

2021年 11月 2 3日

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

Appendix I of RNTPC
Paper No. A/YL-LFS/416

This document is received on 23 NOV 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	A1YL-LF / 416
	Date Received 收到日期	23 NOV 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)

陳鴻凱

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	DD129 LOT 1696
(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 3.745 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 24 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) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-LFS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	R(E), G13.
(f) Current use(s) 現時用途	匿名的露天存放五金材料, 施工 工具, 機器, 貨櫃。 (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 2021 年 11 月 8 日的記錄, 這宗申請共牽涉 3 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 3 名「現行土地擁有人」的同意。

(1) Wong Hang Wong
(2) Wong Cheuk Nam
(3) Wong Shui Chuen

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)
3	DD129 LOT 1696.	9-11-2021

(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, 請另買說明)

- ☐ 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

正臨時露天存放五金材料、施工工具、機器及貨櫃。(為期三年)及填土

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3 年☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

..... 350.5sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

..... 24sq.m ☒ About 約

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

..... 1

Proposed domestic floor area 擬議住用樓面面積

..... sq.m ☐ About 約

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

..... 24sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

..... 24sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

儲存五金材料及工具 (一層高約 2.1 米)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

1

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 旅遊巴士車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p> <p>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>由良德路向里小路到這。</u></p> <p>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)</p>			
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>			
<p>(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?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input type="checkbox"/></p>	<p>.....</p> <p>.....</p> <p>.....</p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 <u>374.5</u> sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 <u>0.2</u> m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>	<p>.....</p> <p>.....</p> <p>.....</p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p> <p>No 不會 <input type="checkbox"/></p>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(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。

申請露天存放五金材料，機器及施工工具，
有一個臨時改裝貨存放施工工具，五金材
料。上面加有2層流動貨櫃。其為位還
存放流動貨櫃（最高三層，用作儲存五
金材料，機器及施工工具），

申請場地涉及填土，用瀝青皮物料約
0.2米厚度。場地沒有水電供應，只作存
放用途。

8. Declaration 聲明

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

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

Signature
簽署

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

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

23/9/2021 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	DD 129 LOT 1696.
Site area 地盤面積	374.4 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL - LF5/10
Zoning 地帶	R(E), GB.
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 3 <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	臨時露天存放五金材料, 施工工具, 機器及貨櫃 (為期 3 年) 及填土

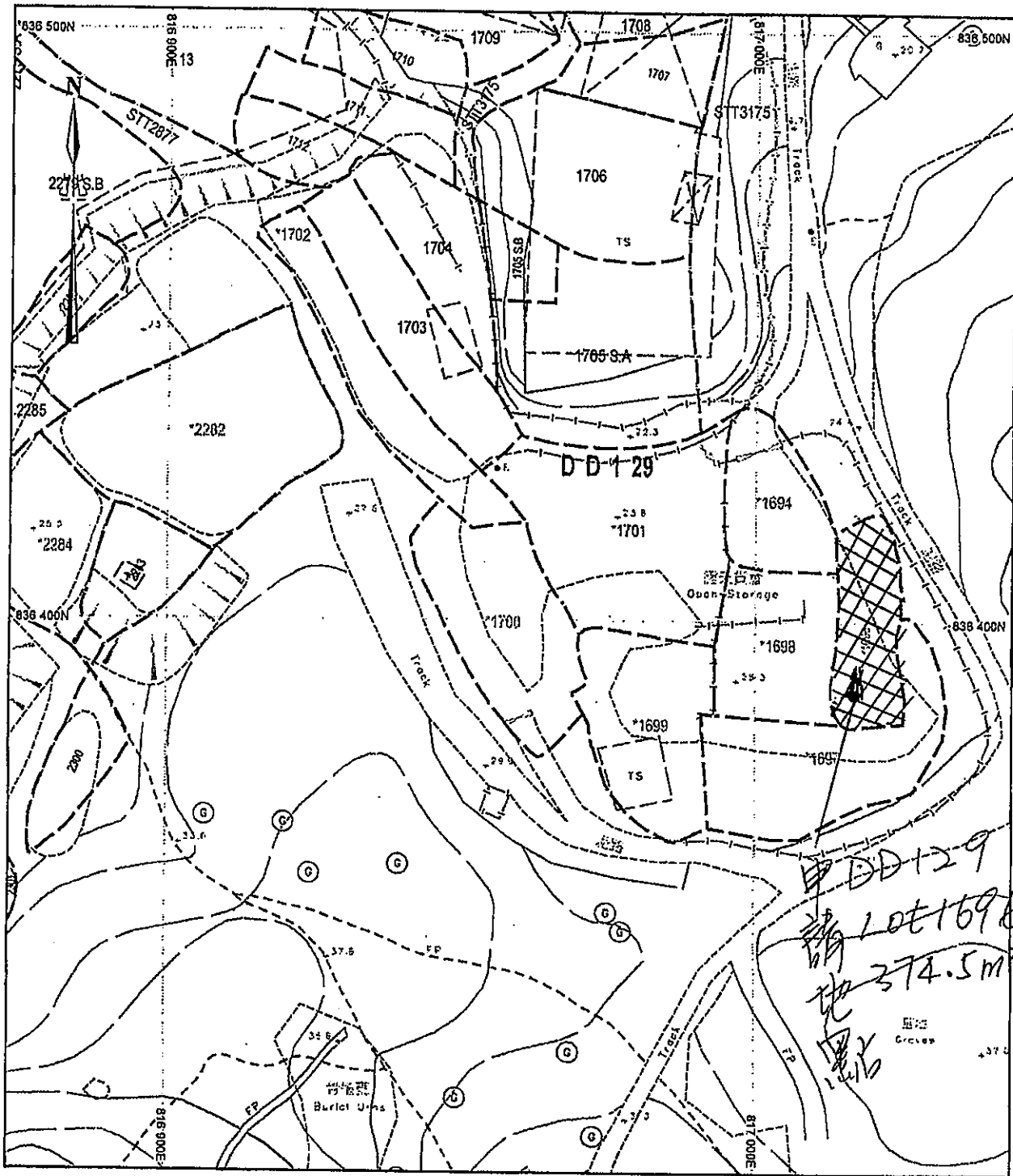
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(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	2.1 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

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

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

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

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



Locality: _____

Lot Index Plan No.: LIP961596P

District Survey Office: MPCHK

Date: 23-Sep-2021

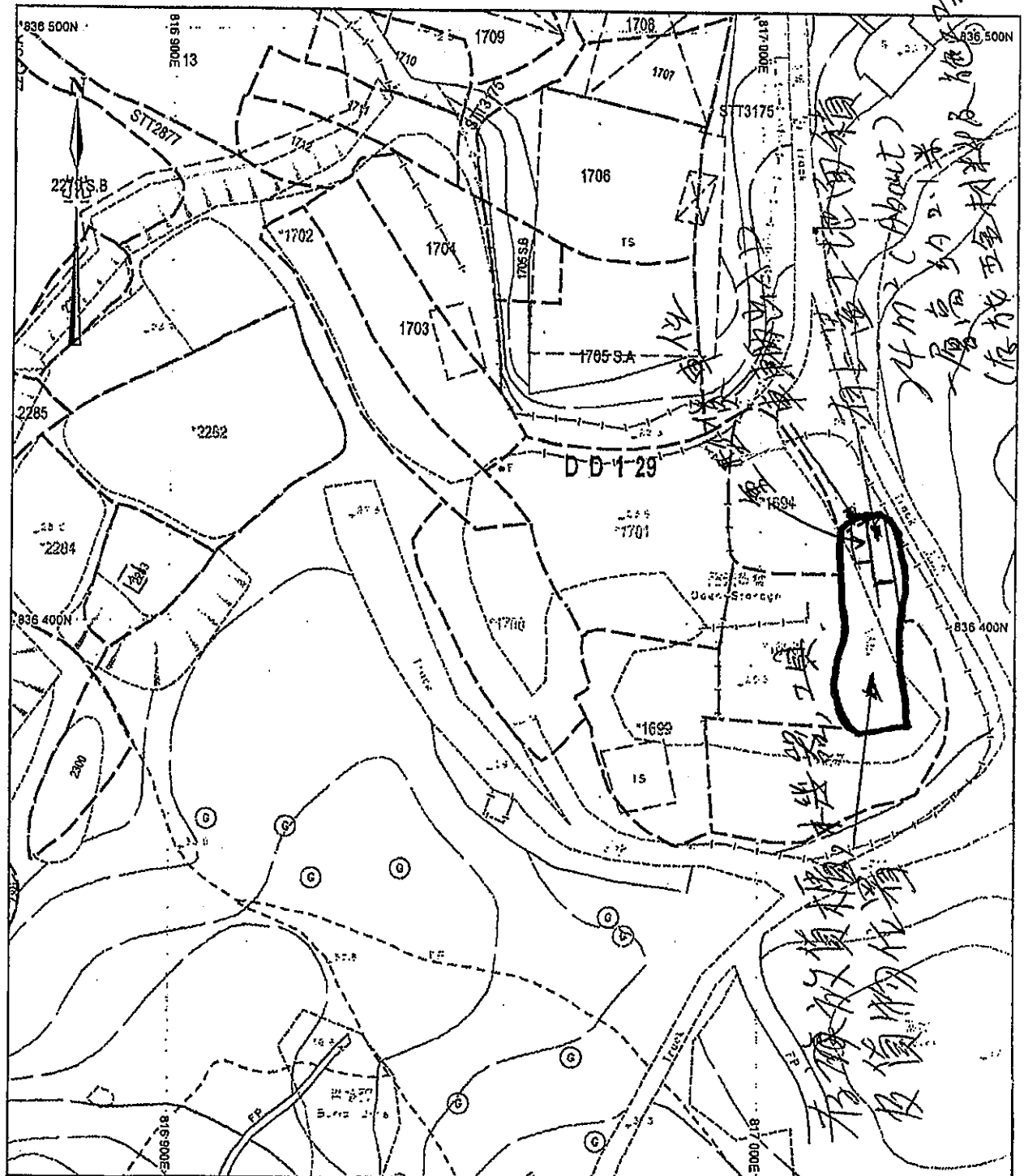
Reference No.: 2-SW-22c

香港特別行政區政府 — 版權所有

摘要說明：本地段索引圖在其背景的地形圖上顯示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約的地、以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there

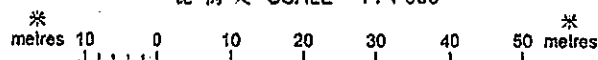
布局設計圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



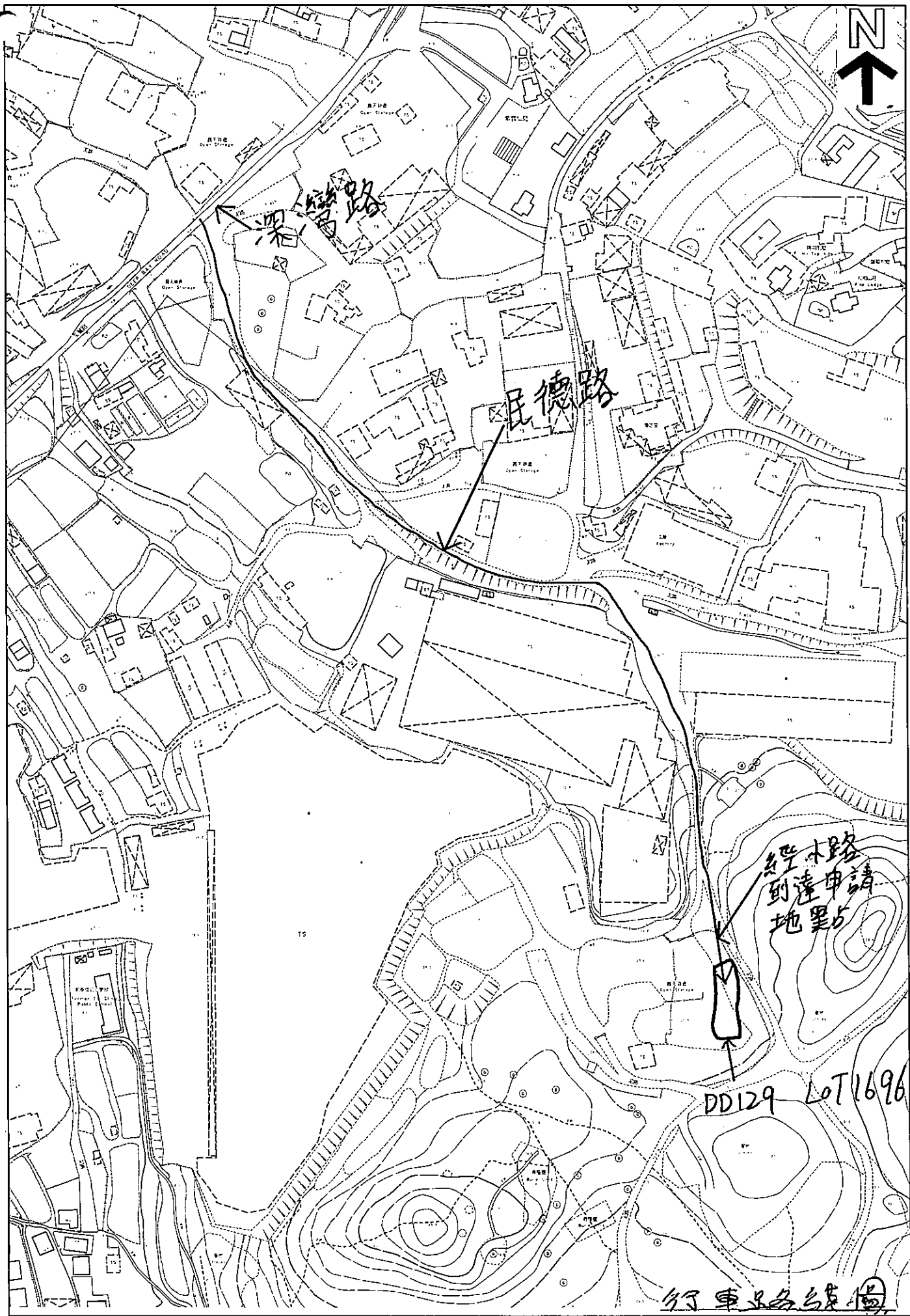
Locality : _____
 Lot Index Plan No. : LIP961596P
 District Survey Office : MPCHK
 Date : 23-Sep-2021
 Reference No. : 2-SW-22c

香港特別行政區政府 一 版權所有

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地界線。這些土地包括私人地段、政府預地、短期租約批地，以及其他准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線供參考之用，資料是否準確可靠，應徵詢專業土地測量師的意見。

免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遲誤時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds permanent and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, government land allocated for short term tenancies and other permitted uses of land. It must be noted that: (1)



行車路線圖

致規劃署:

以下是有關 DD129 LOT1696 申請陳述:

我們需要填瀝青的地方大約 50 平方米。

因為臨時倉庫沒有水電供應，只用作臨時儲存工程物料、機器、工具和貨櫃。

大部份的工具以及物料都存放在貨櫃內，在需要出外工作時，我們會把整個貨櫃拖到需要的地方。

我們的臨時上落貨位置，供貨車使用的地方大約是 3 米闊乘 12 米長。

我們的運作時間大約由上午九點至晚上七點，一個月運作 26 天左右。

平均每日有一至二輛車出入臨時倉，上午一次，下午一次運送物料和工具來回工地與臨時倉，以下將提供一些相片，有關臨時倉庫儲存之物料、工具和機器。以供參考。

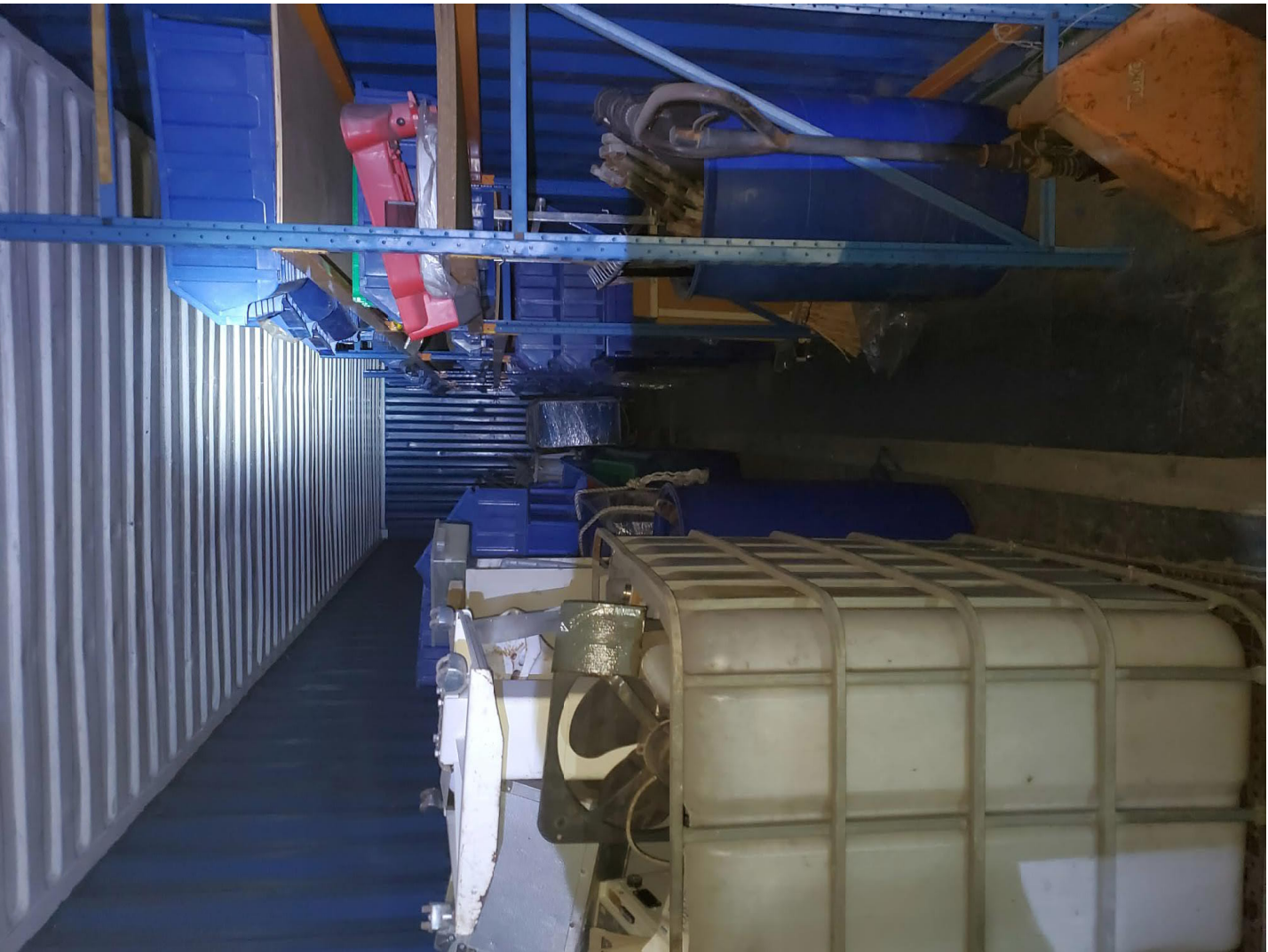
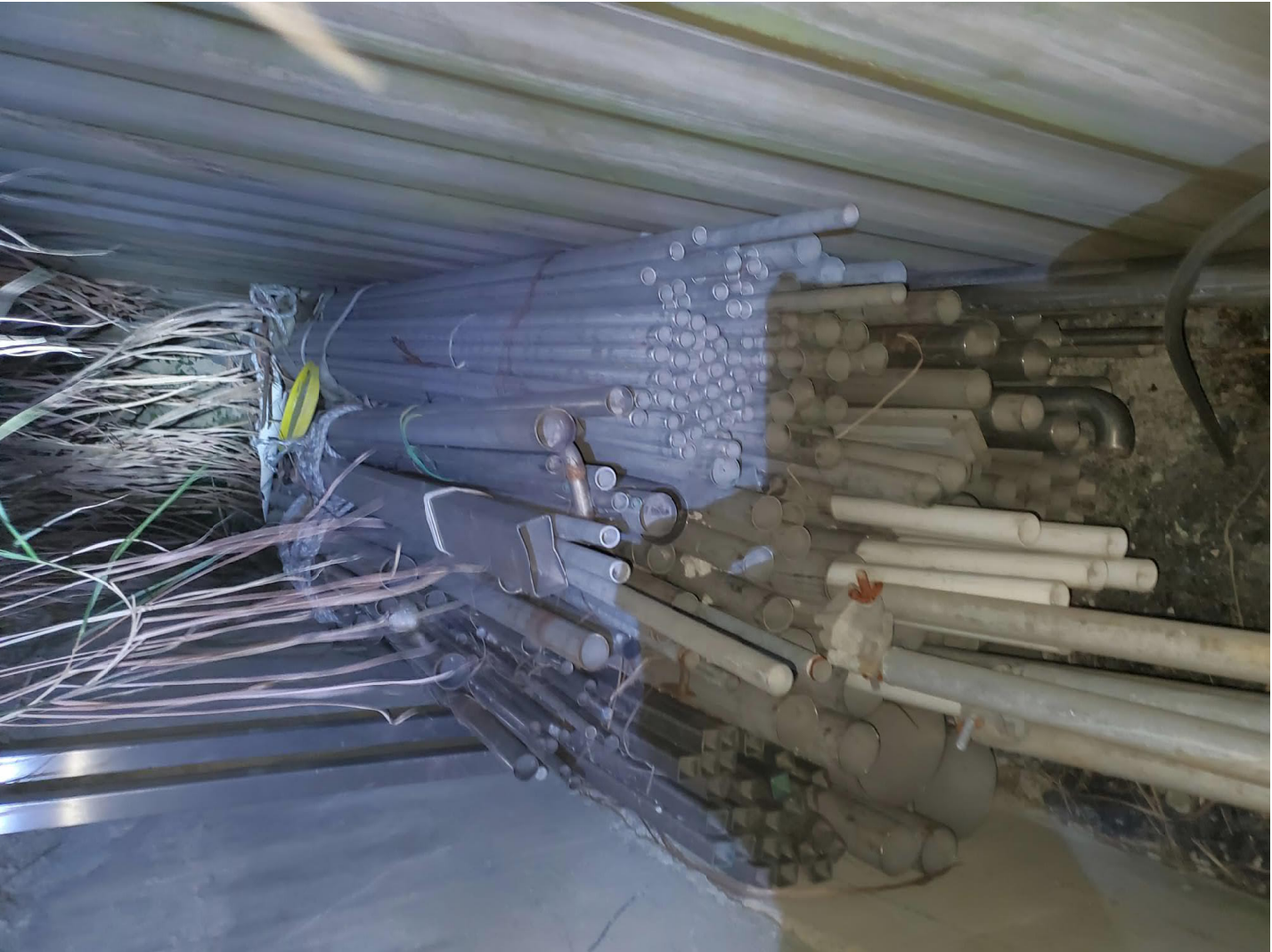
申請人
陳鴻凱上



















致規劃署:

以下是有關 DD129 LOT1696 申請陳述:

我們需要填瀝青的地方大約 50 平方米。

因為臨時倉庫沒有水電供應，只用作臨時儲存工程物料、機器、工具和貨櫃。

大部份的工具以及物料都存放在貨櫃內，在需要出外工作時，我們會把整個貨櫃拖到需要的地方。

我們的臨時上落貨位置或停泊車位置，供貨車使用的地方大約是 3 米闊乘 12 米長。

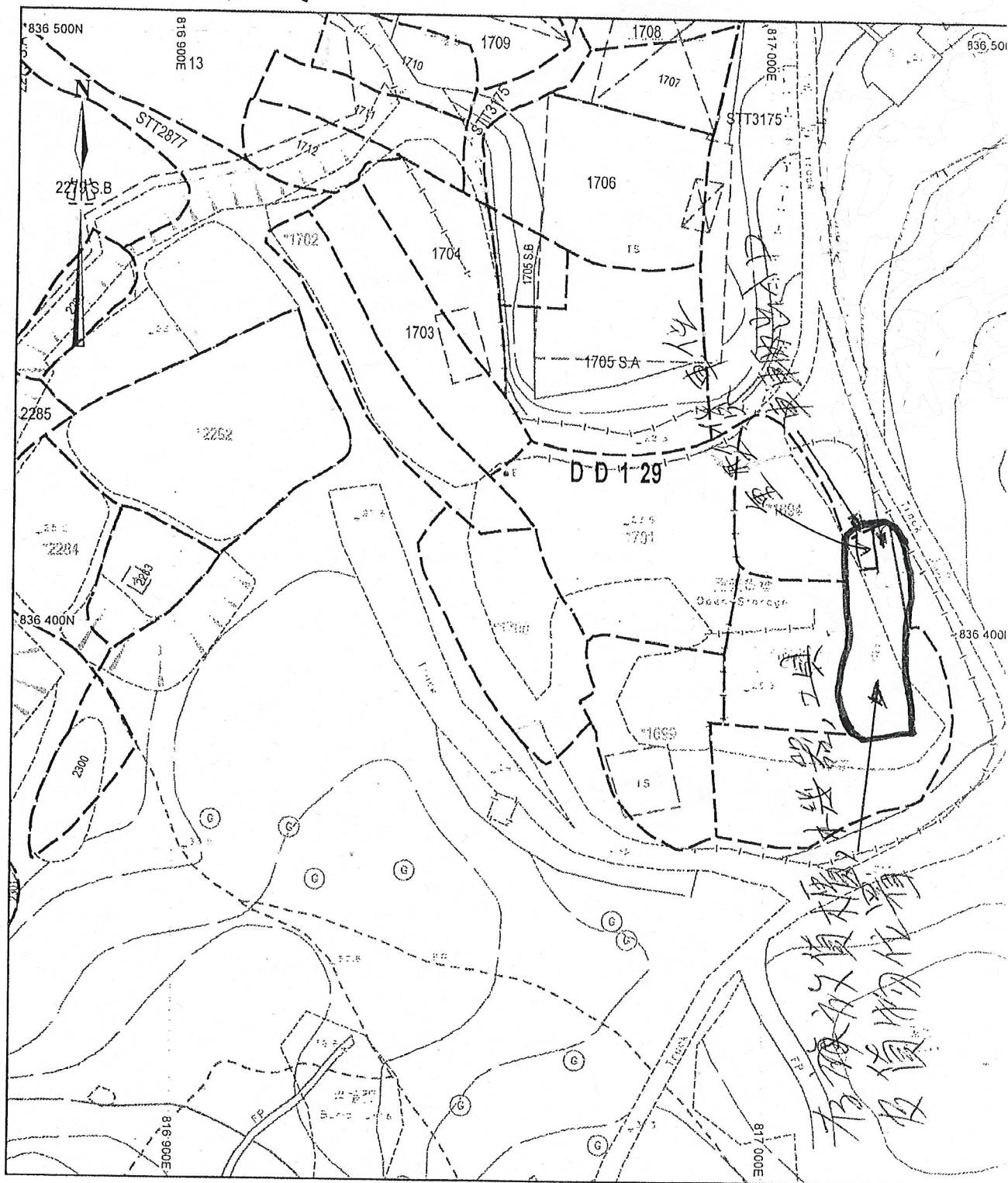
我們的運作時間大約由上午九點至晚上七點，一個月運作 26 天左右(公眾假期並包括在內)。

臨時倉內並沒有任何構築物。

平均每日有一至二輛車出入臨時倉，上午一次，下午一次運送物料和工具來回工地與臨時倉，以下將提供一些相片，有關臨時倉庫儲存之物料、工具和機器。以供參考。

申請人
陳鴻凱上

布局設計圖



地政總署測繪處

Survey and Mapping Office, Lands Department



Locality : _____
 Lot Index Plan No. : LIP961596P
 District Survey Office : MPCHK
 Date : 23-Sep-2021
 Reference No. : 2-SW-22C

香港特別行政區政府 — 版權所有

摘要說明：本地段索引圖在其背景的地形圖上顯示了各種永久和短期持有的圖像界線。這些土地包括私人地段、政府撥地、短期租約地、以及其准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
 免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺失或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes : This plan shows the graphical boundaries of different kind permanent and temporary land holdings with the topographic map in the back. The land holdings as shown may include private lots, government land allocation, short term tenancies and other permitted uses of land. It must be noted that: (1)

行車路線圖

深灣路

申請地點
DD129 Lot 1696

60m

Telephone
Northing(m): 800000, easting(m): 800000

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

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

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

**Relevant 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.

Previous Planning Applications Covering the Application Site

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/32	Temporary Open Storage of Used Motor Cycles (3 Years)	CDA	25.9.1998	5 to 7
2	A/YL-LFS/228	Proposed Temporary Open Storage of Construction Materials (3 Years)	R(E) & GB	18.11.2011	1 to 4

Rejection Reasons

- (1) Defeat the planning intention of the “R(E)” zone.
- (2) Not in line with the planning intention of the “GB” zone, and no strong justification for a departure.
- (3) Not compatible with the existing rural neighbourhood.
- (4) Not in line with TPB PG-No. 13E.
- (5) Failure to demonstrate no adverse traffic impact.
- (6) Failure to demonstrate no adverse drainage impact.
- (7) Setting undesirable precedent.

**Similar s.16 Applications for Open Storage Use within/straddling the “GB” Zone
on the Lau Fau Shan and Tsim Bei Tsui OZP since 2000**

Rejected Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1.	A/YL-LFS/83	Temporary Open Storage of Tools for Construction Site (3 Years)	V & GB	10.5.2002	1, 5, 6, 8, 9, 10, 11
2.	A/YL-LFS/200	Temporary Warehouse and Open Storage of Recyclable Goods (including Electronic Goods and Scrap Metals) (3 Years)	GB	29.1.2010	1, 2, 3, 4, 5
3.	A/YL-LFS/227	Temporary Open Storage of Scrap Metal, Paper and Plastic (3 Years)	GB	4.11.2011	1, 3, 4, 5, 6
4.	A/YL-LFS/262	Temporary Open Storage of Warehouse for Storage of Recycled Materials (3 Years)	GB	13.6.2014	1, 2, 3, 4, 5
5.	A/YL-LFS/279	Proposed Temporary Open Storage of Building Material with Ancillary Office (3 Years)	GB	18.9.2015	1, 2, 4, 5
6.	A/YL-LFS/285	Proposed Temporary Open Storage of Construction Machinery, Materials and Equipment (3 Years)	GB	18.3.2016	1, 2, 4, 5
7.	A/YL-LFS/346	Proposed Temporary Warehouse (Storage of Machinery and Crops), Open Storage (Wood, Sheet Metal and Excavator) and Agricultural Use (3 Years)	GB	16.8.2019	1, 2, 4, 5, 7, 8
8.	A/YL-LFS/358	Temporary Open Storage of Construction Materials (3 Years)	GB (Lau Fau Shan and Tsim Bei Tsui OZP) & O(1) (Tin Shui Wai OZP)	6.3.2020	1, 2, 4, 5

9.	A/YL-LFS/373	Proposed Temporary Open Storage of Vehicle Parts (3 Years)	GB & Road	20.11.2020	1, 2, 4, 5
----	--------------	--	-----------	------------	------------

Rejection Reasons

1. Not in line with the planning intention(s);
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. Setting undesirable precedent.
6. Not compatible with the surrounding area.
7. Failure to demonstrate no adverse landscape impact.
8. Failure to demonstrate no adverse traffic impact.
9. Failure to demonstrate no adverse environmental impact.
10. Failure to demonstrate no drainage impact.
11. Failure to demonstrate no fire safety impact.

**Similar s.16 Applications for Open Storage Use within/straddling the “R(E)” Zone
on the Lau Fau Shan and Tsim Bei Tsui OZP since 2000**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/ Development(s)</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/61	Temporary Open Storage of Containers with Ancillary Visitor Parking, Trailer Parking, Equipment Storage and Office (3 Years)	R(E), GB & V	22.12.2000 (3 Years) (Revoked on 22.6.2001)	1, 2, 3, 4, 5, 6
2	A/YL-LFS/88	Temporary Open Storage of Marble with Ancillary Parking and Office Facilities (3 Years)	R(E)	28.6.2002 (2 Years) (Revoked on 28.9.2002)	1, 2, 5, 6
3	A/YL-LFS/92	Temporary Open Storage of Construction Materials (3 Years)	REC & R(E)	24.1.2003 (on review) (1 Year) (Revoked on 24.11.2003)	1, 2, 5, 6, 7
4	A/YL-LFS/126	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office (3 Years)	R(E)	18.2.2005 (3 Years) (Revoked on 18.8.2005)	1, 2, 4, 5, 6, 8, 9, 10, 11
5	A/YL-LFS/138	Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office (Minor Amendment to the Approved Scheme of A/YL-LFS/126) (3 Years)	R(E)	29.7.2005 (up to 18.2.2008)	1, 2, 4, 5, 6, 8, 9, 10
6	A/YL-LFS/144	Temporary Open Storage of Construction Materials (Timber, Steel, Scrap Metal and Tile) (3 Years)	REC & R(E)	22.12.2006 (on review) (1 Year)	1, 2, 5, 6, 7, 8, 11, 12
7	A/YL-LFS/149	Temporary Open Storage of Construction Materials (3 Years)	R(E)	1.9.2006 (3 Years)	1, 2, 5, 6, 7, 8, 12, 13
8	A/YL-LFS/153	Proposed Temporary Open Storage of Construction Material (3 Years)	R(E)	2.2.2007 (3 Years)	1, 2, 3, 4, 5, 6, 8, 11, 12, 13, 14
9	A/YL-LFS/159	Proposed Temporary Open Storage of Plastic and Metal Ware (3 Years)	R(E)	27.7.2007 (3 Years)	1, 2, 5, 6, 8, 11, 12, 13, 15

10	A/YL-LFS/168	Proposed Temporary Open Storage of Construction Materials (Steel, Scrap Metal, Scrap Plastic and Tile) (3 Years)	REC & R(E)	2.11.2007 (1 Year)	3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19
11	A/YL-LFS/171	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office under Application A/YL-LFS/138 (3 Years)	R(E)	22.2.2008 (1 Year)	1, 3, 4, 5, 6, 8, 9, 12, 13, 17, 18, 19, 20
12	A/YL-LFS/186	Temporary Open Storage of Construction Materials (Plastic and Scrap Metal) (3 Years)	REC & R(E)	19.12.2008 (1 Year) (Revoked on 19.5.2009)	3, 4, 5, 6, 8, 12, 13, 14, 15, 16, 17, 18, 21, 22
13	A/YL-LFS/188	Renewal of Planning Approval for Temporary Open Storage of Containers and Construction Materials with Ancillary Visitor/Trailer Parking and Office under Application No. A/YL-LFS/171 (1 Year)	R(E)	23.1.2009 (1 Year) (Revoked on 2.10.2009)	4, 5, 6, 8, 9, 12, 13, 16, 17, 18, 19, 20
14	A/YL-LFS/193	Temporary Open Storage of Construction Materials (3 Years)	R(E)	7.8.2009 (3 Years)	4, 5, 6, 8, 12, 13, 14, 16, 17, 18, 19, 21
15	A/YL-LFS/196	Temporary Open Storage of Cable, Construction Machinery and Materials, Recyclable Materials (including Metal and Plastic) (3 Years)	R(E)	23.10.2009 (3 Years) (Revoked on 11.3.2011)	2, 3, 4, 5, 6, 8, 12, 13, 14, 16, 19, 23
16	A/YL-LFS/197	Temporary Open Storage of Containers with Ancillary Office and Ancillary Container Repair Workshop (3 Years)	R(E)	18.12.2009 (1 Year) and 23.7.2010 (on review) (1 Year)	1, 4, 5, 6, 8, 12, 13, 17, 18, 19, 21, 24, 25, 26, 27, 28
17	A/YL-LFS/204	Proposed Temporary Open Storage of Plastic and Metal Ware (3 Years)	R(E)	10.9.2010 (3 Years)	4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 19
18	A/YL-LFS/211	Temporary Open Storage of Marble and Construction Materials (3 Years)	R(E) & REC	12.11.2010 (1 Year) (Revoked on 25.10.2011)	3, 4, 5, 6, 8, 12, 13, 15, 16, 17, 18, 21, 23, 29, 30, 31

19	A/YL-LFS/213	Temporary Open Storage of Containers with Ancillary Container Repair Workshop (3 Years)	R(E)	23.12.2010 (1 Year) and 23.7.2010 (on review) (3 Years)	4, 5, 6, 8, 12, 13, 16, 17, 19, 21, 24, 25, 26, 27, 32, 33
20	A/YL-LFS/226	Temporary Open Storage of Construction Material and Metal Ware (3 Years)	R(E)	7.10.2011 (1 Year) (Revoked on 22.11.2011)	1, 4, 5, 6, 8, 12, 13, 15, 17, 18, 19, 29, 34
21	A/YL-LFS/232	Proposed Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop (3 Years)	R(E) & REC	20.1.2012 (Partially Approve)	1, 4, 5, 6, 8, 11, 12, 13, 15, 17, 18, 19, 21, 23, 29, 34
22	A/YL-LFS/233	Temporary Open Storage of Construction Material and Metal Ware (3 Years)	R(E)	30.3.2012 (1 Year)	1, 4, 5, 6, 8, 12, 13, 15, 17, 18, 19, 29
23	A/YL-LFS/237	Temporary Open Storage of Construction Materials (3 Years)	R(E)	20.7.2012 (3 Years)	1, 4, 5, 6, 8, 11, 12, 13, 14, 15, 17, 18, 19, 21
24	A/YL-LFS/250	Temporary Open Storage of Marble, Construction Material, Small-scale Construction Machinery and Tools, Construction/Road Safety Goods and Components with 4 Loading/Unloading Spaces (3 Years)	R(E) & REC	19.4.2013 (1 Year)	1, 4, 5, 6, 8, 11, 12, 13, 15, 17, 18, 19, 34, 36
25	A/YL-LFS/251	Temporary Open Storage of Construction Material and Metalwares (3 Years)	R(E)	2.8.2013 (1 Year)	1, 4, 5, 6, 8, 11, 12, 13, 15, 17, 18, 19, 29
26	A/YL-LFS/255	Temporary Open Storage (Marbles, Construction Material, Aluminium cans and frames, Small-scale Machinery, cars and lorries for export, mini raising platforms and ancillary workshop and loading/unloading spaces) (3 Years)	R(E) & REC	13.12.2013 (1 Year)	1, 2, 4, 5, 6, 8, 11, 12, 13, 15, 17, 18, 19, 34, 35, 37
27	A/YL-LFS/264	Proposed Temporary Open Storage of Construction Material and Metal Ware (3 Years)	R(E)	11.7.2014 (1 Year)	4, 5, 6, 8, 11, 12, 13, 15, 16, 17, 18, 19, 29, 35

28	A/YL-LFS/265	Temporary Open Storage of Metal Ware, Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park (3 Years)	R(E)	8.8.2014 (1 Year)	1, 4, 5, 6, 8, 11, 12, 13, 17, 18, 19, 33, 35
29	A/YL-LFS/272	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small-scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 Years)	R(E) & REC	27.3.2015 (1 Year)	2, 4, 5, 6, 8, 11, 12, 13, 15, 16, 17, 19, 34, 35, 38
30	A/YL-LFS/276	Proposed Temporary Logistic Centre, Open Storage of Construction Machinery and Material, Brand-new Trailer with Ancillary Canteen and Trailer Park (3 Years)	R(E)	7.8.2015 (3 Years) (Revoked on 7.11.2016)	1, 3, 4, 5, 6, 8, 11, 12, 13, 17, 18, 19, 35, 39
31	A/YL-LFS/277	Temporary Open Storage of Construction Materials (3 Years)	R(E)	21.8.2015 (3 Years)	1, 4, 5, 6, 8, 11, 12, 13, 15, 17, 18, 19, 21, 33, 35
32	A/YL-LFS/283	Temporary Open Storage (Marbles, Construction Materials, Aluminum Cans and Cylinders/Frames, Small –scale Machinery, Parking for Car, Lorries and Motorcycles, Mini Elevating Platforms and 4 Loading/Unloading Spaces) (3 Years)	R(E) & REC	19.2.2016 (3 Years)	1, 4, 5, 6, 8, 11, 12, 13, 15, 17, 18, 19, 33, 34, 35, 38
33	A/YL-LFS/322	Temporary Open Storage of Construction Material (3 Years)	R(E)	6.7.2018 (3 Years)	4, 5, 6, 8, 11, 12, 13, 15, 16, 17, 18, 19, 21, 33, 35
34	A/YL-LFS/396	Renewal of Planning Approval for Temporary Open Storage of Construction Material (3 Years)	R(E)	28.5.2021 (3 Years)	5, 8, 12, 13, 15, 16, 17, 18, 19, 21, 33, 35

Approval Conditions

1. The submission and/or implementation of a landscape and/or tree preservation proposal(s) and/or implementation of compensatory planting.
2. The submission of a Drainage Impact Assessment (DIA)/drainage proposal(s) and/or the provision of the drainage facilities proposed/implementation of flood mitigation measures and provision of

stormwater drainage facilities as identified in the DIA/implementation of the drainage proposal.

3. The paving of and/or provision of fencing for the application site.
4. The stacking height of materials stored (within 5 metres of the periphery of the site) should not exceed the height of the boundary fence.
5. Revocation clause.
6. Reinstatement clause.
7. The submission of vehicular access proposal and/or the provision of vehicular access.
8. No night time operation should be permitted within the site.
9. The implementation of the submitted layout plan for the proposed development.
10. The implementation of the accepted noise mitigation measures as identified in the Environmental Assessment Report.
11. The provision of a 9-litre water type/3kg dry powder fire extinguisher on site/provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251).
12. No operation on Sundays and public holidays should be permitted on the site.
13. No storage of recyclable material, repairing, cleaning, dismantling, assembling, melting, cleansing, cutting, recycling, compaction and/or workshop activities was allowed on the application site.
14. The submission and/or implementation of run-in/run-out proposal(s).
15. No heavy vehicle (i.e. over 24 tonnes), including container trailer and tractor, as defined in the Road Traffic Ordinance/medium and heavy goods vehicle exceeding 5/5.5 tonnes, including heavy goods vehicle and container vehicle/trailer/tractor, as defined in the Road Traffic Ordinance, was allowed for the operation of the site/to store/park/operate at or enter/exit the application site at any time.
16. The existing landscape plantings implemented and/or existing vegetation/trees on the site should be maintained (in good condition) at all times.
17. The existing drainage facilities implemented on the site should be maintained at all times.
18. The submission of a condition record of the existing drainage facilities on site.
19. The submission of fire service installations proposals and/or provision of fire service installations proposed/implementation of the fire service installations proposals.
20. The stacking height of containers stored at any other location within the site should not exceed 4 units.
21. No storage of materials and/or parking of vehicles and/or dumping of debris and/or open storage was allowed within 1m of any tree on the site.

22. The construction of an interception channel at the entrance to prevent surface water running from the site to the nearby public roads and drains through the run-in/out.
23. No open storage of containers/recyclable materials was allowed on the site.
24. The stacking height of containers stored within 5m to 10m of the northern periphery of the site should not exceed 3 units and the stacking height of containers stored at any other location within the site should not exceed 7 units.
25. No logistics/freight-forwarding operation was permitted on the site.
26. Restriction of vehicle speed within the site to 15km/hr at all times.
27. The paving of the local access road within the site should be maintained at all times.
28. The erection of 2.5m high modified boundary fencing at the western side of the loading/unloading area, and 6.8m high noise barrier or structures at the boundary fencing with material providing at least 10kg/m² of surface density.
29. No handling (including dismantling, loading, unloading and storage) of electrical/electronic appliances, computers/computer parts/computer wastes, cathode-ray tubes (CRT), CRT computer monitors/television sets and/or CRT equipment was allowed on the site.
30. Setting back of the southwestern boundary of the site.
31. The replacement of dead trees and the clearance of climbers on the site.
32. No container repair workshop activity within 50m of the northwestern site boundary was permitted.
33. The 2.5m high modified boundary fencing at the western side of the loading/unloading area and/or the 6.8m high noise barrier or structures at the boundary fencing erected on the site and/or the existing fencing on site should be maintained at all times.
34. No vehicle over 10m long, including container vehicle/trailer/tractor as defined in the Road Traffic Ordinance, was allowed to enter/exit, park or operate at the application site.
35. No vehicle queuing was allowed back to public road or vehicle reversing onto/from the public road was allowed at all times.
36. The removal of the excessive structures on the site.
37. No toilet facility is allow at the site at any time.
38. No materials are allowed to be stored within 3m from the south-western boundary of the site.
39. No structure shall be erected over the Waterworks Reserve and such area shall not be used for storage purposes at all times.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Uses</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/79	Temporary Open Storage of Marble with Ancillary Parking and Office Facilities (3 Years)	R(E) & REC	8.2.2002	1 to 3
2	A/YL-LFS/87	Proposed Temporary Open Storage of Construction Machinery and Carne Lorry (3 Years)	R(E)	28.6.2002	2, 3, 5, 11
3	A/YL-LFS/95	Temp Open Storage of Marble with Ancillary Parking & Office Facilities (3 Years)	R(E)	11.4.2003 (on Review)	1 to 4
4	A/YL-LFS/108	Temporary open storage of containers, construction materials & machinery with ancillary visitor & trailer parking, equipment storage and office (3 years)	R(E)	14.11.2003 (on Review)	2 & 3
5	A/YL-LFS/119	Temporary open storage of construction materials (3 years)	R(E)	3.9.2004 (on Review)	1 to 3
6	A/YL-LFS/169	Proposed Temporary Open Storage of Plastic and Metal Ware (3 Years)	REC & R(E)	16.11.2007	5, 6, 7, 8, 9
7	A/YL-LFS/182	Proposed Temporary Open Storage of Construction Machinery and Material (3 Years)	REC & R(E)	19.9.2008	5, 6, 7, 8, 9
8	A/YL-LFS/190	Proposed Temporary Open Storage of Construction Material and Metalware (3 Years)	R(E)	25.5.2009	5, 7, 8
9	A/YL-LFS/229	Temporary Open Storage of Marble and Construction Materials with Ancillary Minor Workshop (3 Years)	R(E) & REC	2.12.2011	2, 10

Rejection Reasons

1. Failure to demonstrate no adverse traffic impact.
2. Failure to demonstrate no adverse environmental impact.
3. Failure to demonstrate no adverse drainage impact.
4. Failure to demonstrate no adverse landscape impact.
5. Not in line with the planning intention of “R(E)” zone.
6. Not in line with the planning intention of “REC” zone.
7. Not compatible with the surroundings.
8. Not in line with TPB PG-No. 13D to 13E.
9. Setting undesirable precedent.
10. Failure to demonstrate the applicant would comply with approval conditions.
11. Failure to demonstrate no adverse visual impact.

Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance Between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m × 40m	3m

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

**Appendix VII of RNTPC
Paper No. A/YL-LFS/416**

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

參考編號

211221-142352-75300

Reference Number:

提交限期

31/12/2021

Deadline for submission:

提交日期及時間

21/12/2021 14:23:52

Date and time of submission:

有關的規劃申請編號

A/YL-LFS/416

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

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

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (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 Lot 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; and
 - (ii) the lot owners of the lot will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. 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 vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to 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 minimise any potential environmental nuisance;
- (g) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, water supply for firefighting and fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed water supply for firefighting and FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs to be installed should be clearly marked on the layout plans. The applicant shall note that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission

of general building plans;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. For UBW erected on leased land, enforcement action may be taken by 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. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the essential elements of a Geotechnical Planning Review Report are given in the GEO Advice Note for Planning Applications under Town Planning Ordinance.