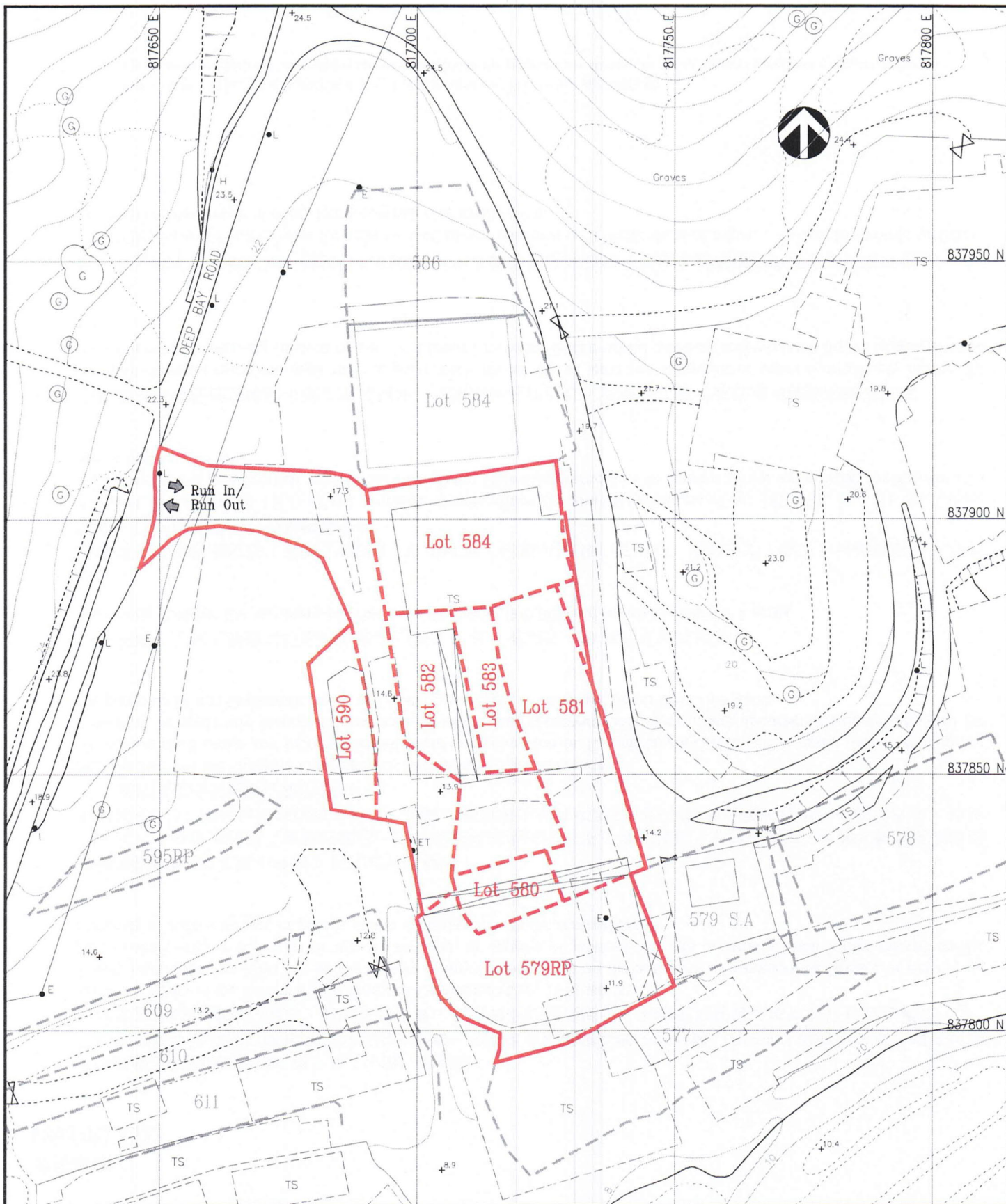
10:00 to 11:00 Hrs 1 vehicular trip;
11:00 to 12:00 Hrs 2 vehicular trips;
13:00 to 14:00 Hrs (Lunch Break);
15:00 to 16:00 Hrs 1 Vehicular Trip;
16:00 to 17:00 Hrs 1 Vehicular Trip.

Ample space is in front of the loading/unloading space, the vehicle/s can easily manoeuvre within the site.

Photos showing the construction materials are also attached herewith for your easy reference.

Best regards

LIT Ying-cheung Edward



Legends:

- Application Site Boundary
(For Identification Only)

Project:
Section 16 Planning Application for Proposed
Temporary Warehouse for Storage of
Construction Materials for a Period of 3 Years
at Lot Nos. 579 RP, 580, 581, 582, 583, 584,
590 and the adjoining G.L. in D.D. 129,
Mong Tseng, N.T.

Title:
Extract of Lot Index Plan

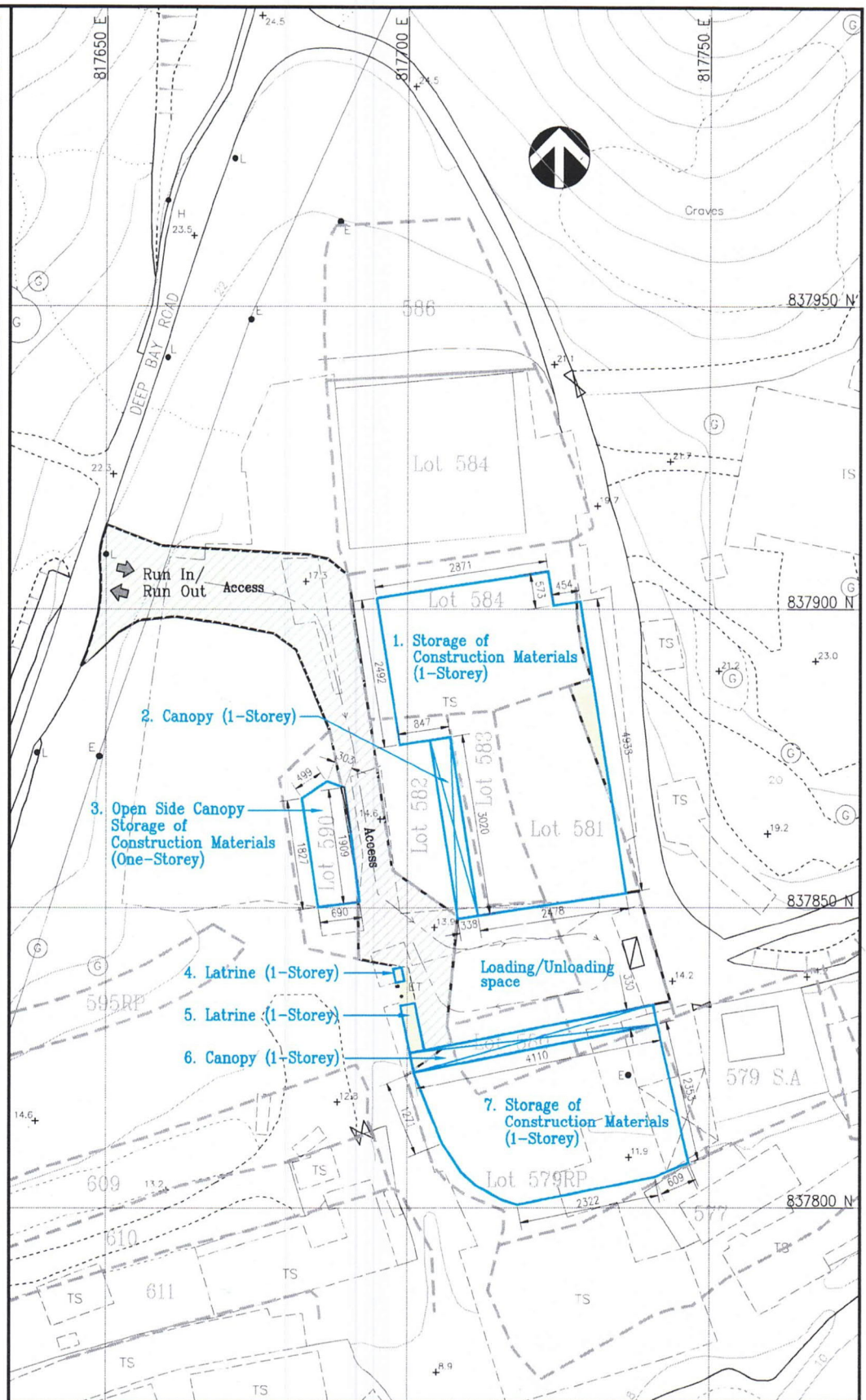
Figure:
02
Scale:
1 : 1000
Date:
Oct. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20

2021-10-14 14:55 Dicky

Total Site Area	About 5706m ² (including 1250m ² Government Land)
Covered Area	About 2886m ² (50.58%)
Uncovered Area	About 2820m ² (49.42%)
Access on Government Land	About 1151.50m ²
Proposed Use(s)	Temporary Warehouse for Storage of Construction Materials A Period of 3 Years
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	1. Storage of Construction Material 1-Storey, (H)=6.96m, Covered Area About 1550.57m ²
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	2. Canopy 1-Storey, 3.38m(L) x 30.2m(W) x 6.30m(H) About 102.08m ²
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	3. Open Side Canopy Storage of Construction Materials 1-Storey, (H)=4.0m Covered Area About 138.30m ²
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	4. Latrine 1-Storey, 1.5m(L) x 2.3m(W) x 2.44m(H) About 3.45m ²
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	5. Latrine 1-Storey, 2.44m(L) x 8.0m(W) x 2.44m(H) About 19.52m ²
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	6. Canopy 1-Storey, 41.1m(L) x 3.3m(W) x 5.9m(H) About 135.63m ²
Structure No(s). Proposed Use(s) No. of Storeys and Dimension Floor Area for Structure (1 No.)	7. Store Room 1-Storey, (H)=7.54m Covered Area About 936.14m ²
Total Floor Area	About 2886m ²



Legends:

	Application Site Boundary (for Identification Only)		Application Site on Government Land (for Identification Only)
	Application Site Access on Government Land (for Identification Only)		Loading/Unloading space with One Medium Good Vehicles Space (2.5m x 5.0m), for Identification Only)

Project:
Section 16 Planning Application for Proposed
Temporary Warehouse for Storage of
Construction Materials for a Period of 3 Years
at Lot Nos. 579 RP, 580, 581, 582, 583, 584,
590 and the adjoining G.L. in D.D. 129,
Mong Tseng, N.T.

Title:
Layout Plan for the
Application Site

Figure:
04
Scale:
1 : 1000
Date:
Sep. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20

T/S. No.6 Canopy	1-storey (Please see Illustration IV) 41.1m(L) x 3.3m (W)x5.9m (H) Area: About 135.63 m ²
T/S. No.7 Storeroom	1-storey (Please see Illustration IV) Covered Area: About 936.14 m ² x 7.54m (H)
No. of Loading/Unloading Spaces	1
Area of Loading and Unloading space	678.44 m ²
Ingress/Egress	About 18m wide

- 4.1.5 An ingress/egress point has already existed in front of the application site, directly connecting to Deep Bay Road and then passing through a public vehicular access road on Government Land. The width of the ingress/egress point of the application site is about 18m in width (**Please see Illustration I**) and **Figure 4 and Illustration II** show that there will be **no difficulties in internal traffic circulation** as sufficient space for manoeuvring of vehicles is allowed throughout the application site. In addition, a piece land jointly formed by private Lots No. 580 ,No.581 and No.582 in DD 129 as shown in **Figure 4** is currently used as loading and unloading space for **One** Medium Goods Vehicle/Private car. No carpark space is required in the application site.

4.2 Landscape Treatment

- 4.2.1 No visual impact is anticipated as the application site and the proposed use are already in existence since early 90s.
- 4.2.2 If it is so required, the Applicant will submit a landscape proposal and further implement additional landscape planting to the satisfaction of Planning Department by way of compliance of approval condition(s).

4.3 Provision of Drainage Facilities

- 4.3.1 There are currently U-channels of 300 mm at the proposed site. The surface water runoff will be absorbed or be effectively collected/discharged via the existing U-channel to the natural stream nearby.
- 4.3.2 If further required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department by way of compliance of approval condition(s).
- 4.3.3 The two latrines are served by existing Septic Tank System underneath (**Please see Illustration V**). The Applicant has employed licenced services providers to perform desludging services to the septic tank regularly during his occupational period in the application site.

5 PLANNING JUSTIFICATIONS

5.1 Meeting the Unique Needs of the Logistic, Transportation and Bulky Storage Trade in New Territories

- 5.1.1 The proposed use at the application site is able to assist/ease the recent insufficient land supply to support the trade of logistic, transportation and storage of bulky construction materials in the New Territories;
- 5.1.2 The proposed use has been running at the application site for more than 30 years. The application use at the application site has already harmoniously merged with the surrounding area.
- 5.1.3 Considering the application site is located in a rural area, it may render job opportunity to local residents/villagers in this isolated and rural area.

5.2 In Line with the Planning Intention of “Green Belt(GB)” zone

- 5.2.1 The Applicant intended only to continue his long-existing business at the application site to ease the recent insufficient land supply to support the trade of logistic, transportation and storage of bulky construction materials in the New Territories;
- 5.2.2 Having considered the fact that the proposed use /structures on the application site application have existed thereat since early 90s, the approval of the proposed use on for a period of three years does not constitute a strong departure from the Planning intention of the current OZP and would not create any adverse effect or set as a poor precedent in this area.

5.3 Compatible with Surrounding Land Uses

- 5.3.1 The application site is located within a rural area in which temporary structures of are scattering randomly. Given that the proposed use at the application site has existed thereat for more than 30 years, it has been considered to have formed as part of the village. It is therefore considered compatible with the surrounding land uses.
- 5.3.2 The proposed site has a site area of approximately 5706 m² (1250 m² of Government land inclusive). with covered area of about 2886 m². The proposed use has already existed on the application site since early 90s. Having considered the low-rise and temporary nature of the proposed structures, with a building height profile of not more than 7.54 m and ample private land have already formed as the loading/unloading area, thus, the proposed use is considered not incompatible with the surrounding area

5.4 Optimization of Valuable Land Resources in the Area

- 5.4.1 The proposed use would take full advantage of the location is able to assist/ ease the









Re: S.16 Planning Application A/YL-LFS/41124/10/2021 21:06

File Ref:

History:

This message has been forwarded.

4 Attachments



Letter dd 24.10.2021 to DPL TM & YL West A YL LFS 411_000303.pdf



Location Plan showing the concrete platform No. A & B over the concrete paving area_000302.pdf



Photo showing the concrete platform under TS No. 1(A YL LFS 411).jpg



Photo showing the concrete platform under TS No.3 (YL-LFS-411).jpg

Dear Ms. KWONG,

I forward herewith the following documents for your further action:

- (i) Letter dated 24.10.2021 to confirm the Application for Filling of land in this application;
- (ii) Location Plan showing the two concrete platforms filled on top of the concrete paving area ; &
- (iii) Photos showing the two concrete platforms filled on top of the concrete paving area.

Best regards

LIT Ying-cheung Edward

> 於 2021年10月22日 週五 下午5:04寫道 :

Dear Ms. KWONG,

We spoke about the above captioned application.

I forward herewith the following documents for your further action:

- (i) Revised Fig. 02- please replace it on our behalf;
- (ii) Revised Fig. 04- please replace it on our behalf;
- (iii) Revised Page No. 8 & 9- please replace it on our behalf.

I write to confirm that application for filling of earth is required in this application. Details of the filling of earth application will be sent to you by tomorrow morning.

I would like to advise that the operation time for the proposed use is from 10:00 hours to 17:00 hours from Monday to Friday only.

The vehicular trips are as follows:

- 10:00 to 11:00 Hrs 1 vehicular trip;
- 11:00 to 12:00 Hrs 2 vehicular trips;
- 13:00 to 14:00 Hrs (Lunch Break);
- 15:00 to 16:00 Hrs 1 Vehicular Trip;
- 16:00 to 17:00 Hrs 1 Vehicular Trip.

Ample space is in front of the loading/unloading space, the vehicle/s can easily manoeuvre within the site.

Photos showing the construction materials are also attached herewith for your easy reference.

Best regards

LIT Ying-cheung Edward

Date 24.10.2021

By Fax and Hand

District Planning Officer, Tuen Mun and Yuen Long West,
District Planning Office, Tuen Mun and Yuen Long West ,
14/F., Sheung Wo Che Road, Shatin,
New Territories.
(Attn: Ms. KWONG YC Amy)

Dear Ms. KWONG,

Application No. A/YL-LFS/411

Re: Planning Application for Temporary Use of Land for Warehouse for Storage of Construction Materials on Lot Nos 579RP, 580, 581, 582, 583, 584(Part) and 590 and the adjoining Government land for a Period of 3 Years all in D.D. 129, Mong Tseng, Yuen Long ,N.T.

Telephone conversation made between (KWONG/LIT) on 22.10.2021 refers.

I write to confirm that application for filling of land is involved/required in this planning application.

Details of the land filing on the application site are as follows:

Filling of land by concrete paving on the application site:

Area of Filling: 5706 sq. m. About

Depth of Filling: 0.3m About

Two concrete platforms No. A & B are filled on top of the concrete paving area:

(Location Plan and photos showing these two concrete platforms are enclosed herewith your easy reference.)

Concrete Platform No. A:

Area of Filling: 180 sq. m About

Depth of Filling: 1.28 m About

Concrete Platform No. B:

Area of Filling: 41.8 sq. m About

Depth of Filling 1.28 m. About

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours sincerely,



LIT Ying Cheung Edward

Encl.

Total Site Area	About 5706m ² (including 1250m ² Government Land)
Covered Area	About 2886m ² (50.58%)
Uncovered Area	About 2820m ² (49.42%)
Access on Government Land	About 1151.50m ²
Proposed Use(s)	Temporary Warehouse for Storage of Construction Materials A Period of 3 Years
Structure No(s). Proposed Use(s)	1. Storage of Construction Material
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, (H)=6.96m, Covered Area About 1550.57m ²
Structure No(s). Proposed Use(s)	2. Canopy
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, 3.38m(L) x 30.2m(W) x 6.30m(H) About 102.08m ²
Structure No(s). Proposed Use(s)	3. Open Side Canopy Storage of Construction Materials
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, (H)=4.0m Covered Area About 138.30m ²
Structure No(s). Proposed Use(s)	4. Latrine
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, 1.5m(L) x 2.3m(W) x 2.44m(H) About 3.45m ²
Structure No(s). Proposed Use(s)	5. Latrine
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, 2.44m(L) x 8.0m(W) x 2.44m(H) About 19.52m ²
Structure No(s). Proposed Use(s)	6. Canopy
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, 41.1m(L) x 3.3m(W) x 5.9m(H) About 135.63m ²
Structure No(s). Proposed Use(s)	7. Store Room
No. of Storeys and Dimension Floor Area for Structure (1 No.)	1-Storey, (H)=7.54m Covered Area About 936.14m ²
Total Floor Area	About 2886m ²



Concrete Platform No. A

Area of Filling: 180 sq.m About

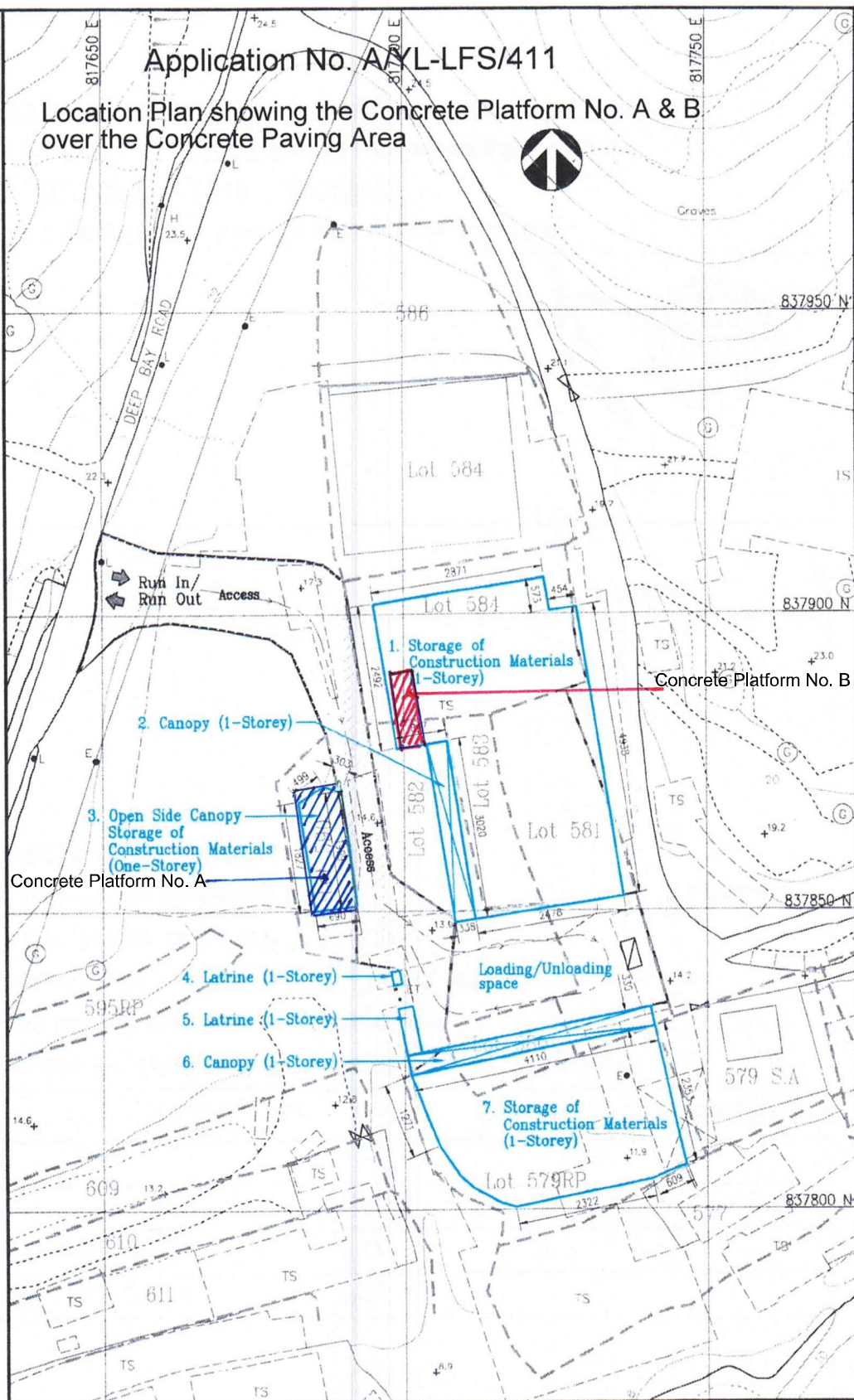
Depth of Filling: 1.28 m About



Concrete Platform No. B

Area of Filling : 41.8 sq. m About

Depth of Filling: 1.28 m About



Legends:

	Application Site Boundary (for Identification Only)		Application Site on Government Land (for Identification Only)
	Application Site Access on Government Land (for Identification Only)		Loading/Unloading space with One Medium Good Vehicles Space (2.5m x 5.0m), for Identification Only)

Project:
Section 16 Planning Application for Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years at Lot Nos. 579 RP, 580, 581, 582, 583, 584, 590 and the adjoining G.L. in D.D. 129, Mong Tseng, N.T.

Title:
Layout Plan for the Application Site

Figure:
04
Scale:
1 : 1000
Date:
Sep. 2021

MC Man Chi
Consultants And Construction Limited

Plan No. : MT1/20

2021-21-10 14:54:17.dwg





**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Similar s.16 Applications for Warehouse Use within/straddling the same “Green Belt” Zone
on the Lau Fau Shan and Tsim Bei Tsui OZP**

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/ TPB/TPAB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/90	Temporary Warehouse for a Period of 3 Years	“GB”	12.12.2003 (on Appeal)	(1), (5) & (9)
2	A/YL-LFS/130	Temporary Warehouse for a Period of 3 Years	“GB”	8.8.2007 (on Appeal)	(1) & (6)
3	A/YL-LFS/200	Temporary Warehouse and Open Storage of Recyclable Goods (including Electronic Goods and Scrap Metals) for a Period of 3 Years	“GB”	29.1.2010	(1), (2), (3), (4) & (9)
4	A/YL-LFS/252	Temporary Warehouse (Storage of Household Materials and Canned Food) for a Period of 3 Years	“GB”	14.2.2014 (on Review)	(1), (2) & (9)
5	A/YL-LFS/259	Temporary Warehouse for Plastic and Paper Products for a Period of 3 Years	“GB” & ‘Road’	7.3.2014	(1), (2) & (9)
6	A/YL-LFS/262	Temporary Open Storage and Warehouse for Storage of Recycled Material for a Period of 3 Years	“GB”	13.6.2014	(1), (2), (3), (4) & (9)
7	A/YL-LFS/280	Temporary Warehouse for Plastic and Paper Products for a Period of 3 Years	“GB” & ‘Road’	23.10.2015	(1), (2) & (9)
8	A/YL-LFS/346	Proposed Temporary Warehouse (Storage of Machinery and Crops), Open Storage (Wood, Sheet Metal and Excavator) and Agricultural Use for a Period of 3 Years	“GB”	16.8.2019	(1), (2), (4), (7), (8) & (9)

Rejection Reasons

1. Not in line with the planning intention and no strong justification for a departure.
2. Not in line with TPB PG-No. 10.
3. Not in line with TPB PG-No. 12B.
4. Not in line with TPB PG-No. 13E.
5. Failure to demonstrate no adverse drainage impact.

6. Failure to demonstrate no adverse environmental impact.
7. Failure to demonstrate no adverse landscape impact.
8. Failure to demonstrate no adverse traffic impact.
9. Setting undesirable precedent.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

19th November, 2021.

By email only

Dear Sir/ Madam,

Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years
and Filling of Land
(A/YL-LFS/411)

1. We refer to the captioned.
2. There are two rejected applications (both for temporary warehouse; A/YL-LFS/259 & 280) close to the current application site within the same Green Belt (GB) zone. The reasons to reject A/YL-LFS/280 are shown below:

(a) the development is not in line with the planning intention of the "Green Belt" ("GB") zone, which is 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 is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the development is not in line with the Town Planning Board Guidelines No. 10 for Application for Development within the "GB" zone in that the development is incompatible with the surrounding environment; and

(c) approval of the application would set an undesirable precedent for similar open storage and warehouse use in the "GB" zone, the cumulative effect of which would result in a general degradation of the environment of the area.

3. We urge the Board to reject the current application as the proposed use is unlikely to be in line with the planning intention of GB zone.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

參考編號

Reference Number:

211112-164718-47048

提交限期

Deadline for submission:

19/11/2021

提交日期及時間

Date and time of submission:

12/11/2021 16:47:18

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/411

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

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年11月16日星期二 3:46
收件者: tpbpd
主旨: A/YL-LFS/411 DD 129 Lau Fau Shan GB

A/YL-LFS/411

Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 in D.D.129 and Adjoining Government Land, Lau Fau Shan

Site area : About 5,706sq.m Includes Government Land of about 1,250sq.m

Zoning : "Green Belt"

Applied use : Warehouse for Storage of Construction Materials / 1 Vehicle Parking

Dear TPB Members,

No history of previous applications. Approval would send out a wrong message that brownfield use of GB sites is tolerated. 25% of the site is government land.

In view of the number of GB sites that are been trashed in the name of PH development, the administration has a duty to protect other buffer sites.

Mary Mulvihill

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an 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;
 - (ii) no permission is given for occupation of the GL included in the Site (about 1,250m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed. It is also noted that there is a proposed access to be built on the GL (about 1,195m²) connecting Deep Bay Road and the Site. There is no guarantee that a right-of-way over GL will be granted. In addition, according to the established practice, application of Short Term Tenancy for the purpose of access on GL will not be entertained, even if the planning application is approved by the Board; and
 - (iii) the lot owner of the lots will need to immediately apply to LandsD for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) 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(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 LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public road. The local track leading to the Site is not under the Transport Department's (TD) purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access of the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Deep Bay Road;

- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance; to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of Environmental Protection Department’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and selection of proper location for the septic tank and soakaway system to meet the relevant separation distances under ProPECC PN 5/93; it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; the land should not be filled with construction waste;
- (g) 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. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services 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 applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) 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 unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under 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 BA should be obtained, otherwise they are UBW. An Authorised Person 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 (B(P)R) respectively. The Site abuts on a specified street (Deep Bay Road) of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings and 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.