

2023年 5月 1 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。

This document is received on 11 MAY 2023.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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



2301262 5/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-M/1953
	Date Received 收到日期	11 MAY 2023

- 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 )

TANG Shing Chun 鄧丞峻

## 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

## 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 55 (Part) in D.D. 108, Pat Heung, 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 2,650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 216 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)	NA 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	Approved Pat Heung Outline Zoning Plan : S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" Zone
(f) Current use(s) 現時用途	Open storage  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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



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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
2/5/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 2/5/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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

Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years

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

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

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... 2,542 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 108 .....sq.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 ..... 216 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 216 .....sq.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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE WASHROOM METER ROOM	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	

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 ..... 1

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 ..... 1

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 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday ..... .....			
(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)) Accessible from Fan Kam Road via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

R-Riches Property Consultants Limited

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

Date 日期

3/5/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application 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 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories	
Site area 地盤面積	2,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11	
Zoning 地帶	"Residential (Group D)" Zone	
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>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years	



(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	216 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.08 <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	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	7 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	4 % <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		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 (PC)
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	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) Container Vehicle _____ _____		1 (MGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Swept path analysis, Fire Service Installations Proposal, Drainage Proposal		
<b>Reports 報告書</b>		
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/> <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。



### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plan 1**). The applicant would like to use the Site for storage of construction materials (i.e. tiles, pipes, bricks etc.) and machineries (i.e. excavator) to support the construction industry.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "R(D)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(D)" zone, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "R(D)" zone.
- 2.3 The Site is also subject to a previous S.16 planning application No. A/YL-PH/869 for similar use submitted by the same applicant, which was approved by the Board in 2021. In addition, several S.16 planning applications (Nos. A/YL-PH/602, 664, 731 and 801) for similar 'open storage' uses were approved by the Board within the same "R(D)" zone, which the latest application was approved by the Board on a temporary basis in 2019. Approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "R(D)" zone.

#### **3) Development Proposal**

- 3.1 The Site occupies an area of 2,650 m<sup>2</sup> (about). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One 2-storey

structure is proposed at the Site for site office and washroom with total GFA of 216 m<sup>2</sup> (about) (Plan 4). The ancillary facilities, i.e. site office and meter room are to provide indoor workspace for administrative staff to support the daily operation of the Site respectively. It is estimated that the Site would be able to accommodate 5 staff. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown below:

<b>Application Site Area</b>	2,650 m <sup>2</sup> (about)
<b>Covered Area</b>	108 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,542 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.08 (about)
<b>Site Coverage</b>	4% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	216 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	7m (about)
<b>No. of Storey</b>	2

- 3.2 The Site is accessible from Fan Kam Road via a local access (Plan 1). A total of 3 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown below:

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
L/UL Space for Medium Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.3 Medium goods vehicle (MGV) will be deployed for transportation of construction materials and machineries. Sufficient space is provided for MGV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 5). As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.



Time Period	Trip Generation and Attraction				
	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at <b>AM peak</b> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <b>PM peak</b> per hour (17:00 – 18:00)	0	1	0	1	2
Traffic trip per hour (average)	0	0	1	1	2

3.4 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

3.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

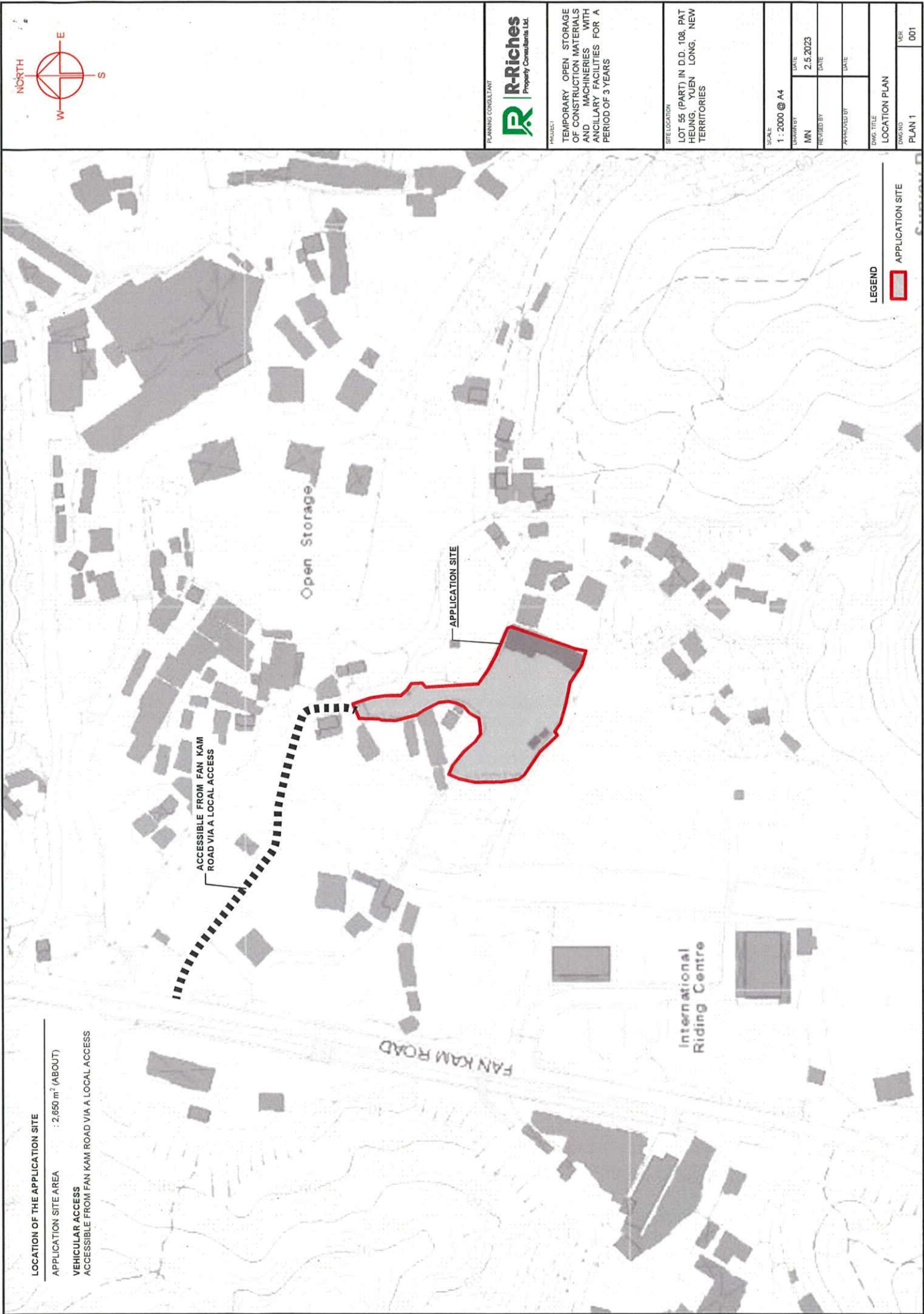
4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development (Plans 6 and 7).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years'.

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis
<b>Plan 6</b>	Fire Service Installations Proposal
<b>Plan 7</b>	Drainage Proposal





LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,650 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

Open Storage

FAN KAM ROAD

International  
Riding Centre

PLANNING CONSULTANT



PROJECT  
TEMPORARY OPEN STORAGE  
OF CONSTRUCTION MATERIALS  
AND MACHINERIES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOT 55 (PART) IN D.D. 108, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1:2000 @ A4

DATE	2.5.2023
REVISION	
DATE	
APPROVED BY	
DATE	

DWG. TITLE  
LOCATION PLAN

LEGEND  
APPLICATION SITE

DWG. NO.	PLAN 1
USER	001



PLANNING CONSULTANT



PROJECT  
TEMPORARY OPEN STORAGE  
OF CONSTRUCTION MATERIALS  
AND MACHINERIES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOT 55 (PART) IN D.D. 108, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1:2000 @ A4

DESIGNER	DATE
MN	2.5.2023
REVIEWED BY	DATE
APPROVED BY	DATE

DWG. TITLE	ZONING OF THE SITE
DWG. NO.	PLAN 2
REV.	001

Open Storage

APPLICATION SITE

R(D)

CA

International  
Riding Centre

FAN KAM ROAD

CA

**ZONING OF THE APPLICATION SITE**

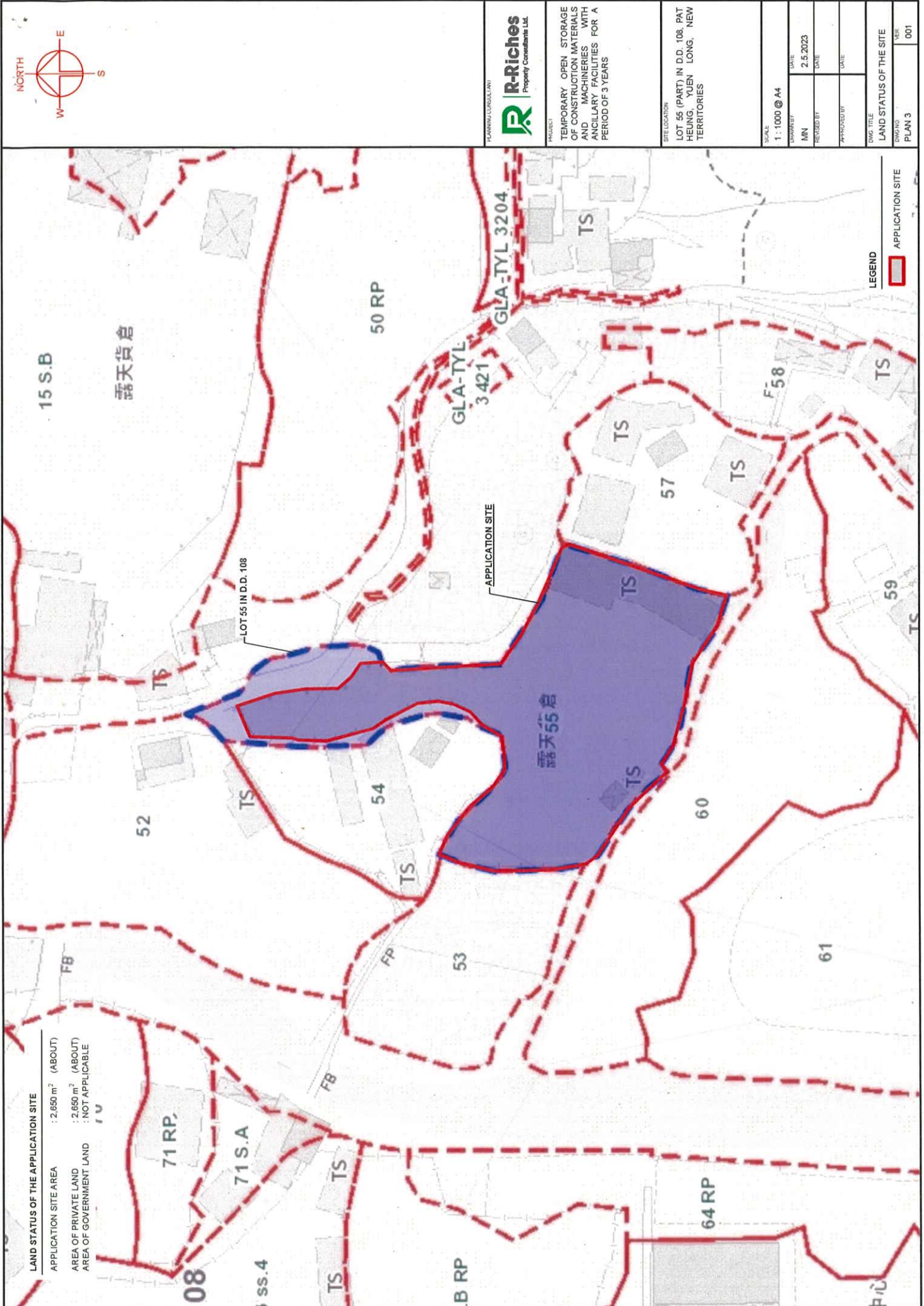
APPLICATION SITE AREA : 2,650 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED PAT HEUNG OZP  
OZP PLAN NO. : STL-PH11  
AREA ZONED AS "R(D)" : 2,650 m<sup>2</sup> (ABOUT)  
"R(D)" - "RESIDENTIAL (GROUP D)"

**LEGEND**

APPLICATION SITE







LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,650 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 2,650 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PROJECT  
TEMPORARY OPEN STORAGE  
OF CONSTRUCTION MATERIALS  
AND MACHINERIES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOT 55 (PART) IN D.D. 108, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY	DATE
MIN	2.5.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG TITLE	LAND STATUS OF THE SITE
DWG NO	PLAN 3
VER	001

LEGEND

APPLICATION SITE



	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)
TOTAL		

- CIRCULATION AREA

APPLICATION SITE

OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERIES  
AREA: 1.883m<sup>2</sup> (ABOUT)

PARKING AND LOADING / UNLOADING PROVISIONS	
NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LAUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LAUL SPACE	: 11 m (L) x 3.5 m (W)

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LULU SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LULU SPACE	: 11 m (L) x 3.5 m (W)

### LEGEND

APPLICATION SITE

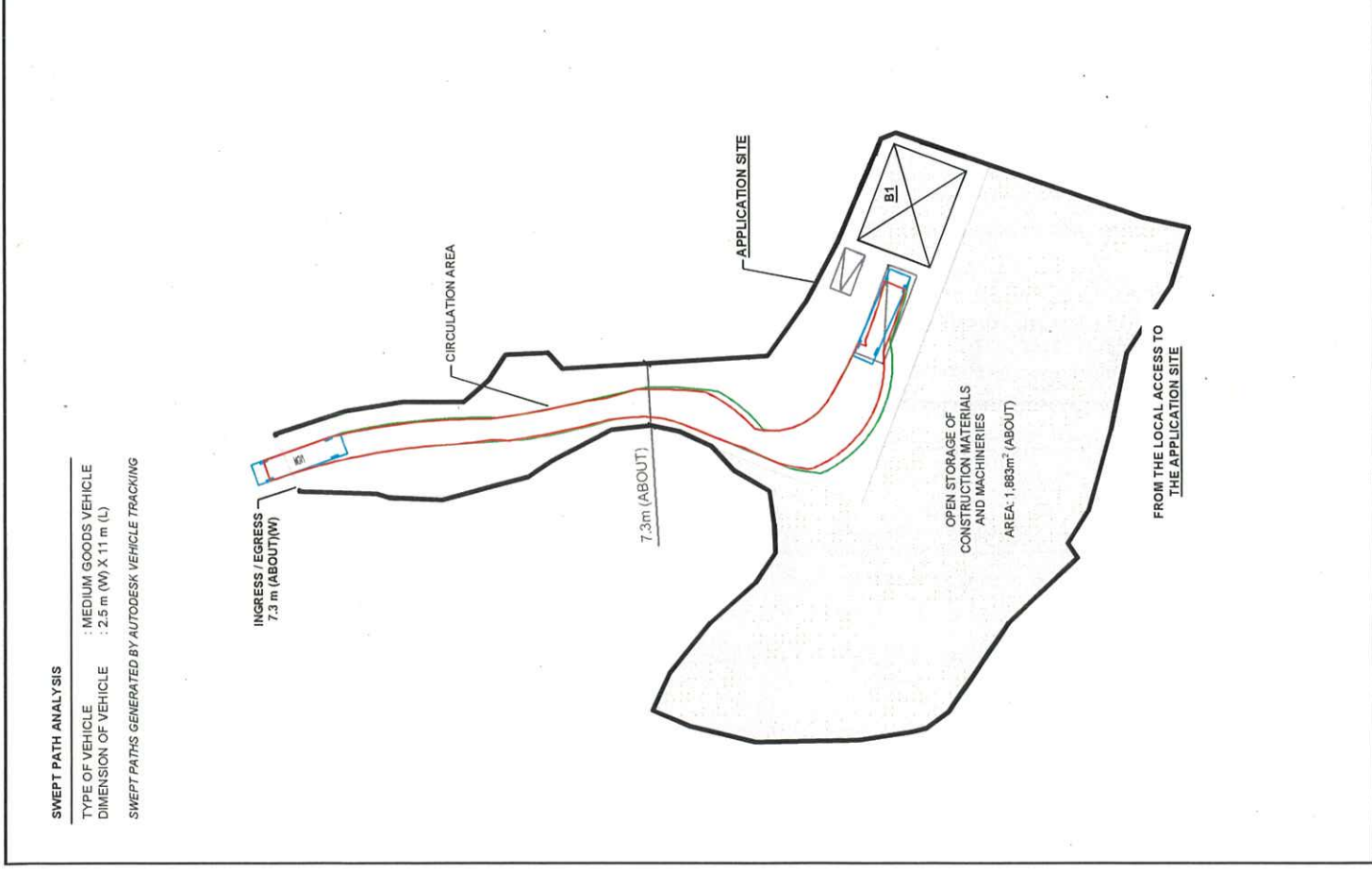
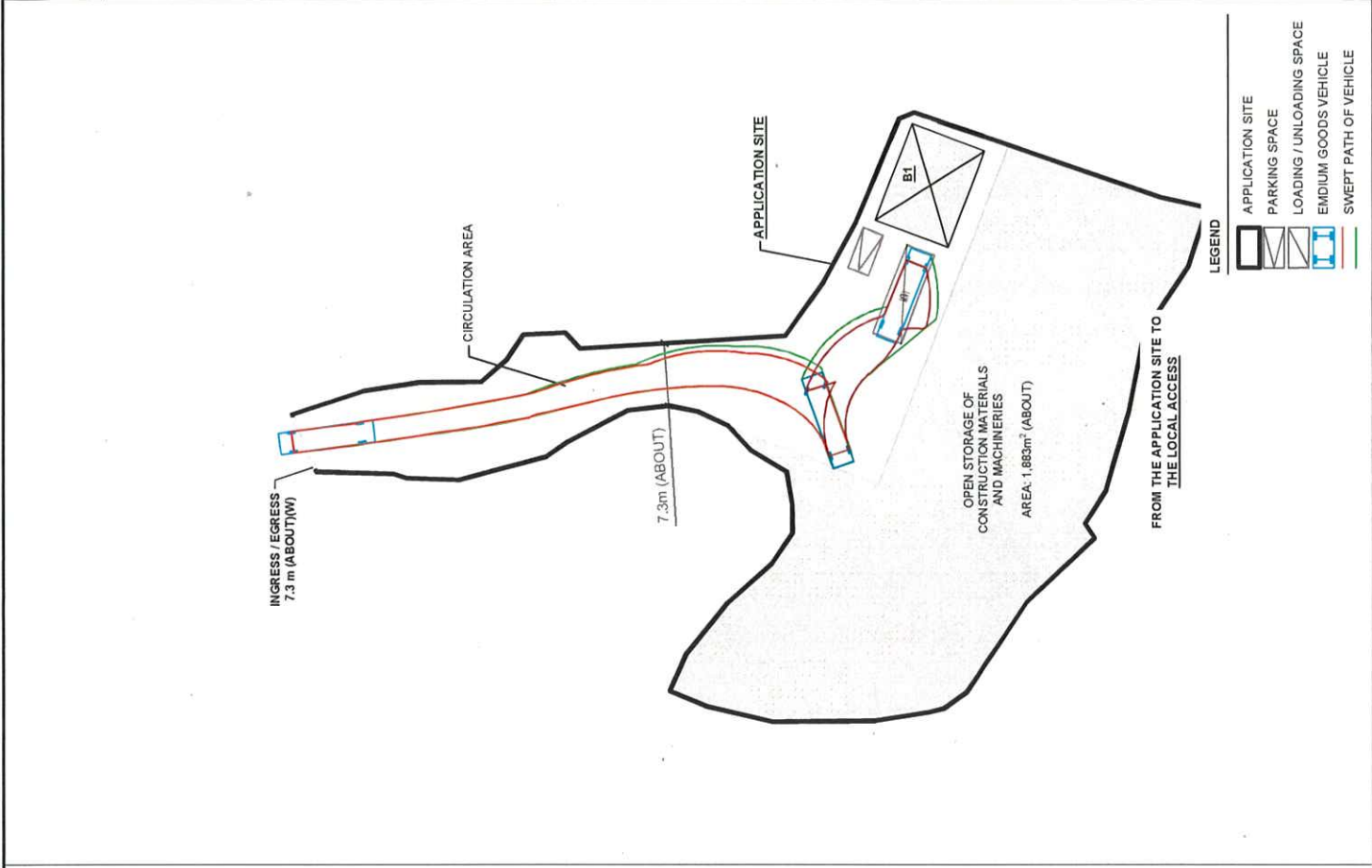
STRUCTURE

PARKING SPACE

☐ LOADING / UNLOADING SPACE

INGRESS / EGRESS





# DEVELOPMENT PARAMETERS

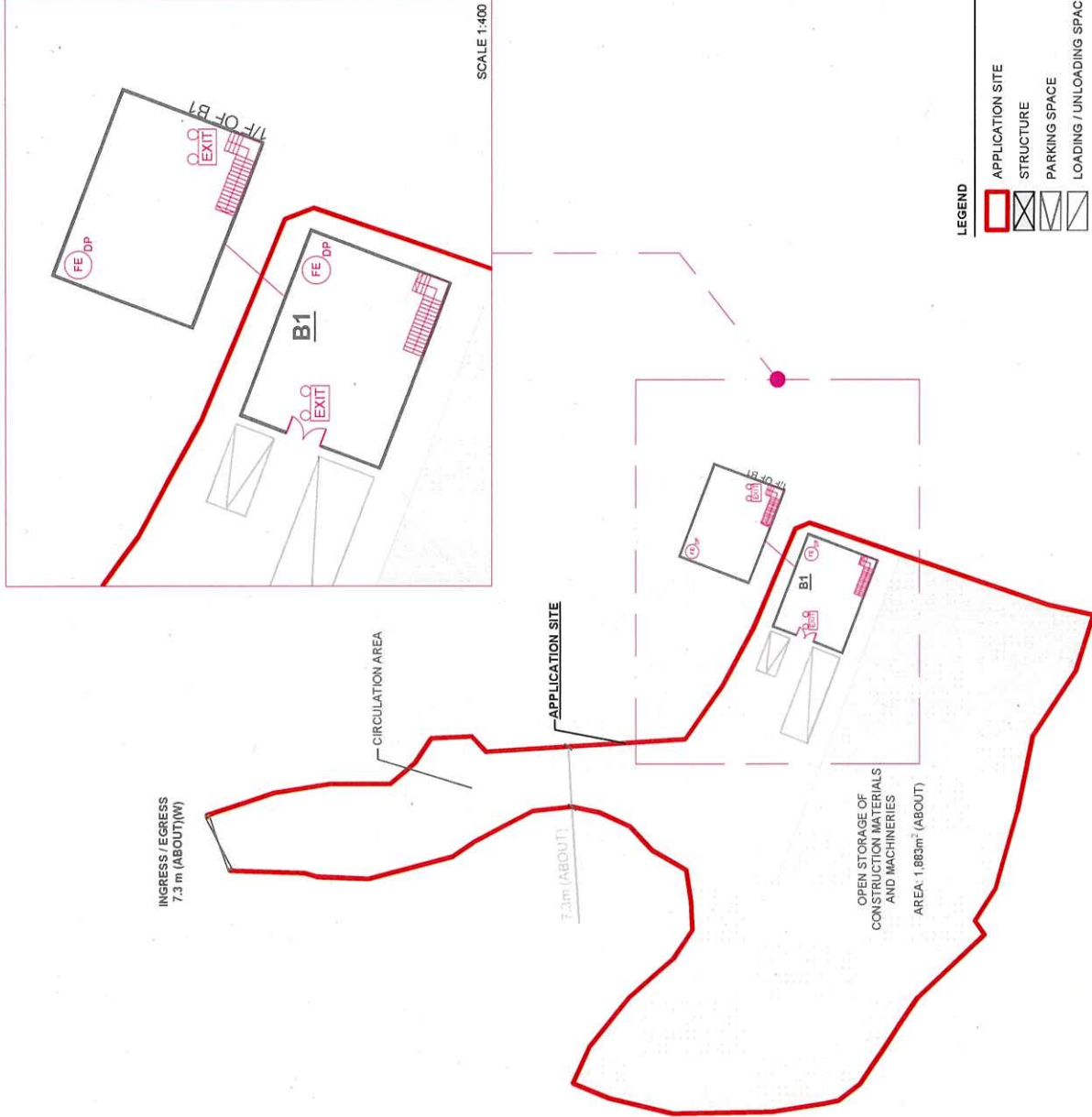
APPLICATION SITE AREA	: 2,650 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 108 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,542 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 216 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 1
PARKING SPACE	
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)

# FIRE COMPARTMENT CALCULATION

STRUCTURE	USE	SQ.M	BUILDING HEIGHT	CUM
B1	SITE OFFICE (G/F) WASHROOM, METER ROOM (1/F)	108m <sup>2</sup> (ABOUT) 108m <sup>2</sup> (ABOUT)	3.5m (ABOUT) 3.5m (ABOUT)	378m <sup>3</sup> (ABOUT) 378m <sup>3</sup> (ABOUT)

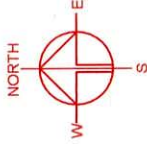


## FIRE SERVICE INSTALLATIONS

- EXIT SIGN AND EMERGENCY LIGHT
- 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

## FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016 AND BS EN1838:2013 AND FSD CIRCULAR LETTER 6/2021
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.





TEMPORARY OPEN STORAGE  
OF CONSTRUCTION MATERIALS  
AND MACHINERIES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

LOT 55 (PART) IN D.D. 108, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 700 @ A4

DATE	5.5.
DRAWN BY	7C

APPROVED BY	DATE
-------------	------

WG TITLE	
----------	--

DRAINAGE PROPOSAL

PLAN 7

001

001

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE WASHROOM METER ROOM	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STORY)
	TOTAL	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	

**NOTE:**

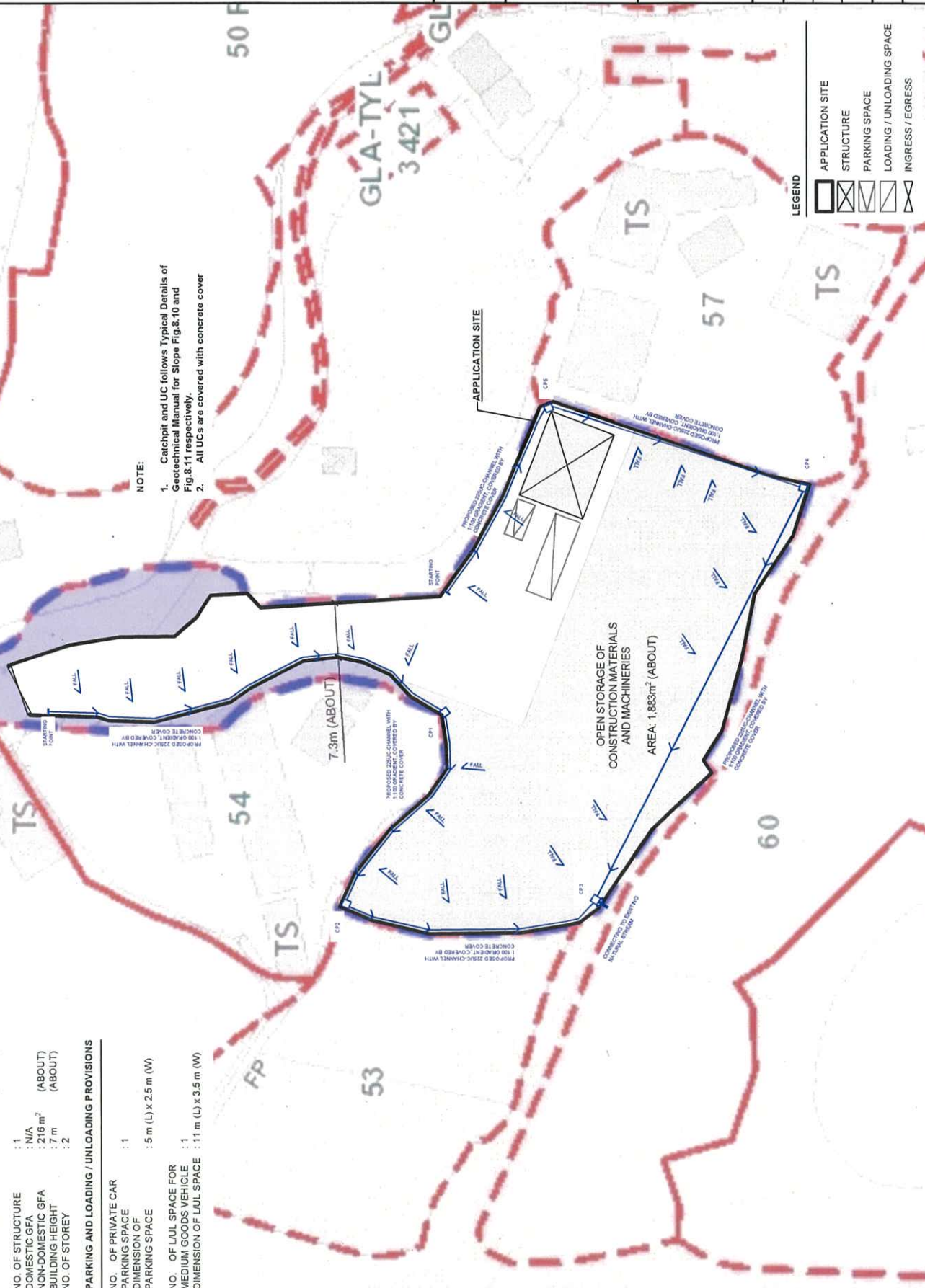
1. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
2. All UCs are covered with concrete cover

## DEVELOPMENT PARAMETERS

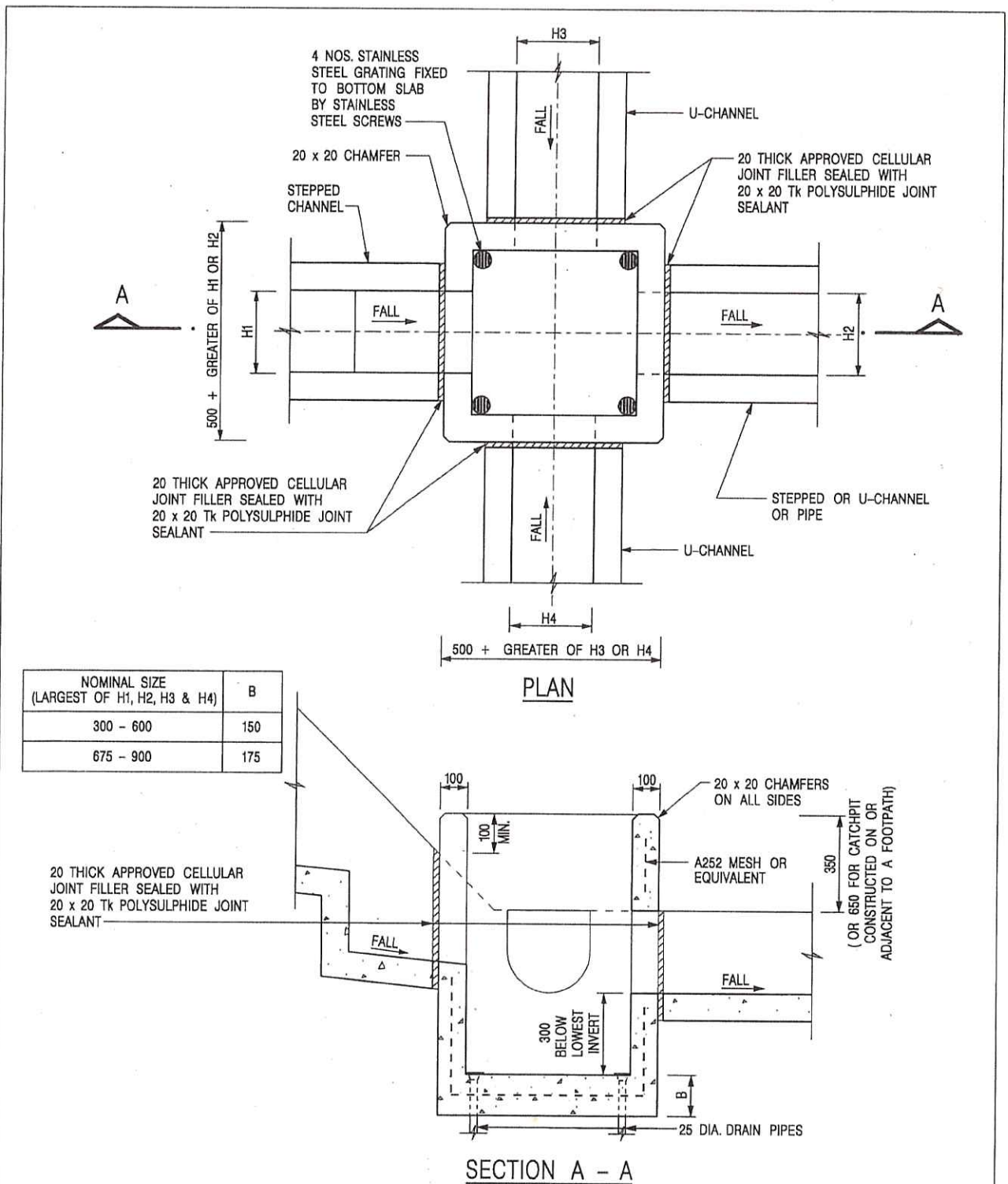
APPLICATION SITE AREA	: 2,650 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 108 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,542 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.08	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 216 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR	: 1
PARKING SPACE	: 5 m (L) x 2.5 m (W)
DIMENSION OF PARKING SPACE	
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE	: 1
DIMENSION OF LUL SPACE	: 11 m (L) x 3.5 m (W)







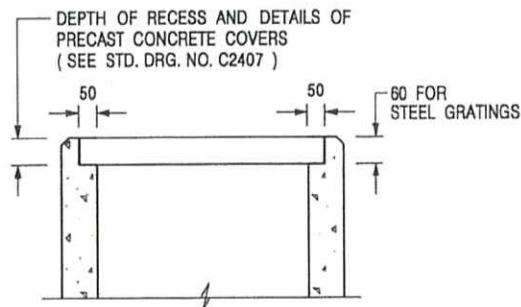
**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

**CATCHPIT WITH TRAP**  
(SHEET 1 OF 2)

卓越工程 建設香港

FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE DATE
<b>CEDD</b> <b>CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT</b>		
SCALE 1 : 20		DRAWING NO.
DATE JAN 1991		C2406 /1
We Engineer Hong Kong's Development		



### ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

#### NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 ) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407 ) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE ) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043 ) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP  
(SHEET 2 OF 2)



**CIVIL ENGINEERING AND  
DEVELOPMENT DEPARTMENT**

**SCALE** 1 : 20

**DATE** JAN 1991

**DRAWING NO.**

**C2406 /2**



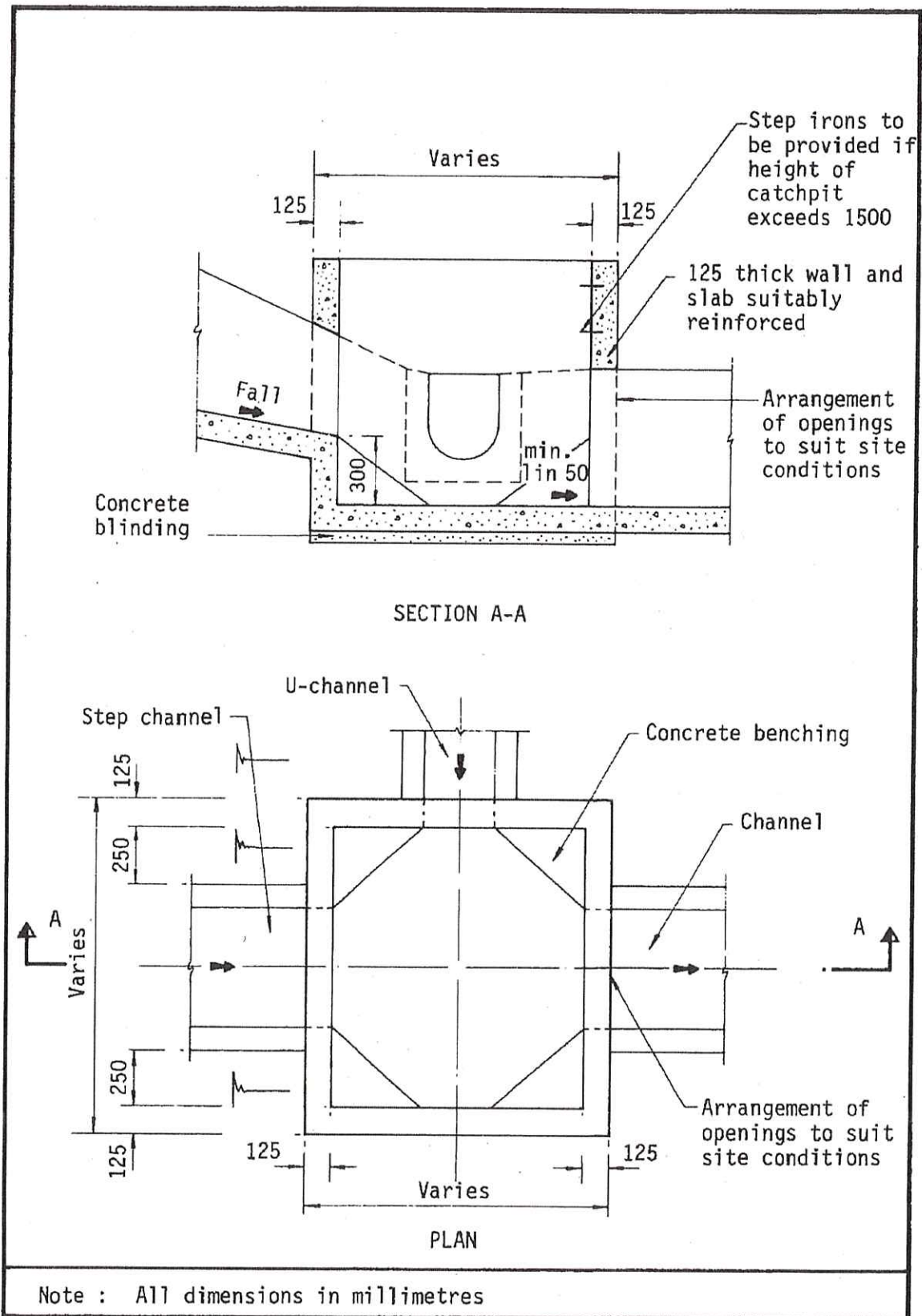


Figure 8.10 - Typical Details of Catchpits

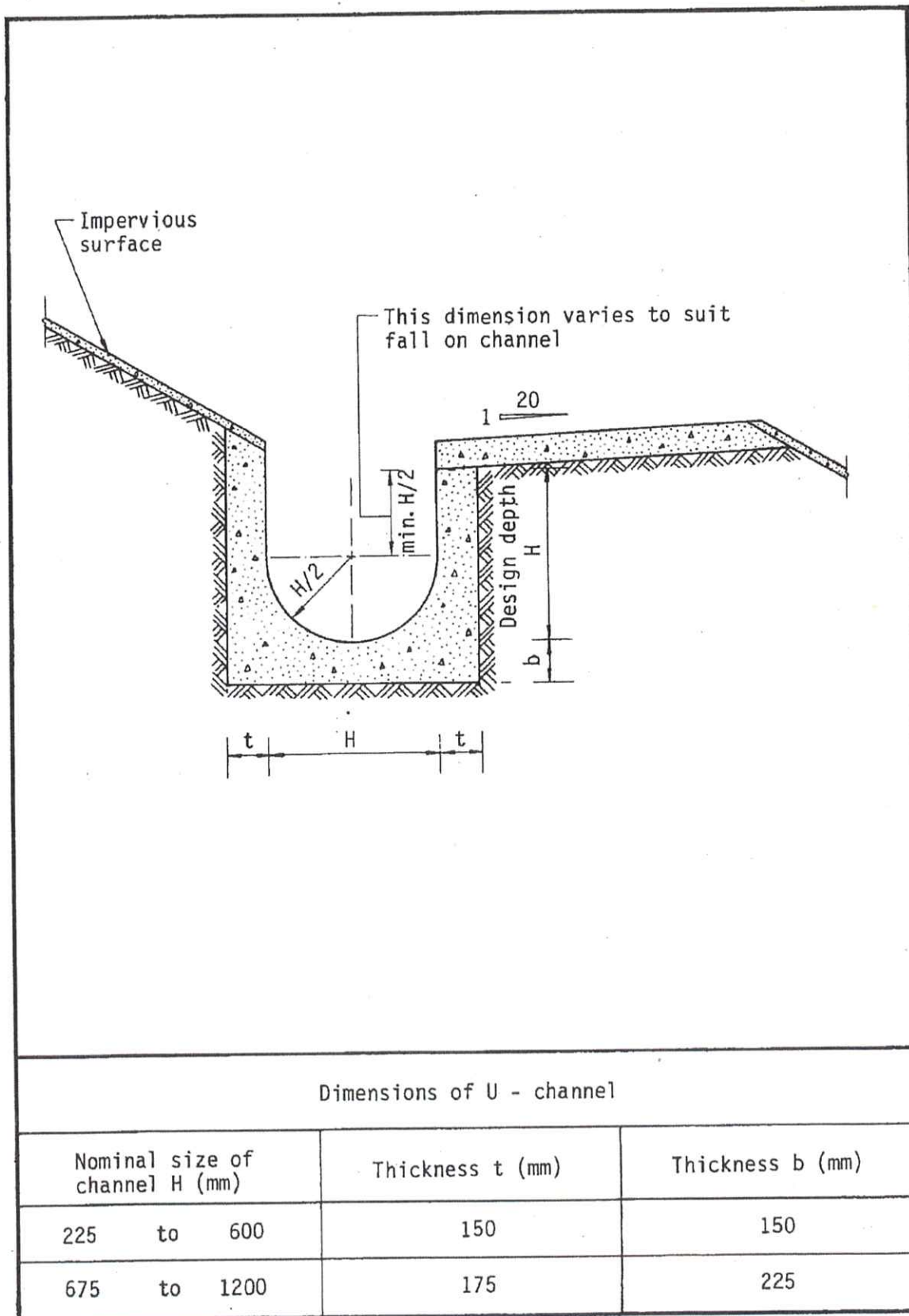


Figure 8.11 - Typical U-channel Details





☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



## S.16 Application in DD108 Lot 55 - Replacement pages

17/05/2023 12:09

From: Orpheus Lee <[redacted]>  
To: "Town Planning Board (tpbpd@pland.gov.hk)" <tpbpd@pland.gov.hk>  
Cc: Peter NGAN <pplngan@pland.gov.hk>, Matthew Ng <[redacted]>, Louis Tse <[redacted]>, Grace Wong <[redacted]>

File Ref:

3 attachments



DD108 Lot 55 - Replacement page (20230515).pdf DD108 Lot 55 - Supplementary Statement (20230504).pdf



DD108 Lot 55 - Plans (20230517).pdf

Dear Sir,

Attached please find the replacement page to support the subject 16 application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

**Orpheus LEE | Planning and Development Consultant**

**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

T: [redacted] F: [redacted] M: [redacted] E: [redacted]

A: [redacted]



**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 Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... 2,542 ..... sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 108 ..... sq.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 ..... 216 ..... sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 216 ..... sq.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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	
B1	SITE OFFICE WASHROOM METER ROOM	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)	
TOTAL		108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)		

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 ..... 1 .....

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 ..... 1 .....

Heavy Goods Vehicle Spaces 重型貨車車位 .....

Others (Please Specify) 其他 (請列明) .....

## 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	2,650 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11
Zoning 地帶	"Residential (Group D)" Zone
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>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories* (the Site) for '**Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plan 1**). The applicant would like to use the Site for storage of construction materials (i.e. tiles, pipes, bricks etc.) and machineries (i.e. excavator) to support the construction industry.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11, according to the Notes of the OZP, 'open storage' use is not a column one nor a column two use within the "R(D)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(D)" zone, the Site falls within Category 2 area under the Town Planning Board Planning Guidelines No. 13G, which is considered suitable for open storage and port back-up uses. Therefore, approval of the application on a temporary basis will not jeopardize the long term planning intentions of the "R(D)" zone.
- 2.3 The Site is also subject to a previous S.16 planning application No. A/YL-PH/869 for similar use submitted by the same applicant, which was approved by the Board in 2021. In addition, several S.16 planning applications (Nos. A/YL-PH/602, 664, 731 and 801) for similar 'open storage' uses were approved by the Board within the same "R(D)" zone, which the latest application was approved by the Board on a temporary basis in 2019. Approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "R(D)" zone.

#### **3) Development Proposal**

- 3.1 The Site occupies an area of 2,650 m<sup>2</sup> (about). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One 2-storey



structure is proposed at the Site for site office and washroom with total GFA of 216 m<sup>2</sup> (about) (Plan 4). The ancillary facilities, i.e. site office and meter room are to provide indoor workspace for administrative staff to support the daily operation of the Site respectively. It is estimated that the Site would be able to accommodate 5 staff. As the Site is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown below:

<b>Application Site Area</b>	2,650 m <sup>2</sup> (about)
<b>Covered Area</b>	108 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,542 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.08 (about)
<b>Site Coverage</b>	4% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	216 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m <sup>2</sup> (about)
<b>Building Height</b>	7m (about)
<b>No. of Storey</b>	2

- 3.2 The Site is accessible from Fan Kam Road via a local access (Plan 1). A total of 3 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown below:

<b>Type of Space</b>	<b>No. of Space</b>
Private Car Parking Space for Staff - 2.5 m (W) x 5 m (L)	1
L/UL Space for Medium Goods Vehicle - 3.5 m (W) x 7 m (L)	1

- 3.3 Medium goods vehicle (MGV) will be deployed for transportation of construction materials and machineries. Sufficient space is provided for MGV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (Plan 5). As traffic generated and attracted by the proposed development is minimal (as shown below), adverse traffic impact should not be anticipated.

Time Period	Trip Generation and Attraction				
	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	1	2
Traffic trip per hour (average)	0	0	1	1	2

3.4 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities; and storage of dangerous goods will be carried out at the Site at any time during the planning approval period. 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.

3.6 The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### 4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development (Plans 6 and 7).

4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Temporary Open Storage of Construction Materials and Machineries with Ancillary Facilities for a Period of 3 Years'.

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis
<b>Plan 6</b>	Fire Service Installations Proposal
<b>Plan 7</b>	Drainage Proposal







盈卓物業  
顧問有限公司

Our Ref.: DD108 Lot 55  
Your Ref.: TPB/A/YL-PH/953

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

7 June 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/953)**

We are writing to submit further information to address departmental comments of the subject application (Appendix I).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. YIP Long-ting  
(Attn.: Mr. Peter NGAN

email: ltyip@pland.gov.hk )  
email: pplngan@pland.gov.hk )



## Responses-to-Comments

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/953)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Agriculture, Fisheries and Conservation (Contact Person: Ms. WONG Cheuk-ling; Tel: 2150 6399)</b>		
(a)	Although the subject site is partly paved, a minor portion (in the south) of the application site encroaches upon a natural stream. The applicant should clarify if the proposed use would have any adverse impact on the stream.	<p>The application site (the Site) is the subject of a previous S.16 planning application (No. A/YL-PH/869) submitted by the same applicant for 'proposed temporary open storage of construction machinery', which was approved by the Town Planning Board (the Board) on a temporary basis of 3 years in 2021. The current and previous applications are in similar nature with the same site boundary and area.</p> <p>The proposed development will only operate within the designated open storage area of the Site which has already been paved, and the operation will not encroach upon the adjacent natural stream. Fencing will be erected along the stream to avoid the stream from reaching. Furthermore, surface runoff from the Site will be collected by the proposed peripheral drainage facilities, therefore, adverse impact to the natural stream should not be anticipated.</p>
<b>2. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel: 2300 1257)</b>		
(a)	Please advise if any site formation/ land filling works to be carried out under this application. Please note that the overland	The applicant will submit a revised drainage proposal, with provision of peripheral u-channels and catchpits to



	flow from the adjacent lands should not be affected.	mitigate potential adverse drainage impact generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.
(b)	Please demonstrate with hydraulic calculations that all proposed/ existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands. The proposed 225UC is undersized for a size of 2,650 sq. m site. Please review.	
(c)	Please advise why u-channel is not provided at the eastern side of the site. Please advise how the overland flow from the above area of the site could be properly intercepted and discharged. In general, peripheral surface channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands.	
(d)	The cover and invert levels of the proposed u-channels and catchpits should be shown on the drainage plan.	
(e)	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted. Please also provide connection/discharging details, photo record and approx. dimension of the existing drainage facilities.	
(f)	The applicant should check and ensure the hydraulic capacity of the existing drainage	

	facilities would not be adversely affected by the captioned development.	
(g)	Please clarify whether any walls or hoarding would be erected along the site boundary. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(h)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	
(i)	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit.	
(j)	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	
(k)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	
(l)	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	

Our Ref.: DD108 Lot 55  
Your Ref.: TPB/A/YL-PH/953

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

8 June 2023

Dear Sir,

**2<sup>nd</sup> Further Information**

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/953)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. YIP Long-ting  
(Attn.: Mr. Peter NGAN

email: ltyip@pland.gov.hk )  
email: pplngan@pland.gov.hk )





**Responses-to-Comments**

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

**(Application No. A/YL-PH/953)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of District Lands Officer/Yuen Long, Lands Department (Contact Person: Ms. S. L. Cheng; Tel: 2443 1072)</b>		
(a)	LandsD has grave concerns given that there are unauthorized building works and/or uses on Lot No. 55 in D.D. 108 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.	Noted. The applicant will submit Short Term Waiver (STW) application to the Lands Department to make way for erection of the proposed structure at the Site, after planning approval has been obtained from the Town Planning Board.



顧問有限公司  
盈卓物業

Our Ref.: DD108 Lot 55  
Your Ref.: TPB/A/YL-PH/953

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

12 June 2023

Dear Sir,

**3<sup>rd</sup> Further Information**

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/953)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Louis TSE**  
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. YIP Long-ting  
(Attn.: Mr. Peter NGAN

email: ltyip@pland.gov.hk )  
email: pplngan@pland.gov.hk )



**Appendix I – Clarifications to Address Public Comments**

i) **Approval of the current application is in line with Town Planning Board's previous decision**

- The application site (the Site) is subject to a previous S.16 planning application No. A/YL-PH/869 for similar 'open storage' use submitted by the same applicant, which was approved by the Town Planning Board (Board) on a temporary basis of 3 years in 2021. In addition, several S.16 planning applications for 'open storage' use were also approved by the Board on a temporary basis within the same "Residential (Group D)" ("R(D)") zone.
- Therefore, approval of the current application on a temporary basis of 3 years would not set undesirable precedent within the "R(D)" zone.

ii) **To minimise potential environmental nuisance generated by the proposed development**

- The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes for sewage treatment at the Site.
- According to the applicant, medium goods vehicle (MGV) will be deployed for transportation of construction materials and machineries, hence, one loading/unloading space for MGV is provided at the Site. As traffic generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated.
- 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Furthermore, the applicant will strictly follow the proposed scheme and operation hours. No workshop activities will be carried out at the Site at any time during the planning approval period.

iii) **To minimise flood risk to the surrounding area**

- The applicant will implement the drainage facilities, i.e. peripheral u-channels and catchpits in accordance to the accepted drainage proposal after planning approval has been granted by the Board, in order to minimise flood risk to the surrounding area.



Our Ref.: DD108 Lot 55  
Your Ref.: TPB/A/YL-PH/953

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

19 June 2023

Dear Sir,

**4<sup>th</sup> Further Information**

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/953)**

We are writing to submit further information to provide clarification for the subject application, details are as follow:

- (i) The existing unauthorized structures erected within the application site (the Site) will be demolished to facilitate the proposed development. The applicant will submit Short Term Waiver application to LandsD for erection of the proposed structures at the Site after planning approval has been obtained from the Board.
- (ii) According to the applicant, all construction materials and machineries will be transported by medium goods vehicle (MGV) to the Site. As the proposed development only involves open storage of construction materials and machineries, no workshop activity is carried out at the Site. The construction machineries (i.e. excavator) would only be stored at the designated storage area and no operation would take place at any time during the planning approval period.
- (iii) A plan showing the existing condition of the Site is provided for your consideration (**Plan 1**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) / : or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. YIP Long-ting  
(Attn.: Mr. Peter NGAN

email: ltyip@pland.gov.hk )  
email: pplngan@pland.gov.hk )



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,650 m<sup>2</sup> (ABOUT)  
GROUND SURFACE : SOILED GROUND

SOILED GROUND

NO FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING APPROVAL HAS BEEN OBTAINED FROM THE TOWN PLANNING BOARD

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 1  
DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)  
NO. OF LUL SPACE FOR MEDIUM GOODS VEHICLE : 1  
DIMENSION OF LUL SPACE : 11 m (L) x 3.5 m (W)

STRUCTURE USE COVERED AREA GFA BUILDING HEIGHT

B1	SITE OFFICE WASHROOM METER ROOM	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
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TOTAL 108m<sup>2</sup> (ABOUT) 216m<sup>2</sup> (ABOUT)

INGRESS / EGRESS  
7.3 m (ABOUT)(W)

+35.0 mPD

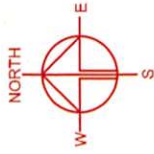
APPLICATION SITE

OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERIES  
AREA: 1,883m<sup>2</sup> (ABOUT)

+34.4 mPD

LEGEND

APPLICATION SITE  
INGRESS / EGRESS



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
TEMPORARY OPEN STORAGE  
OF CONSTRUCTION MATERIALS  
AND MACHINERIES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION  
LOT 55 (PART) IN D.D. 108, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 700 @ A4

DRAWN BY  
OL  
DATE  
15.6.2023  
REVIEWED BY  
DATE  
APPROVED BY  
DATE

DRAWN BY  
EXISTING CONDITION OF THE  
APPLICATION SITE

PLAN 1  
001





Our Ref.: DD108 Lot 55  
Your Ref.: TPB/A/YL-PH/953

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

By Email

20 June 2023

Dear Sir,

**5<sup>th</sup> Further Information**

**Temporary Open Storage of Construction Materials and Machineries  
with Ancillary Facilities for a Period of 3 Years in "Residential (Group D)" Zone,  
Lot 55 (Part) in D.D. 108, Pat Heung, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-PH/953)**

We are writing to submit further information to provide clarification for the subject application, details are as follow:

- (i) The applicant applies for regularising the associated filling of land of the application site (the Site). The existing site level of the Site varies from +34.4mPD to +35mPD. A revised plan showing the land status of the Site is provided for your consideration (Plan 1).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



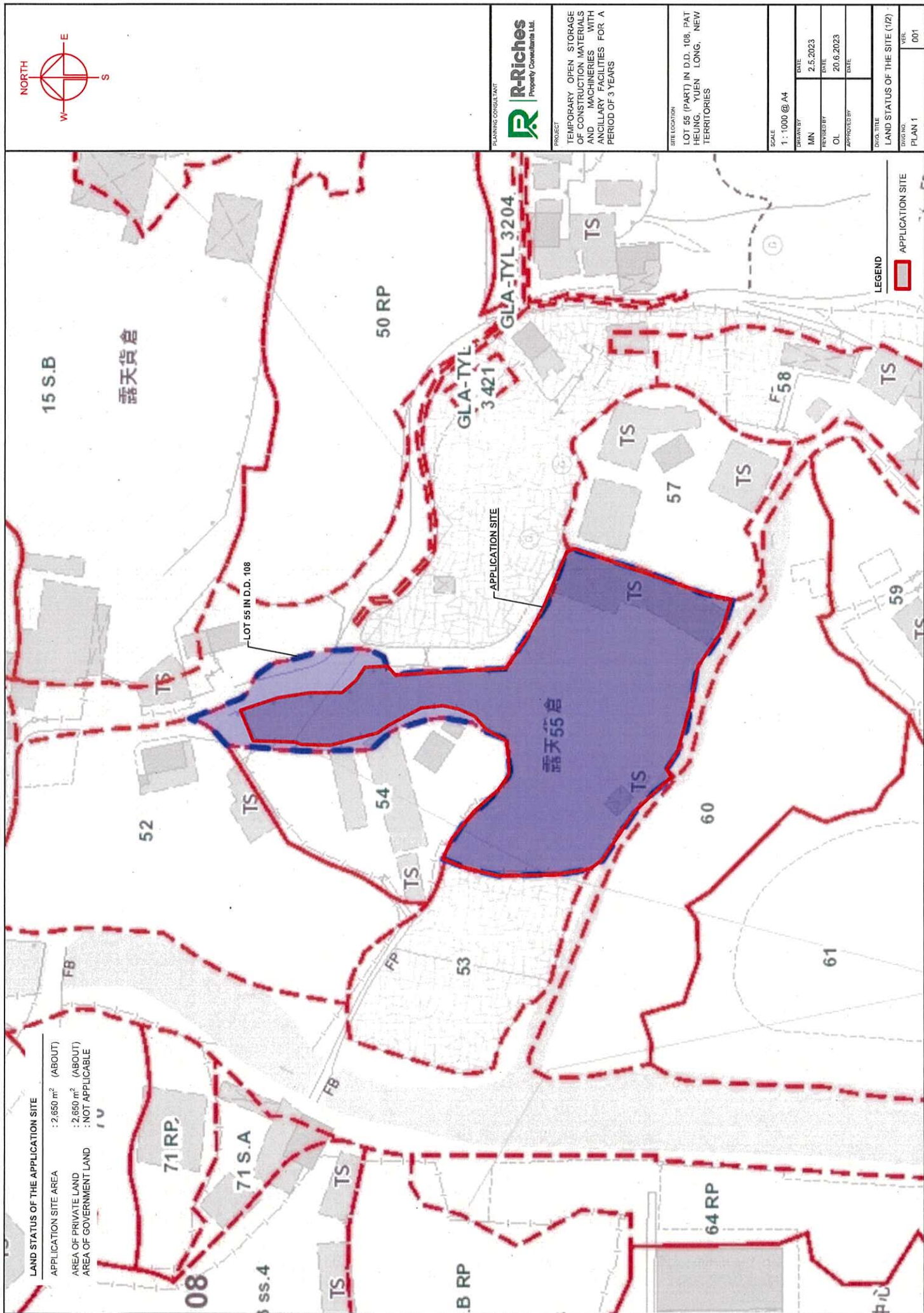
**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. YIP Long-ting  
(Attn.: Mr. Peter NGAN

email: ltyip@pland.gov.hk )  
email: pplngan@pland.gov.hk )







APPLICATION SITE AREA GROUND SURFACE	: 2,650 m <sup>2</sup> : SOILED GROUND	(ABOUT)
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+35.0 mPD

APPLICATION SITE

OPEN STORAGE OF  
CONSTRUCTION MATERIALS  
AND MACHINERIES  
AREA: 1.883m<sup>2</sup> (ABOUT)

+34.4 mPD

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

NO. OF L/U SPACE FOR MEDIUM GOODS VEHICLE : 1  
: 11 m (L) x 3.5 m (W)

## SOILED GROUND

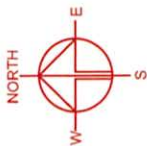
NO FILLING OF LAND WILL BE CARRIED AFTER  
PLANNING APPROVAL HAS BEEN OBTAINED FROM  
THE TOWN PLANNING BOARD



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
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B1	SITE OFFICE WASHROOM METER ROOM	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)	7m (ABOUT)(2-STOREY)
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	108m <sup>2</sup> (ABOUT)	216m <sup>2</sup> (ABOUT)
TOTAL		



**PLANNING CONSULTANT**



**R-Riches**  
Property Consultants Ltd.

**Project**

TEMPORARY OPEN STORAGE  
OF CONSTRUCTION MATERIALS  
AND MACHINERIES WITH  
ANCILLARY FACILITIES FOR A  
PERIOD OF 3 YEARS

SITE LOCATION

LOT 55 (PART) IN D.D. 108, PAT  
HEUNG, YUEN LONG, NEW  
TERRITORIES

SCALE

1:700 @ A4

•

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_

REVISÉO BY

2006-03-06

APPROVED

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**TABLE 1**

THE UNIVERSITY OF CHICAGO

DIN DIN

PLAN 1

### LEGEND

APPLICATION SITE

INGRESS / EGRESS



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

1. On 14.4.2023, 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. 13G) 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/or 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/or 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 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:

- (a) 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;
- (b) 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;
- (c) adequate screening of sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
- (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
- (e) 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 notwithstanding other criteria set out in the Guidelines are complied with.



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

**Approved Application**

<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PH/869	Proposed Temporary Open Storage of Construction Machinery for a Period of 3 Years	22.1.2021 [Revoked on 22.4.2023]

**Rejected Applications**

<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reason(s)</u></b>
A/YL-PH/529	Proposed Temporary Vehicle Park for Heavy Vehicles (Including Container Vehicles) for a Period of 3 Years	3.11.2006	(1), (2), (3)
A/YL-PH/542	Proposed Temporary Open Storage of Construction Materials and Machinery for a Period of 3 Years	27.7.2007	(1), (2), (3)
A/YL-PH/623	Temporary Open Storage of Sand and Bricks for a Period of 3 Years	23.12.2011 (on review)	(1), (2), (3), (4)
A/YL-PH/662	Temporary Open Storage of Construction Machinery and Second-hand Private Vehicles and Lorries for a Period of 3 Years	15.3.2013	(1), (2), (3), (4), (5)
A/YL-PH/691	Proposed Temporary Open Storage of Second-hand Private Cars and Trucks (30 tonnes) for a Period of 3 Years	27.6.2014	(1), (2), (3), (4), (5)

**Rejection Reasons**

- (1) The development was not in line with the planning intention of the “Residential (Group D)” (“R(D)”) zone. No strong justification had been provided for a departure from the planning intention, even on a temporary basis.
- (2) The development was not compatible with the nearby residential dwellings in the immediate vicinity/ not compatible with the surrounding land uses which were predominated by residential structures/ dwellings and agricultural land.
- (3) The proposed development did not comply with the then Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ in that the Site did not have any previous planning approvals/ adverse departmental comments were received/ no relevant technical assessments/ proposals were submitted to demonstrate that the proposed

development would not generate adverse environmental, drainage, traffic and/ or landscape impacts on the surrounding areas.

- (4) Approval of the application would set an undesirable precedent.
- (5) The applicant failed to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.

### **Similar Applications in the vicinity of the Application Site**

#### **Approved Applications**

<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PH/801	Renewal of Planning Approval for Temporary "Open Storage of Excavators and Loaders" for a Period of 3 Years	8.3.2019
A/YL-PH/909	Renewal of Planning Approval for Temporary Open Storage of Excavators and Loaders for a Period of 3 Years	6.5.2022

#### **Rejected Application**

<b><u>Application No.</u></b>	<b><u>Use / Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Rejection Reason(s)</u></b>
A/YL-PH/760	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	8.12.2017  23.3.2018 [on review]  13.3.2019 [dismissed on appeal]	(1), (2), (3), (4)

#### **Rejection Reasons**

- (1) The development was not in line with the planning intention of the "R(D)" zone. No strong justification had been provided for a departure from the planning intention, even on a temporary basis.
- (2) The development did not comply with the Town Planning Board Guidelines for application for open storage and port back-up uses in that did not have previous planning approvals and there were adverse departmental comments and public objection against the application. The development was also not compatible with the surrounding land uses which are rural and natural in character with residential structures/dwellings.
- (3) The applicant failed to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas.
- (4) Approval of the application would set an undesirable precedent.





**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective.

Comments of the Chief Highway Engineer/New Territories West, Highway Department (CE/NTW, HyD):

- no objection to the application.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in-principle to the proposed development from the public drainage point of view; and
- should the application be approved, approval conditions requiring the submission of a revised drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Board should be included.

**3. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in-principle to the proposal subject to fire service installations being provided to his satisfaction; and
- having considered the nature of the development, an approval condition on the provision of fire extinguisher(s) within 6 weeks from the date of planning approval should be included.

**4. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application, noting that the proposed development will not encroach upon the natural stream located to the south of the Site.

**5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- there is no record of approval by the Building Authority for the existing buildings/ structures at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

**6. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- no comment on the application and has not received any locals' comments on the application.

**7. Other Departments**

The following government departments have no objection to/ no adverse comment/ no comment on the application:

- the Director of Electrical and Mechanical Services;
- the Chief Engineer / Construction, Water Supplies Department;
- the Project Manager (West), Civil Engineering and Development Department; and
- the Commissioner of Police.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the permission is given to the development under application. It does not condone any other development currently exists on the Site which are not covered by the application. The applicant should be requested to take immediate action to discontinue such development not covered by the permission;
- (d) should the applicant fail to comply with the approval conditions again resulting in revocation of the planning permission, sympathetic consideration may not be given by the Committee to any further application;
- (e) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - should planning approval be given to the application, the lot holder(s) will need to apply to his office to permit the structure(s) to be erected or 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. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
  - there are unauthorised building works and/or uses on Lot No. 55 in D.D. 108 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer / New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD is not/shall not be responsible for the maintenance of any access connecting the application site and Fan Kam Road; and
  - adequate drainage measures should be provided at the site access to prevent surface water running from the Site to nearby public roads or drains;

- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by DEP;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- in consideration of the nature of open storage, the good practice guidelines (**Appendix VI**) shall be adhered to; and
  - to address the approval condition, the applicant is advised to submit a valid fire certificate (FS251) to D of FS for approval. 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
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
  - before any new building works (including containers/ open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;ss
  - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - if the proposed use under the application is subject to the issue of a licence, please be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - any temporary shelters or converted containers for storage or other uses are considered as temporary buildings are subject to the control of Part VIII of the Building (Planning) Regulations (B(P)Rs);
  - 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 B(P)Rs respectively;
  - if the Site does not abut a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)Rs at the building plan submission stage; and
  - formal submission under the BO is required for any proposed new works, including any temporary structures. Detailed comments under the BO will be provided at the building plan submission stage.



**FSD's Good Practice Guidelines for Open Storage Sites**

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

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



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

參考編號

Reference Number:

230531-085934-20016

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

31/05/2023 08:59:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PH/953

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 黃

意見詳情

Details of the Comment :

敬啟者:

對規劃申請#A/YL-PH/953之反對及投訴

一. 此場地已被用作擺放重型車輛/大型機械/建築物料達足足一年半以上,為何現時才作出規劃申請?有沒有人涉嫌違法或失職?

二. 本範圍附近居民強烈反對此規劃,理由如下:

1.) 過往的一年半至今,此場地曾在最早早上六時多至最晚深夜一時多進行重型機械車輛移動,並一直於星期一至日毫無間斷操作,產生之噪音分貝及滋擾時間該屬違法.

2.) 此車場內的重型車輛及機械,發出之噪音並非普通程度,除機械聲及引擎聲,更同時於操作時產生極大地面碰撞造成巨響及震動,程度有如麥加利地震烈度表中4-5度的程度,對周圍居民造成嚴重滋擾及有破壞周圍建築物結構之疑慮.

3.) 按實際情況,此車場用地並非只如申請通告上所寫的[存放]用途,該處所停放的重型車輛及機械不時有進行維修,發出有如建築地盤的打樁聲及震動,或類近建築地盤程度之其他高分貝噪音.

4.) 自重型車輛及機械在此場地出現開始,周遭一帶及所經路段全被嚴重沙塵污染,該處的操作單位並沒有任何有效減少揚塵之措施,並且於雨季曾明顯造成/加劇該地一帶及所經路段的水浸及黃泥水污染.

5.) 該處日以繼夜所發出的噪音及震盪對周遭一帶居民造成嚴重精神困擾,並引致身體問題如緊張驚恐,失眠,心跳,血壓等問題,不可能接受此場地繼續經營,更遑論要再忍受多三年或更久.

6.) 該區對外交通只有唯一一條粉錦公路,本已是缺乏配套,經常水浸及為交通阻塞黑點,再

加上大量重型機械車輛進出情況增加,嚴重加劇路面惡劣狀況及交通問題.附近一帶居民生活不但從無改善更每況愈下.絕不可能再容忍新一幅地被用作擺放重型機械/車輛/建築物料之用途.

7.)此區為低密度鄉郊住宅用地,此場地之操作全無監察.若再批出此荒謬規劃,是有加劇棕地產生及試圖迫走該地區居民之嫌,加速生態破壞,並與政府「接納土地供應專責小組發展棕地定為優先與重點項目以增加土地供應及興建房屋」的目標相違背.

三. 強烈建議城規會在審議此等申請之前,派員親身在該場地紮營駐守幾個月,親身密切監測實際情況並紀錄真實數據,不要紙上談兵,作風官僚,無視民生.我們膽敢說如貴署派員親身監測,不消兩星期就受不了該處的噪音及震動影響.也不會批出如此荒謬的規劃.

四. 既然此場地目前的操作經營並未得到批准,何以可以繼續?貴署是否有與其他部門作出相應行動去停止此場地的操作?

該申請地點周圍的一帶範圍屬住宅(丁類),而該申請地點的實際操作情況該已觸犯(包括但不限於)《噪音管制條例》及《環境影響評估條例》.貴署該連同相關政府部門作出仔細調查監測.

此段期間該區附近的所有民居已深受滋擾,絕不接受繼續將此範圍劃作擺放重型車輛及機械設施.如城規會一意孤行讓審批通過或以拖延形式縱容場地繼續在未得許可下經營.我們會向申訴專員公署及媒體作出進一步投訴.

佇候回覆審批結果!

一眾附近居民 謹啟



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

230602-081357-93020

**提交限期****Deadline for submission:**

09/06/2023

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

02/06/2023 08:13:57

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

A/YL-PH/953

**「提意見人」姓名/名稱****Name of person making this comment:**

小姐 Miss Lo Yin

**意見詳情****Details of the Comment :**

本人反對更改鄉郊規劃用地申請。上址附近道路狹窄，只能單線雙程讓小型車輛通過，且部分路段為架空於河道上，無法承載運輸/重型貨車出入，除了引致鄰近唯一幹道粉錦公路塞車情況惡化外，還會破壞路面結構，增加河道堵塞風險。

此外，上址用地目前為鄉郊青蔥地域，若批准更改為倉儲用途，將破壞鄉郊地貌、生態環境，造成非必要的且難以逆轉的環境破壞和污染，有違保育原則。

再者，上址周邊有民居，更改土地用途將影響鄰近村民安寧生活，鄰里和諧。

3

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

230607-232509-56217

**提交限期****Deadline for submission:**

09/06/2023

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

07/06/2023 23:25:09

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

A/YL-PH/953

**「提意見人」姓名/名稱****Name of person making this comment:**

Ta Shek Wu Residents

**意見詳情****Details of the Comment :**

我們就規劃申請A/YL-PH/953提出反對，原因如下：

1. 原則上，此地段作為住宅（丁類）地帶，該處不應用作露天存放建築物料及機械，否則會違反規劃原意。現時香港的房屋極為短缺，應先以興建房屋為優先考慮。
2. 此地段貼近附近民居，儲存和搬運建築物料及重型機械會令周遭沙塵滾滾、發出很大嘈音，污染環境及空氣，對居民呼吸道健康帶來負面影響。還會影響附近的河溪，影響生態環境。
3. 大量運輸車、起重機及重型器械頻密行駛鄉村路段，對徒步出入的村民及居民車輛造成危險。還會大範圍破壞鄉郊環境及路面，阻塞交通。
4. 粉錦公路是單線來回行駛，路面狹窄，闊度不足夠大量大型車輛或運輸車行駛，否則會造成危險及交通阻塞。

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**A/YL-PH/953 DD 108 Pat Heung**  
08/06/2023 03:13

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Despite the unapproved use of the site PlanD supported and members raised no questions and SURPRISE, but NO SURPRISE TO THOSE FAMILIAR WITH THESE DODGY OPERATIONS, conditions were not fulfilled.

So will members again fail to do their duty in inquiring into the issues?

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 22 December 2020 3:47 AM CST

Subject: A/YL-PH/869 DD 108 Pat Heung

Dear TPB Members,

Despite the 2014 rejection, the site has continued to operate as Open Storage.

PlanD did not support the application based on the assessments made in paragraph 12 of the Paper. The proposed development was not in line with the planning intention of the "Residential (Group D)" ("R(D)") zone which was primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings, and for low-rise, low-density residential developments. The proposed development was not compatible with the surrounding land uses comprising residential structures/dwellings and agricultural land, and with the woodlands zoned "Conservation Area" located to its north, west and south. The application did not comply with the Town Planning Board Guidelines No. (TPB PG-No.) 13E in that there was no previous approval granted at the site and that existing and approved open storage use should be contained within the Category 3 areas and further proliferation of such use was not acceptable.

So how come no action has been taken in all these years with regard to the unapproved use? Enforcement not approval is called for.

Mary Mulvihill

From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Thursday, May 14, 2020 4:21:31 AM  
Subject: A/YL-PH/840 DD 108 Pat Heung

A/YL-PH/840  
Lot 55 (Part) in D.D. 108, Pat Heung  
Site area : About 約 2,650sq.m  
Zoning : "Res (Group D)"  
Applied use : Recyclable Collection / Filling of Land / 5 Vehicle Parking

Dear TPB Members,

Please ask PlanD to provide a current image of the site. It is quite clear that despite the many rejections that the site is paved over and has been used for some time for brownfield operations.  
Why has no enforcement action been taken?

A/YL-PH/691 Rejected 27 June 2014

The Chief Town Planner/Urban Design & Landscape, Planning Department (PlanD) did not support the application from the landscape planning perspective. Should the application be approved, it would **encourage similar open storage applications in the area which would lead to further degradation of the existing landscape quality of the area.**

The proposed development was not compatible with the surrounding land uses comprising residential structures/dwellings and agricultural land, and **with the woodlands zoned "Conservation Area" located to its north, west and south.** The application did not comply with the Town Planning Board Guidelines No. (TPB PG-No.) 13E in that there was no previous approval granted at the site and that existing and approved open storage use should be contained within the Category 3 areas and further proliferation of such use was not acceptable. Besides, there were adverse departmental comments and public objection against the application. **All four previous applications for parking of heavy vehicles or similar open storage uses submitted by the same applicant were rejected by the Committee.**

It is quite clear that application must be rejected again.

Mary Mulvihill