

2023年 11月 1 5日

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

Appendix I of RNTPC
Paper No. A/YL-PH/979

表格第 S16-III 號

This document is received on 15 NOV 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.

**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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PH/1979
	Date Received 收到日期	15 NOV 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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)

Tanfield Estates Limited 天輝置業有限公司

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&U Planning and Development Consultants Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part) and 43 (Part) in D.D. 108 and adjoining G.L., Pat Heung, Yuen Long
(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 11,370 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5,508.2 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)	..... 1,212 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Pat Heung OZP No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture'
(f) Current use(s) 現時用途	Open storage of porcelain products/sanitary utensils (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at3.10.2023..... (DD/MM/YYYY), this application involves a total of8..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

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

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

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

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

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- ☒ published notices in local newspapers on 20.10.2023 (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*
- ☒ posted notice in a prominent position on or near application site/premises on
26.8.2023 (DD/MM/YYYY)*
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知*
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?		Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <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 type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
		
		

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

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-PH</u> / <u>866</u>
(b) Date of approval 獲批給許可的日期	<u>8.1.2021</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>20.1.2024</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Renewal of planning approval for temporary open storage of porcelain products/sanitary utensils for a period of 3 years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> years <input type="checkbox"/> month(s) 個月

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。

The justifications in support of the application for the renewal of the temporary open storage of porcelain products/sanitary utensils are as follows:

1. The application site is the subject of 10 previous planning approvals for the same use and approval conditions for all the previous permissions have been fully complied with. The applicant has been consistently and persistently demonstrating the best and genuine efforts in complying with all the approval conditions of the previous permissions and maintaining the site and the provided facilities in a good and tidy manner during the planning approval periods.
2. There is no material change in the nature of operation and the operational characteristics including the operation hours (viz. Mondays to Saturdays 7am-6pm and no operation on Sundays and public holidays) of the proposed use on the site as well as the planning and physical circumstances of the site and its neighbourhood. The general layout and the total covered storage area within the site are the same as those of the previous approval.
3. The site falls within Category 2 areas under the TPB Guidelines for 'Application for Open Storage and Port Back-up Uses' (TPB-PG No. 13G) promulgated in April 2023. For Category 2 areas according to the said Guidelines, 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. Given the planning background of the site, the proposed use is considered in line with the subject TPB Guidelines.
4. All the previous planning approvals have demonstrated that the proposed use is a suitable use for the site and is compatible with the surrounding land uses including existing open storage uses in the neighbourhood and would have no adverse development impact on the surrounding areas. The recent re-classification of the site from Category 3 to Category 2 under the latest TPB-PG No. 13G is further evidence that the site is well suited for the proposed use.
5. The application is generally in line with the TPB Guidelines for 'Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development' (TPB-PG No. 34D) in that there is no material change in planning circumstances since the previous temporary approval was granted and no significant change in the land uses of the surrounding areas. There would be no adverse planning implication arising from the renewal of the planning approval. All the approval conditions under the previous permission (Application No. A/YL-PH/866) have been complied with and the approval period sought is reasonable as it is the same as the last approval granted by the TPB.
6. Documentary proof to demonstrate the compliance of the relevant approval conditions are provided as follows:
 - (i) Drainage (see Appendix 1)
 - (ii) Fire Service Installations (see Appendix 2)
 - (iii) Landscape (see Appendix 3)

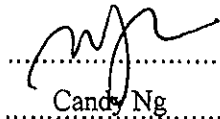
8. Declaration 聲明

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


Candy Ng

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R&U Planning and Development Consultants Ltd.



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

Date 日期

8.11.2023 (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 Nos. 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part) and 43 (Part) in D.D. 108 and adjoining G.L., Pat Heung, Yuen Long
Site area 地盤面積	11,370 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,212 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Pat Heung OZP No. S/YL-PH/11
Zoning 地帶	'Agriculture'
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3 years</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of planning approval for temporary open storage of porcelain products/sanitary utensils for a period of 3 years

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

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 Figure 2 Site Layout Plan	<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"/>
Figure 1 Location Plan & Figure 3 Plan showing Loading/Unloading Spaces		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

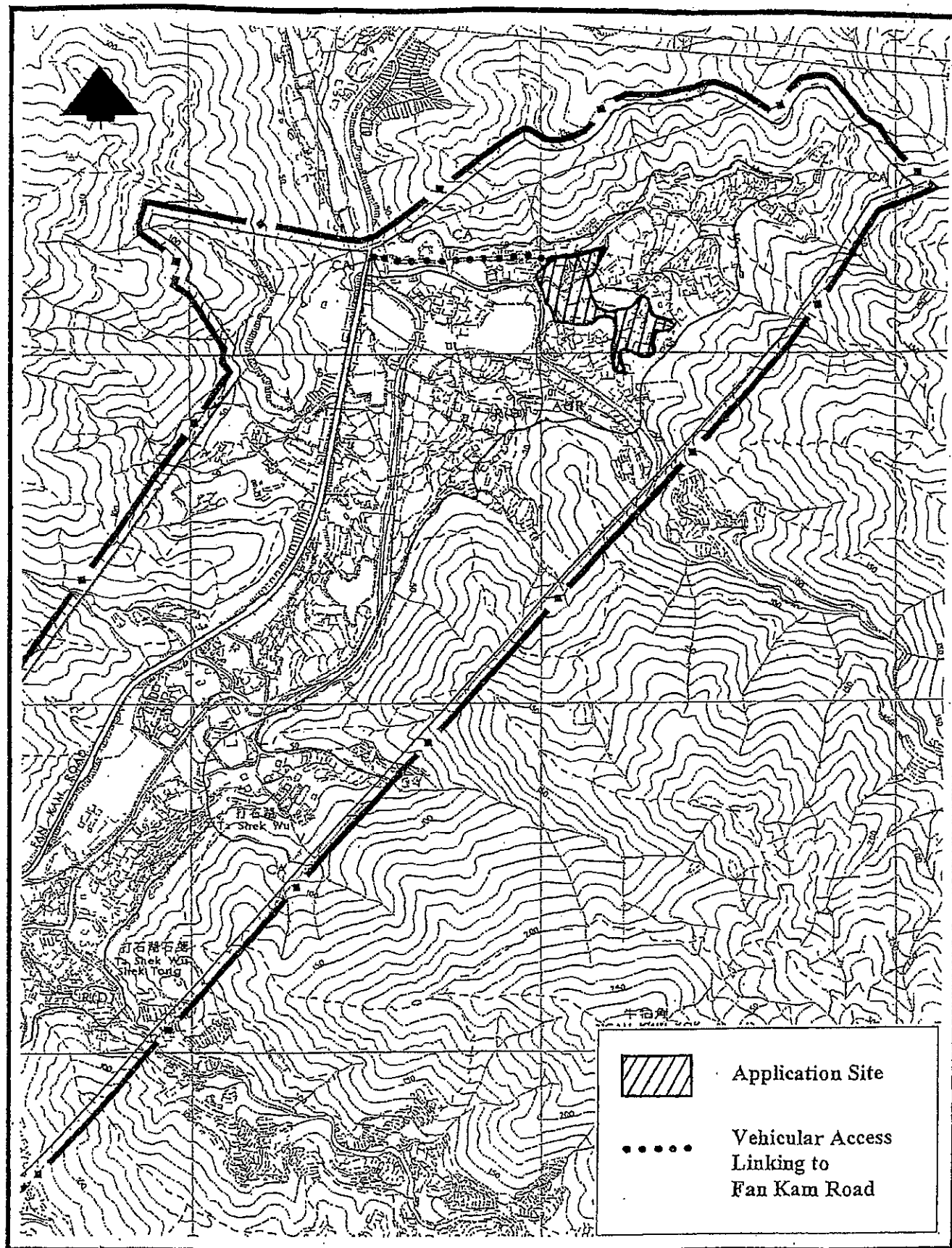
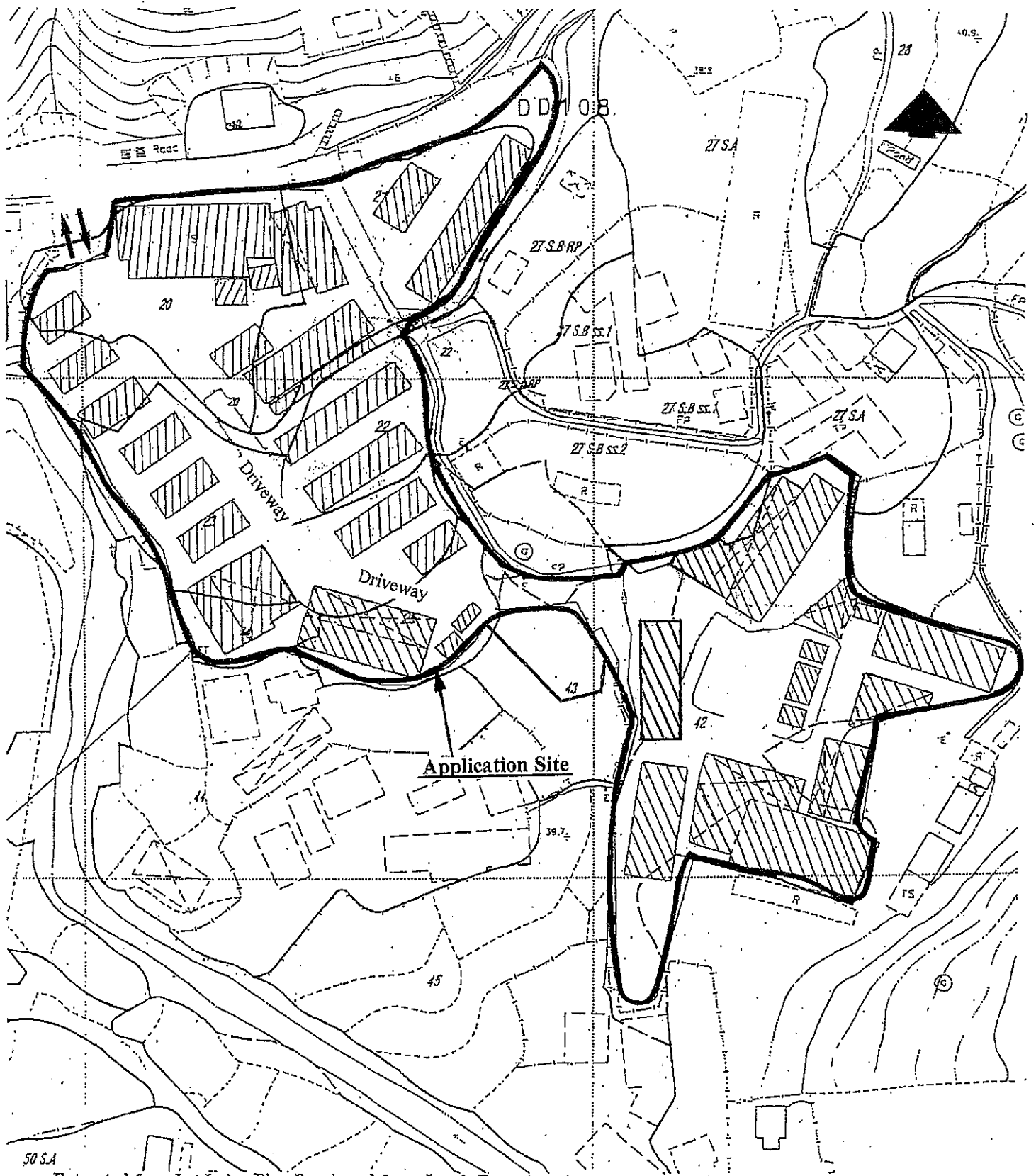
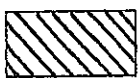


Figure 1 Location Plan

Scale 1 : 7 500



Extracted from Lot Index Plan Purchased from Lands Department

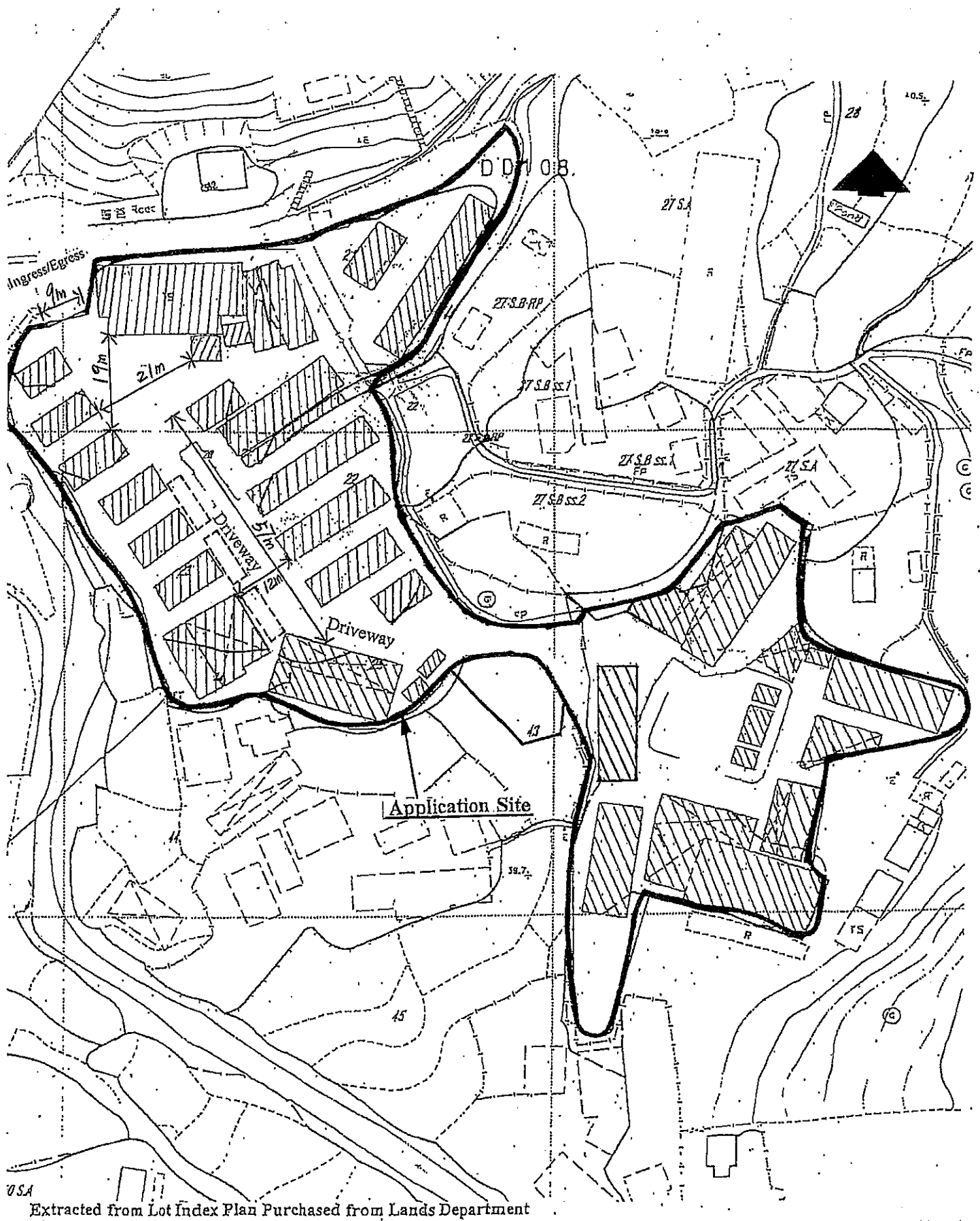


**Existing Structures for
Storage Purpose**

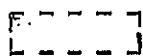
(Total Covered Storage Area = about 5,508.2m²)
(Height of Storage Structure = about 6m)

Figure 2 Site Layout Plan

Scale 1 : 1 000



Existing Structures for Storage Purpose



Parking & Loading/Unloading Space for Heavy Goods Vehicle (11m x 3.5m) - 3 nos.

Scale 1 : 1 000

Figure 3 Plan showing Loading/Unloading Spaces

Appendix 1 Drainage

- Approved As-built Drainage Plan
- Compliance Letter for Submission of a Record of the Existing Drainage Facilities on the Site under Previous Planning Application No. A/YL-PH/866



LEGEND:

- SURFACE CHANNEL, 240W-1020H
- FENCE WALL 2.0M HEIGHT ABOUT
- GRADIENT OF PAVED SURFACE NOT LESS THAN 1:100 FALL
- UNDERGROUND BOX CULVERT 2700W-1350H
- GRATING
- CONCEALED DRAINAGE ROUTING

LAYOUT PLAN

LOT NOS. 20-25, 27A, 28 & 43
IN U.D. OF PAT. HEUNG,
YUEN LONG.

NTS 1:100

DATE: 11.03

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DESIGNED BY: [Signature]

SCALE: 1:100

PROJECT: [Signature]

U-CHANNELS

CHANNEL SIZE	Y	X	COORDINATES
240	100	100	270-100
270	175	120	270-175
270	175	120	270-175
270	175	120	270-175

NOTE: ALL CHANNELS ARE IN 1:100 SCALE. THE CHANNELS ARE NOT TO BE CONSIDERED AS A PART OF THE SITE PLAN. THE CHANNELS ARE TO BE CONSIDERED AS A PART OF THE SITE PLAN.

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/866
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/3168 4075

By Post & Fax

R&U Planning and Development Consultants Ltd.

(Attn.: Candy Ng)

22 March 2021

Dear Sir/ Madam,

**Submission for Compliance with Approval Condition (g)
- Submission of a record of the existing drainage facilities on the Site**

**Renewal of Planning Approval for Temporary Open Storage of Porcelain Products / Sanitary
Utensils for a Period of 3 Years
in "Agriculture" ("AGR") Zone, Lots 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part),
27 S.A (Part), 42 (Part) and 43 (Part) in D.D. 108 and Adjoining Government Land,
Pat Heung, Yuen Long
(Application No. A/YL-PH/866)**

I refer to your submission dated 3.3.2021 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied with**. Please find detailed departmental comments in *Appendix*.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr. Joshua YUEN (Tel: 2300 1235) of the Drainage Services Department directly.

Yours faithfully,


(Anthony LUK)

District Planning Officer/
Fanling Sheung Shui & Yuen Long East
Planning Department

C.C.
DSD

(Attn.: Mr. Joshua YUEN)

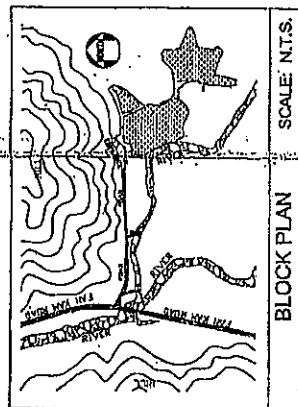
Internal
CTP/TPB

Comments of the Chief Engineer / Mainland North, Drainage Services Department

The applicant is reminded to maintain the drainage condition in good condition throughout the approval period.

Appendix 2 Fire Service Installations























- Approved Drawings of the Implemented Fire Service Installations
- Compliance Letters for Provision of Fire Extinguisher(s) and Submission and Implementation of Fire Service Installations Proposal under Previous Planning Application No. A/YL-PH/764
- Certificates of Fire Service Installation and Equipment dated 24.10.2023



BLOCK PLAN

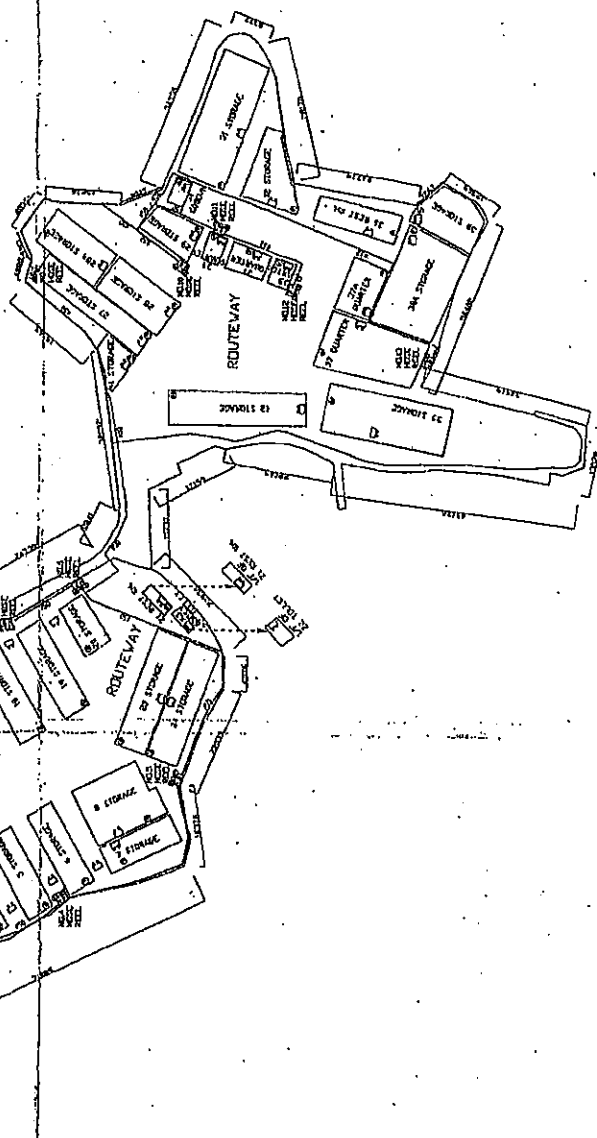
SCALE: N.T.S.

LEGEND

- | | |
|---|--|
|  | 13 SET MISS RELIEF LINE |
|  | 13 MS ALARM BELLOWS VALVE
TYPE |
|  | 13 MS BROADCASTER-PAIR
TYPE |
|  | 12 NOS. VESICAL ALARM |
|  | 32 NOS. VERMONT LIGHTING WALL
ALARM TYPE |
|  | 45 NOS. 9 LITER WATER JET TYPE
FIRE EXTINGUISHERS |
|  | 2 NOS. FS PURCHASERS STAND |
|  | NON-RETURN VALVE |
|  | MAN HOLE |
|  | PRESSURE GAUGE |
|  | LEVEL SWITCH HIGH LEVEL AND
LOW LEVEL SIGNAL |
|  | FULL WAY GATE VALVE |
|  | PRESSURE SWITCH |
|  | AUTOMATIC AIR RELIEF VALVE |
|  | FLOY SWITCH |
|  | CHECK METER POSITION |
|  | BALL VALVE |
|  | SMALL FIRE ALARM PANEL |
|  | F.S. PUMP CONTROL PANEL, FIVE |
|  | F.S. PANEL |
|  | 12 NOS. GREEN BRITISH TYPE FIRE |
|  | 12 NOS. GREEN BRITISH TYPE FIRE |

REMARK:

1. ALL PIPEWORK TO BE GALVANIZED STEEL TO BS 1987 MEDIUM GRADE.
2. THE EQUIPMENT TO THE METER BOX SHALL NOT BE EQUIPPED WITH ANY SELF-CLOSING DEVICE.



GROUND LEVEL FLOOR PLAN

PIPE (DMM)	COLOUR
025	GREEN
032	RED
040	PURPLE
050	YELLOW
065	LIGHT BLUE

WINSON FIRE
ENGINEERING CO.

BLOCK 4, W.F. WHITE COURT,
40-50 WAI CHENG ST.,
YAU MA TEI, KOWLOON.

PROJECT CONSULTANT

1
 世界同工程有限公司
 CONSULTANTS & CONTRACTING CO. LTD.
 ROOM 1301-3 BOWMAN STRAND
 NO. 115 BOWMAN STRAND
 SHEUNG WUI
 HONGKONG

PROVERB

TEMPORARY OPEN.
STORAGE OF
PORCELAIN.
PRODUCTS LOTS
20(PART), 21, 22(PART),
23(PART), 24(PART),
25(PART), 27A(PART),
42(PART) AND
43(PART) IN D.D.
108. AND ADJOINING
GOVERNMENT LAND.
PAT HEUNG, YUEN
LONG, NEW
TERRITORIES

FILE, CHARGE

[illegible]

14-4-2010-01

SCHEMATIC

8/2010

010710

IVAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

FIRE ALARM SYSTEM

1. A MASTER ALARM SWITCH TO BE PROVIDED AT THE FIRE PANEL TO SOUND ALL ALARM BELLS IN THE BUILDING.
2. ACTIVATION OF ANY BREAKGLASS UNIT IN THE BUILDING WILL START THE FIRED FIRE PUMP AND RAISE ALL THE ALARM BELLS IN THE WHOLE BUILDING.

OTHER

1. NO. OF FIBRE GLASS 200 LITER F.S. WATER TANK AT GROUND LEVEL SHALL BE PROVIDED FOR H.R. SYSTEM.
2. EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL F.S. EQUIPMENT AND ACCESSORIES INCLUDING ALARM BELL, ETC. SHALL BE IN STRICT ACCORDANCE WITH THE F.S. DRAWINGS.
3. PIPING ARRANGEMENTS FOR F.S. PUMP ROOM, CONTROL VALVE SHALL REFER TO SCHEMATIC DIAGRAMS.
4. FIRE EXACT HEIGHTS OF EQUIPMENT INDICATED IN THE SCHEMATIC DIAGRAMS REFER TO INSTALLATION LAYOUT PLANS.

F.S. NOTES

- (a) SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266:PART 1 AND BS EN 1838.
- (a) SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2006.
- (a) FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS EN 54-20:2002. ALL SMOKE AND HEAT DETECTORS SHALL BE LOCATED AT EACH HOSE REEL POINT. THIS DETECTION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE NOTATION.
- (a) A WOODEN HOSE REEL SYSTEM SUPPLIED BY A 200 LITER WATER TANK SHALL BE PROVIDED. THESE SHALL BE LOCATED AT EACH HOSE REEL POINT. THE LENGTH OF NOT MORE THAN 50M OF HOSE REEL TUBING. THE F.S. WATER TANK, F.S. PUMP ROOM AND HOSE REEL SHALL BE CLEARLY MARKED ON PLANS.
- (a) PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY AND SHALL BE CLEARLY INDICATED ON PLANS.
- (a) FOR STRUCTURES NOT EXCEEDING 230M² IN THE FORM OF AN OPEN SHED WITHOUT STORAGE OR STORAGE OF INDISPENSIBLE NON-COMBUSTIBLES OR STANDALONE CONTAINER USED AS OFFICE AND STORES (EXCEPT DANGEROUS GOODS), PORTABLE HAND-OPERATED APPROVED APPLIANCES SHALL BE PROVIDED AS REQUIRED. BY OCCUPANCY AND SHALL BE CLEARLY INDICATED ON PLANS.

GENERAL NOTES

- H.R. SYSTEM

1. ON-OFF TYPE HOSE REEL, NOZZLES HOUSED IN GLASS-PROTECTED CABINETS WITH PADLOCKS SHALL BE INSTALLED AT LOCATION NOT HIGHER THAN 1350mm AFFL.
2. HOSE REEL INSTRUCTION PLATES (C/V) - TO PREVENT MISUSE OF THE FIRE HOSE REEL SHALL BE PROVIDED FOR ALL HOSE REELS.
3. THE LENGTH OF RUBBER HOSES SHALL NOT BE MORE THAN 30M.
4. DUTY FIRED FIRE PUMP SHALL BE PROVIDED FOR THE FIRE HOSE REEL AND STANDBY SYSTEM.
5. F.S. CONTROL PANEL SHALL BE PROVIDED OF NEAR MAIN ENTRY FOR FIRE ALARM SIGNALS OF THE H.R. SYSTEM.
6. UNLESS OTHERWISE STATED, ALL EXPOSED PIPEWORK UP TO 100mm DIA SHALL BE GALVANIZED STEEL TO BS 1587 MEDIUM GRADE.
7. A SIGN OR PLATE CARRYING FOLLOWING WARNING MESSAGE SHALL BE SECURELY FIRED ON OR NEAR EVERY HOSE REEL OUTLET AND THE MESSAGE SHALL BE EASILY VISIBLE TO THE RESIDENTS.

INDICATION

USE OF WATER FROM FIRE SERVICES

FOR PURPOSES OTHER THAN FIRE

FIGHTING IS STRICTLY PROHIBITED

OFFICE OF THE WATER AUTHORITY

INDICATION PLATE "FIRE HOSE REEL" (IN EVERY HOSE REEL

CARRYING IN ACCORDANCE WITH PARAGRAPH 5.14 OF THE CODE OF

PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT

TO BE PROVIDED

THE TUNING OF EVERY HOSE REEL MUST BE CAPABLE OF BEING SOUND ROUND

A BURN UP, NOT LESS THAN 150mm IN DIAMETER AROUND SHARP OBSTRUCTIONS

WITHOUT BENDING WHEN FITTED WITH HOSE REEL NOZZLE THE TUBING SHALL BE

CAPABLE OF PROJECTING A JET NOT LESS THAN 6m IN LENGTH.

THE HOSE REEL BRANCH NOZZLE SHALL HAVE A 15mm ORIFICE AND BE FITTED WITH A

LOCKED TWO WAY VALVE TO OPEN OR SHUT OFF JET. THE VALVE MUST NOT BE SPRUNG

11. THE LENGTH OF EACH HOSE REEL TUBING SHALL NOT EXCEED 30 METRES.

12. ALL FIRE SERVICE INSTALLATIONS SHOULD FULLY COMPLY WITH THE CURRENT

REQUIREMENTS OF THE FIRE SERVICES DEPARTMENT AND THE WATER SUPPLIES DEPARTMENT.

13. HOSE BELLS SHOULD BE PROVIDED AS PER CODE OF PRACTICE FOR MINIMUM FIRE SERVICE

INSTALLATION AND EQUIPMENT JULY 2005 EDITION.

14. ELECTRICAL CABLES FOR BREAKGLASS UNITS FIRE ALARM BELLS AND FIRE SERVICES

PUMPS SHALL BE FIRE RESISTING TYPE COMPLYING WITH BS5387 CAT A/UL/5VA

15. A SECOND POWER SUPPLY WILL BE PROVIDED TO MEET THE ESSENTIAL SERVICES IN

CASE OF MAIN POWER FAILURE.

STANDALONE STRUCTURE TABLE

STRUCTURE NO.	USE	DIMENSION ON METRES	HEIGHT ON METRES	AREA ON SQ.M	STRUCTURE NO.	USE	DIMENSION ON METRES	HEIGHT ON METRES	AREA ON SQ.M	STRUCTURE NO.	USE	DIMENSION ON METRES	HEIGHT ON METRES	AREA ON SQ.M
1	STORAGE	10.0 X 6.0	5	61.8	16	STORAGE	24.0 X 8.4	2.7	201.6	31	STORAGE	24.0 X 9.3	4.8	226.8
2	STORAGE	13.8 X 6.0	5	82.8	17	STORAGE	20.0 X 6.0	5	120.0	32	STORAGE	24.0 X 9.3	4.8	226.8
3	STORAGE	12.4 X 6.0	5	74.4	18	STORAGE	23.0 X 6.0	5	138.0	33	QUARTER	4.9 X 3.6	3.5	17.6
4	STORAGE	16.4 X 6.0	5	98.4	19	STORAGE	19.2 X 6.0	5	115.2	34	QUARTER	7.7 X 4.9	5	37.7
5	STORAGE	17.5 X 6.0	5	105.0	20	STORAGE	18.4 X 5.5	4.2	111.2	35	QUARTER	4.9 X 3.7	3.3	16.1
6	STORAGE	17.5 X 6.0	5	105.0	21	REST RM	6.0 X 2.4 X 2	5.3	28.8	36	REST RM	15.7 X 5.5	4.2	86.4
7	STORAGE	15.5 X 5.5	5	85.2	22	TOILET	4.8 X 3.0 X 2	5.3	28.8	37	QUARTER	16 X 11.5	4	184.0
8	STORAGE	17.5 X 5.5	5	96.3	23	STORAGE	24.0 X 6.4	4.8	153.6	38	QUARTER	6 X 10.2	4	61.2
9	STORAGE	15.5 X 10.5	4.2	162.8	24	STORAGE	18.4 X 6.2	4.9	114.8	39	STORAGE	7.2 X 10.3	4	73.6
10	STORAGE	24.0 X 3.7	3.2	89.9	25	STORAGE	18.5 X 6.0	4	111.0	40	STORAGE	17 X 12.3	4	209.4
11	STORAGE	6.0 X 4.9 X 2	6	58.6	26	STORAGE	35.0 X 6.1	4	213.5	41	STORAGE	22.8 X 8.7	4.1	198.4
12	STORAGE	4.9 X 4.9 X 2	6	48	27	STORAGE	26.0 X 4.9	3.4	128.4	42	STORAGE	6.0 X 2.4	2.6	14.4
13	STORAGE	4.9 X 4.9 X 2	6	48	28	STORAGE	15.8 X 7.7	4.5	121.7	43	STORAGE	26.3 X 6.5	3.5	171
14	STORAGE	11.0 X 6.0	4	66	29	STORAGE	15.0 X 7.7	4.5	115.5	44	STORAGE	26.3 X 6.5	4.3	171
15	STORAGE	26.2 X 7.3	3.8	191.3	30	STORAGE	4.9 X 3.0	3.1	14.7					

TOTAL OCCUPIED AREA: 4790.5 SQM

PROJECT CONSULTANT
WINSON FIRE
ENGINEERING CO.

PROJECT
TEMPORARY OPEN
STORAGE OF
PORCELAIN
PRODUCTS LOTS

20(PART),21,22(PART),
23(PART),24(PART),
25(PART),27A(PART),
42(PART) AND
43(PART) IN D.D.
108,AND ADJOINING
GOVERNMENT LAND,
PAT HEUNG,YUEN
LONG,NEW
TERRITORIES

DRAWING TITLE
P.S NOTES/FIRE
ALARM SYSTEM/
GENERAL NOTES/
STANDALONE TABLE
STRUCTURE TABLE
AND OTHER

DATE
8/2010
N.T.S.

REVISION
NAN

DATE
8/2010
N.T.S.

REVISION
NAN

DATE
8/2010
N.T.S.

REVISION
NAN

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
12/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函編號 Your Reference :
本署編號 Our Reference : TPB/A/YL-PH/764
電話號碼 Tel. No. : 2158 6234
傳真機號碼 Fax No. : 3105 0057/3106 4153

By Post and Fax (

R&U Planning and Development Consultants Ltd.

(Attn.: Candy Ng)

1 March 2018

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (h) – Provision of fire extinguisher(s)

**Renewal of Planning Approval for Temporary "Open Storage of Porcelain
Products/Sanitary Utensils" for a Period of 3 Years in "Agriculture" Zone,
Lots 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part)
and 43 (Part) in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long
(Planning Application No. A/YL-PH/764)**

I refer to your submission dated 6.2.2018 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries on the departmental comments, please contact Mr. CHAN Ming Chung (Tel: 2733 7737) of the Fire Service Department directly.

Yours faithfully,

(Ms. Maggie CHIN)

for and on behalf of Assistant Director of
Planning/ New Territories

C.C.

D of FS

Internal

CTP/TPB

(Attn.: Mr. CHAN Ming Chung) (Fax: 2739 8775)

規 劃 署

粉嶺、上水及元朗東規劃處
新界沙田上禾輦路1號
沙田政府合署12樓



Planning Department

Fauling, Sheung Shui & Yuen Long East
District Planning Office
12/E, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

來函檔號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/764
電話號碼 Tel. No. : 2158 6271
傳真機號碼 Fax No. : 3105 0057/ 3106 4153

By Post and Fax

R&U Planning and Development Consultants Ltd.

(Attn.: Candy Ng)

4 May 2018

Dear Sir/ Madam,

Submission for Compliance with Approval Condition (i) – submission of fire service installations proposal

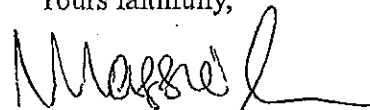
**Renewal of Planning Approval for Temporary "Open Storage of Porcelain
Products/Sanitary Utensils" for a Period of 3 Years in "Agriculture" Zone,
Lots 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part)
and 43 (Part) in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long
(Planning Application No. A/YL-PH/764)**

I refer to your submission dated 26.3.2018 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries on the departmental comments, please contact Mr. CHAN Ming Chung (Tel: 2733 7737) of the Fire Service Department directly.

Yours faithfully,


(Ms. Maggie CHIN)

for and on behalf of Assistant Director of
Planning/ New Territories

C.C.

D of FS

Internal

CTP/TPB

(Attn.: Mr. CHAN Ming Chung) (Fax: 2739 8775)

規劃署

粉嶺·上水及元朗東規劃處
新界荃灣青山公路388號
中環大廈22樓2202室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDM Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函編號 Your Reference :
本署檔號 Our Reference : TPB/A/YL-PH/764
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074/ 3168 4075

By Post and Fax

R&U Planning and Development Consultants Ltd.
re

(Attn.: Ms. Candy Ng)

26 September 2019

Dear Madam,

Submission for Compliance with Approval Condition (j) – provision of fire service installations

**Renewal of Planning Approval for Temporary "Open Storage of Porcelain
Products/Sanitary Utensils" for a Period of 3 Years in "Agriculture" Zone,
Lots 20 (Part), 21, 22 (Part), 23 (Part), 24 (Part), 25 (Part), 27 S.A (Part), 42 (Part)
and 43 (Part) in D.D. 108 and Adjoining Government Land, Pat Heung, Yuen Long
(Planning Application No. A/YL-PH/764)**

I refer to your submission dated 21.3.2019 for compliance with the captioned approval condition. Relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Please find detailed departmental comments.

Should you have any queries on the departmental comments, please contact Mr. CHOW Yin Hei (Tel: 2733 7737) of the Fire Service Department directly.

Yours faithfully,

C.K. Yip

(C.K. YIP)

District Planning Officer/
Fanling, Sheung Shui & Yuen Long East
Planning Department

C.C.

D of FS

(Attn.: Mr. CHOW Yin Hei)

Internal

CTP/TPB

CKY/TW/JH/jh

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

Serial Number

Name of Client 顧客姓名

天輝貨倉

Address 地址

20(Part),21,22(Part),23(Part),24(Part),25(Part),27A(Part),

42(Part) and 43(Part) IN D.D. 108, Ad Joining Government Land, Pat Heung Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
23	Hose Reel System	G/F.	Conforms with FSD requirements	13/10/2023	12/10/2024
11	Emergency Lighting System	Ditto	Ditto	13/10/2023	12/10/2024

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

For and on behalf of
美利堅消防工程有限公司
AMERICAN FIRE ENGINEERING COMPANY LIMITED

Remark 備註

Authorized

Signature:

受權人簽署

Name:

姓名

Chung Ping Luen

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

American Fire Engineering
Company Limited

Telephone:

聯絡電話

Date:

日期

24/10/2023

For FSD
use only

Inspected

Inspected

Key-in

Verified

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經測試, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或

處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 01/2012)

3159-09df-3e49-22cc-5cb8-dde1-93b4-1476



Page 1 of 3

Serial Number

Name of Client 顧客姓名

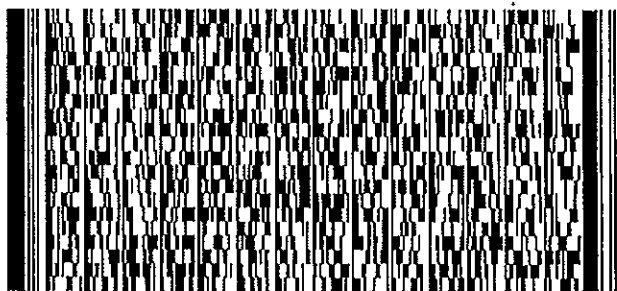
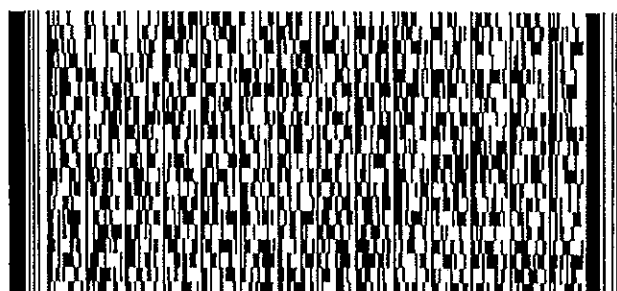
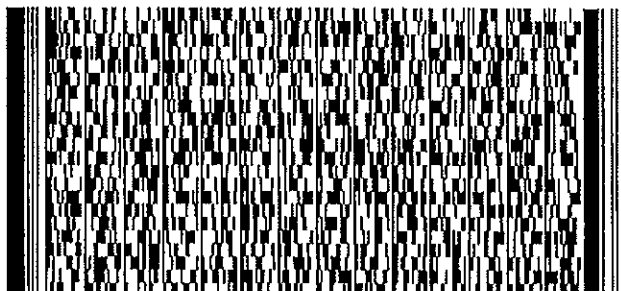
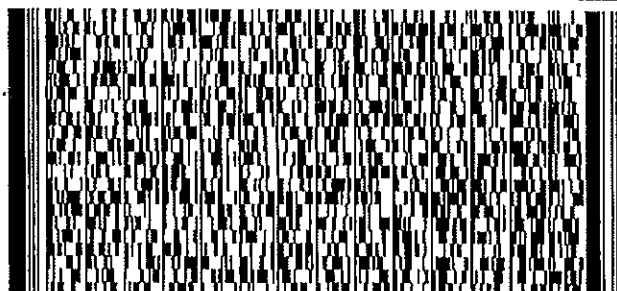
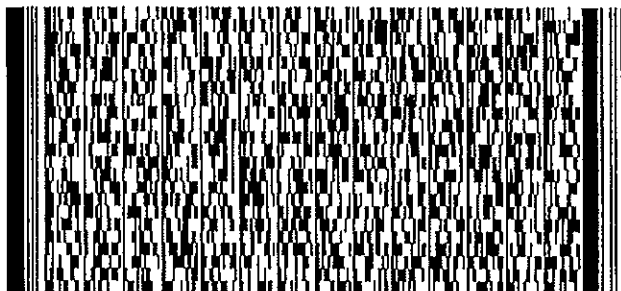
天輝貨倉

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

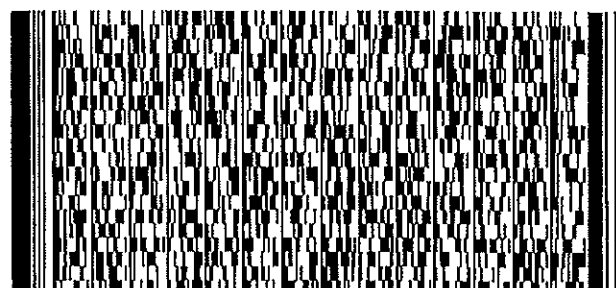
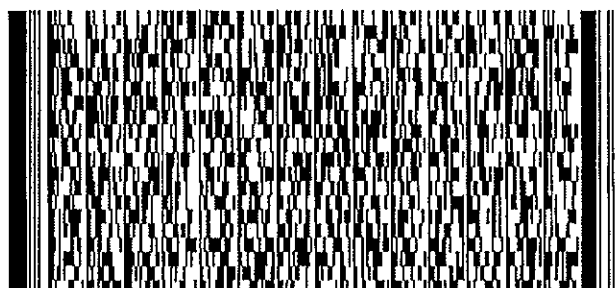
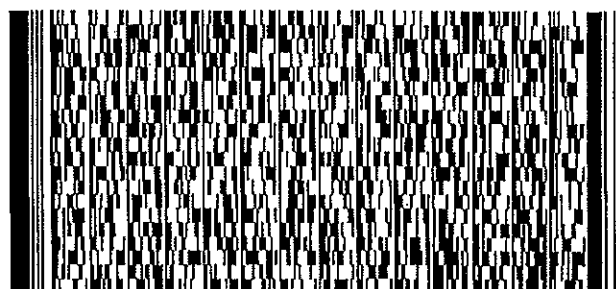
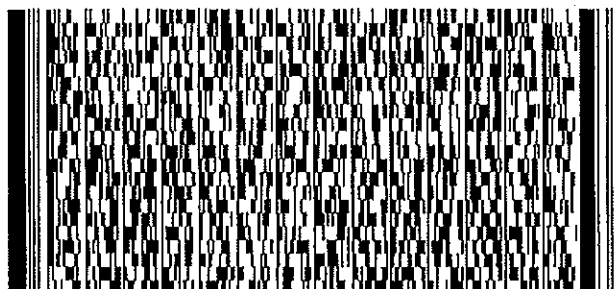
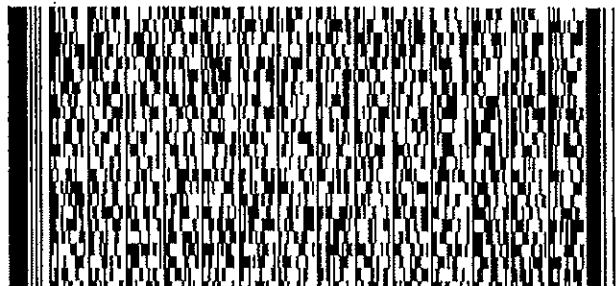
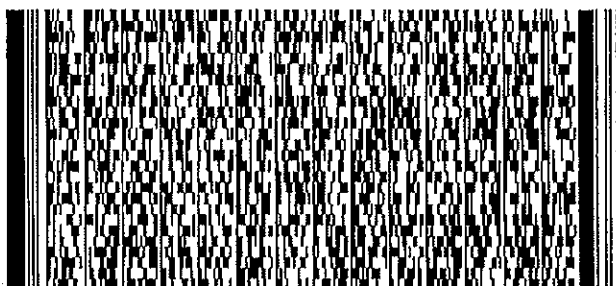
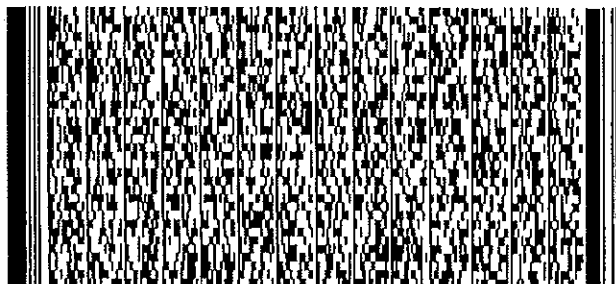
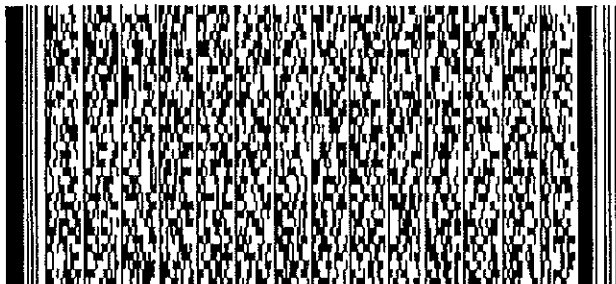
Code 編號 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	MFA System	G/F.	Conforms with FSD requirements	13/10/2023	12/10/2024
12	1 no. x Exit Sign	Ditto	Ditto	13/10/2023	12/10/2024
30	Water Tank	Ditto	Ditto	13/10/2023	12/10/2024



Serial Number

Name of Client 顧客姓名

天輝貨倉



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

Serial Number

Name of Client 顧客姓名

天輝貨倉

Address 地址

20(Part), 21, 22(Part), 23(Part), 24(Part), 25(Part), 27A(Part),

42(Part) and 43(Part) IN D.D. 108, Ad Joining Government Land, Pat Heung Yuen Long, NT

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	28 nos. x 9 litre Water/CO2 F.E.	G/F.	Conforms with FSD requirements	13/10/2023	12/10/2024
24	2 nos. x 5 kg CO2 F.E.	G/F. 消防泵房, B11倉	Ditto	13/10/2023	12/10/2024

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	7 nos. x 2 kg dry powder F.E.	辦公室休息室, G/F. 細屋(x3), 1/F. 細屋(x3)	F.E. for replaced	Conforms with FSD requirements	13/10/2023
24	5 nos. x 9 litre Water/CO2 F.E.	倉-28, 29, 38A外, 38雜物房, 39外	Ditto	Ditto	13/10/2023

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

For and on behalf of
美利堅消防工程有限公司
AMERICAN FIRE ENGINEERING COMPANY LIMITED

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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

F.S. 251 (Rev. 01/2012)

9413-493e-149b-b82e-3a32-bd87-7122-3b39

Authorized Signature:
受權人簽署Name:
姓名

Chung Ping Luen

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

Chung Ping Luen

Telephone
聯絡電話Date:
日期

24/10/2023

For FSD use only

Inspected

Key in

Verified



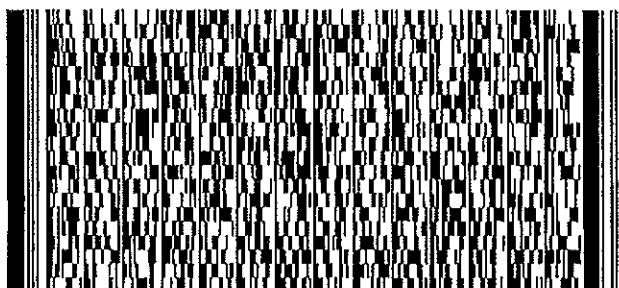
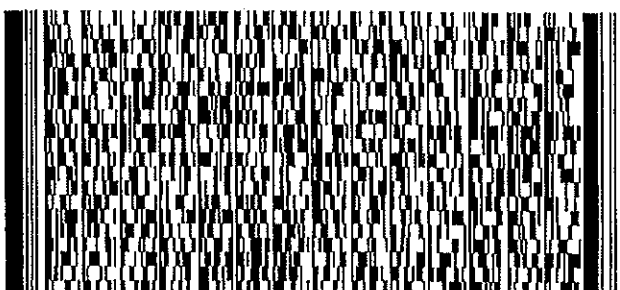
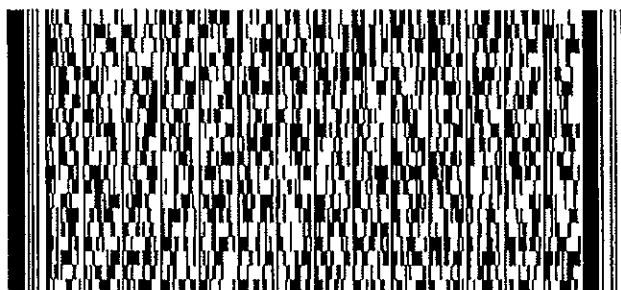
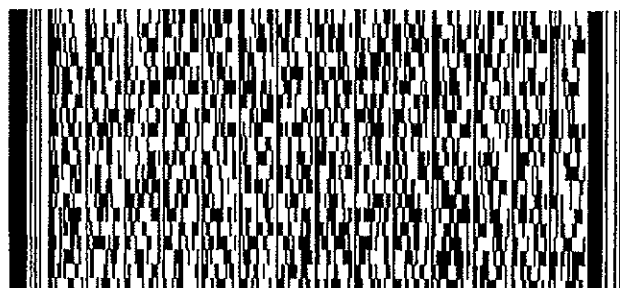
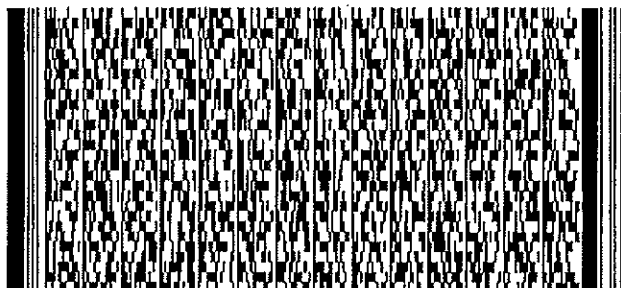
Serial Number

Name of Client 顧客姓名

天輝貨倉

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

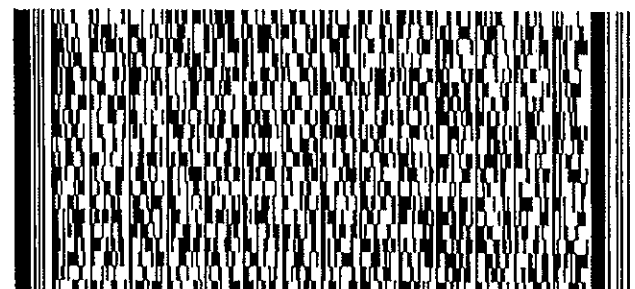
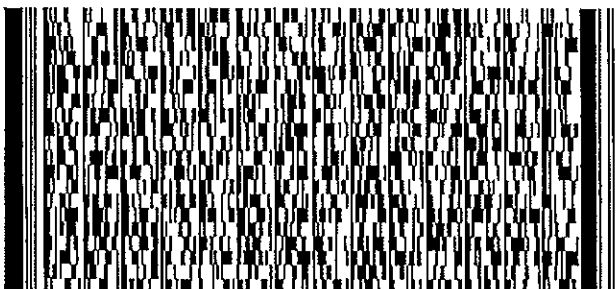
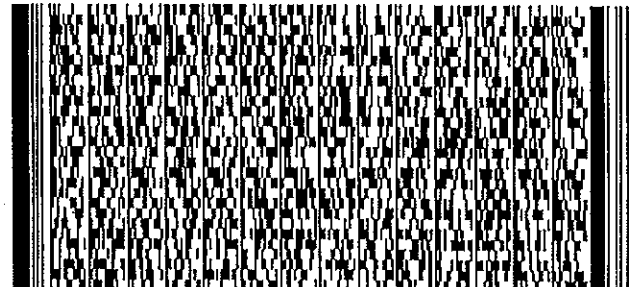
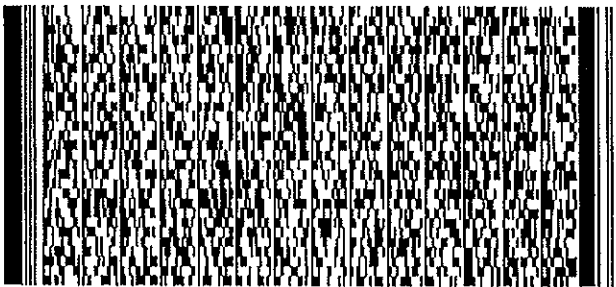
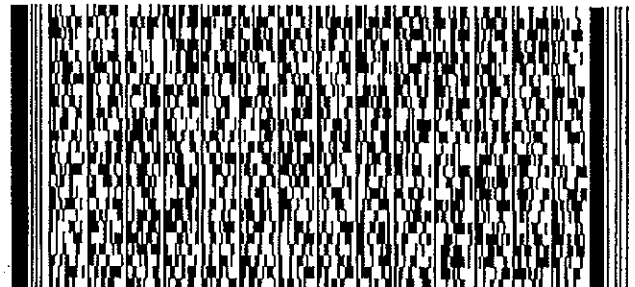
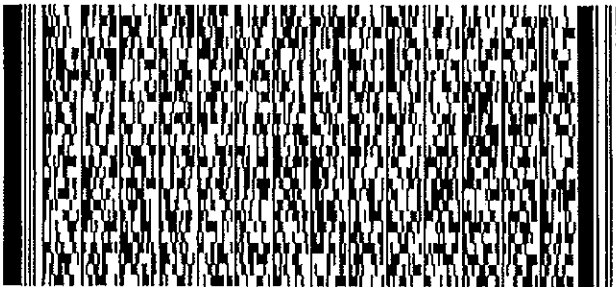
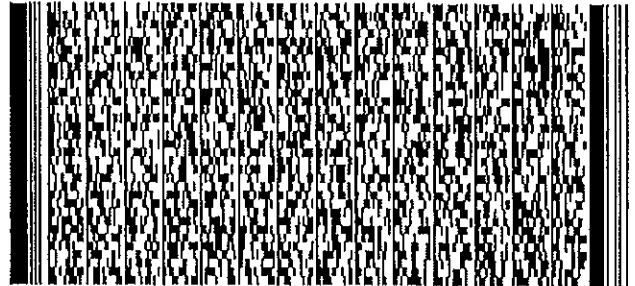
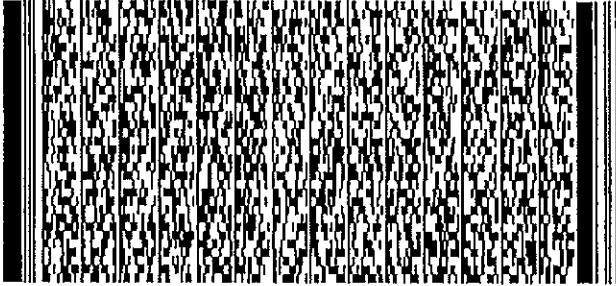
Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
24	9 nos. x 9 litre Water/CO2 F.E.	倉-B8, B10, B14, B15, B18, B19x2, B19外x2	F.E. for replaced	Conforms with FSD requirements	13/10/2023



Serial Number

Name of Client 顧客姓名

天輝貨倉



Appendix 3 Landscape

- Approved Plan of the Implemented Landscape Proposals
- Compliance Letters for Submission and Implementation of Landscape Proposals under Previous Planning Application No. A/YL-PH/512

TREE SCHEDULE

Trees Planted in Location in accordance with the Approved Landscape Proposal.

Tree No.	Species Name	No.
T1 to T12	Ficus microcarpa	12
T13 & T15	Cinnamomum camphora	2
T14, T16, T19, T20, T21, T24, T27, T28 & T40	Mangifera indica	9
T17	Azadirachta indica	1
T18	Artocarpus alatus	1
T22, T23, T38, T46 & T47	Delonix regia	5
T25, T26, T51 & T52	Mitrella alba	4
T29, T30 & T31	Azadirachta indica	3
T32 to T37, T39 & T41 to T45	Cecropia peltata	12
T48 & T49	Dracopis indica	2
T50 & T53	Empodium longum	2
	Sub-total:	53

Extra Trees Planted within the Site in addition to the Approved Landscape Proposal.

E1, E2, E5, E9 & E11	Artocarpus alatus	5
E3, E4, E6, E7 & E10	Mangifera indica	5
E8	Psidium guajava	1
	Sub-total:	11

Proposed Trees to Replace the Dead Trees

Tree No.	Species Name	Size
R1, R2 & R3	Ficus microcarpa	Standard
R4, R5, R7 & R8	Juniperus chinensis	Standard
R6	Ardisia heterophylla	Standard
	Grand Total:	72

Existing Climbers (Pyrostegia ignea)

Existing Climbers (Pyrostegia ignea)

LANDSCAPE PROPOSAL

Scale 1 : 500

Application No.: A/YL-PE/512

規 劃 署

屯門及元朗規劃處
新界沙田上禾輦路一號
沙田政府合署 14 樓



By Fax and Post

Planning Department
Tuen Mun and Yuen Long
District Planning Office
14/E, Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: YL/PA/75/PATHEUNG
本署編號 Our Reference: TPB/A/YL-PH/512
電話號碼 Tel. No.: 2158 6286
傳真機號碼 Fax No.: 2489 9711

4 August 2006

R & U Planning and Development Consultants Ltd.

(Attn: Ms. Candy Ng)

Dear Madam,

Compliance with Approval Condition (f)

**Renewal of Planning Approval for Temporary Open Storage of Porcelain
Products/Sanitary Utensils for a Period of 3 Years in "Agriculture" Zone
Lots 20(Part), 21, 22(Part), 23(Part), 24(Part), 25(Part), 27A(Part),
42(Part) and 43(Part) in D.D. 108 and
Adjoining Government Land, Pat Heung, Yuen Long
(Application No. A/YL-PH/512)**

I refer to your submission dated 30.6.2006, which was received by this office on 4.7.2006, for compliance with approval condition (f) of the captioned planning permission. The submission has been conveyed to the Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) for consideration. CTP/UD&L, PlanD advises that the landscape proposal is considered satisfactory and the condition is complied with from the landscape planning point of view.

You are reminded to implement the landscape proposal as soon as possible and preferably before the dry season. On completion of works, you are required to notify the CTP/UD&L, PlanD in order to facilitate compliance checking. If you have any questions regarding the above, please contact Mr. John CHAN at 2231 4848 or the undersigned.

Yours faithfully,

(Miss Joan SO)
for District Planning Officer/TMYL
Planning Department

By Fax

and Post

規 劃 署

屯門及元朗規劃處
新界沙田上禾輋路一號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long :
District Planning Office
14/F., Sha Tin Government Offices,
No. 1, Sheung Wo Che Road,
Sha Tin, N.T.

來函編號 Your Reference: YL/PA/75/PATHEUNG
本署編號 Our Reference: TPB/A/YL-PH/512
電話號碼 Tel. No.: 2158 6286
傳真號碼 Fax No.: 2489 9711

20 December 2006

R & U Planning and Development Consultants Ltd.

(Attn: Ms. Candy Ng)

Dear Madam,

Compliance with Approval Condition (g)

**Renewal of Planning Approval for Temporary Open Storage of Porcelain
Products/Sanitary Utensils for a Period of 3 Years in "Agriculture" Zone
Lots 20(Part), 21, 22(Part), 23(Part), 24(Part), 25(Part), 27A(Part),
42(Part) and 43(Part) in D.D. 108 and
Adjoining Government Land, Pat Heung, Yuen Long**
(Application No. A/YL-PH/512)

I refer to your submission dated 5.12.2006 for compliance with approval condition (g) in relation to the implementation of the accepted landscape proposals. Please note that the Chief Town Planner/Urban Design and Landscape of Planning Department (CTP/UD&L, PlanD) advised that the landscape proposals had been implemented satisfactorily and approval condition (g) is considered complied with from the landscape planning point of view.

You are reminded to maintained all existing trees and landscape plantings during the remaining planning permission period.

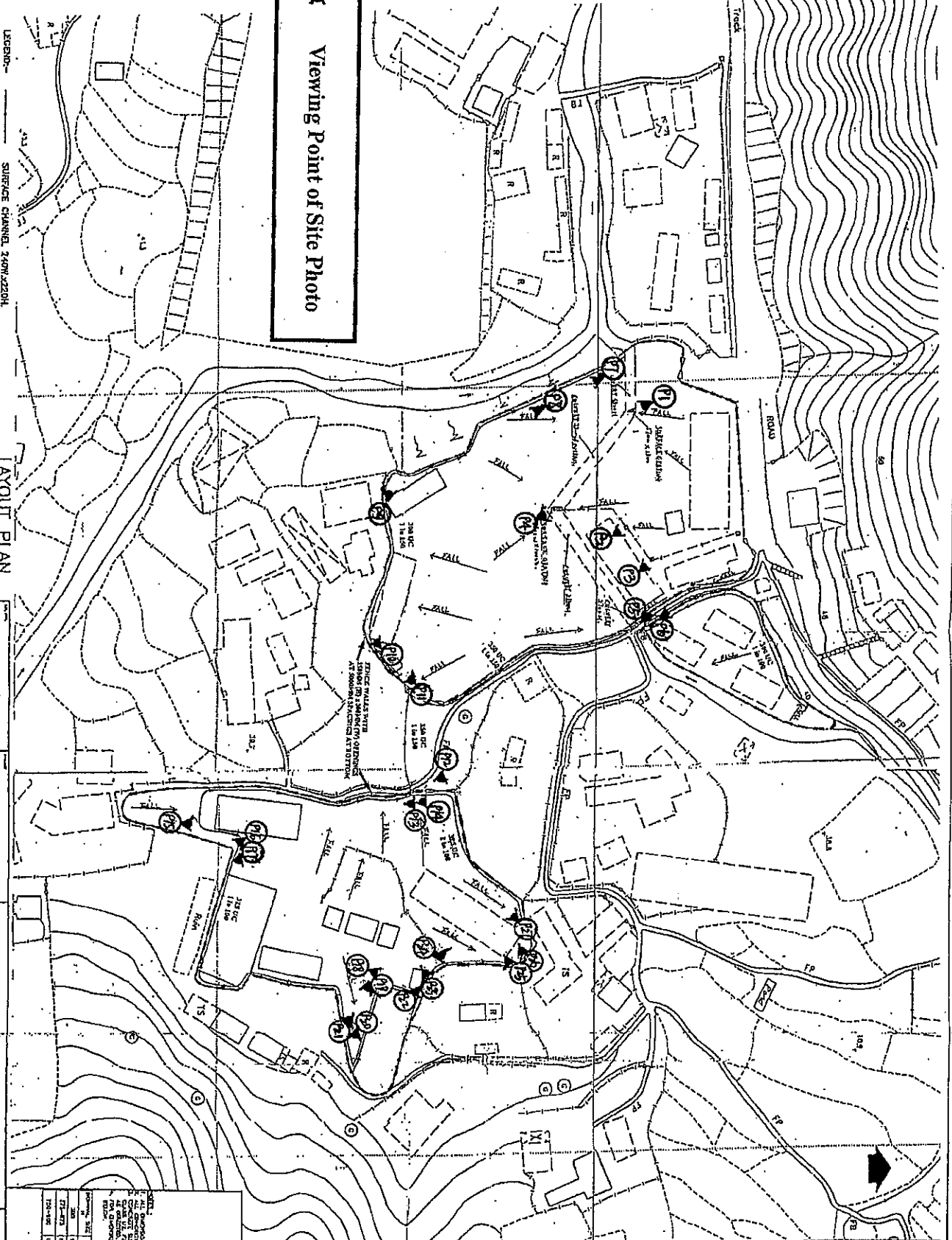
If you have any questions regarding the above, please contact Mr. John CHAN at 2231 4848 or the undersigned.

Yours faithfully,

Eric C. Y. CHIU)
for District Planning Officer/TMYL
Planning Department



Viewing Point of Site Photo



LEGEND-

- SURFACE CHANNEL 240W/220N
- PAVED SURFACE NOT LESS THAN 1:100 FALL
- UNDERGROUND BOX CULVERT 2700W/2250H
- CRATING
- CONCEALED DRAINAGE ROUTING

LAYOUT PLAN

Scale	1:100
Drawn by	NTS
Check by	11.48
Approved by	
Drawn by	
Check by	
Approved by	
Drawn by	
Check by	
Approved by	

U-CHANNELS

Channel No.	Channel Size	Channel Material	Channel Slope	Channel Length	Channel Elevation
1	300	Concrete	1:100	100	100
2	300	Concrete	1:100	100	100
3	300	Concrete	1:100	100	100
4	300	Concrete	1:100	100	100
5	300	Concrete	1:100	100	100
6	300	Concrete	1:100	100	100
7	300	Concrete	1:100	100	100
8	300	Concrete	1:100	100	100
9	300	Concrete	1:100	100	100
10	300	Concrete	1:100	100	100
11	300	Concrete	1:100	100	100
12	300	Concrete	1:100	100	100
13	300	Concrete	1:100	100	100
14	300	Concrete	1:100	100	100
15	300	Concrete	1:100	100	100
16	300	Concrete	1:100	100	100
17	300	Concrete	1:100	100	100
18	300	Concrete	1:100	100	100
19	300	Concrete	1:100	100	100
20	300	Concrete	1:100	100	100
21	300	Concrete	1:100	100	100
22	300	Concrete	1:100	100	100
23	300	Concrete	1:100	100	100
24	300	Concrete	1:100	100	100
25	300	Concrete	1:100	100	100
26	300	Concrete	1:100	100	100
27	300	Concrete	1:100	100	100

Application No. A/YL-PH/979 - Record Photos of Existing Drainage Facilities on the Site (as at 22.11.2023)

P1



P4



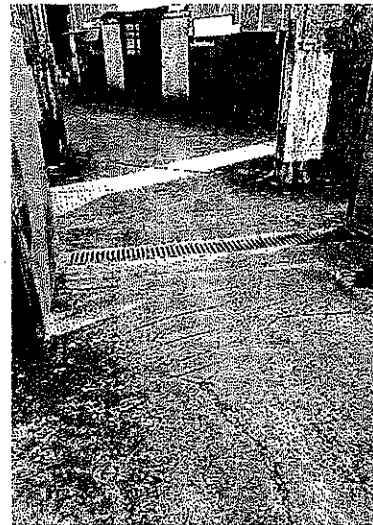
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P2



P5



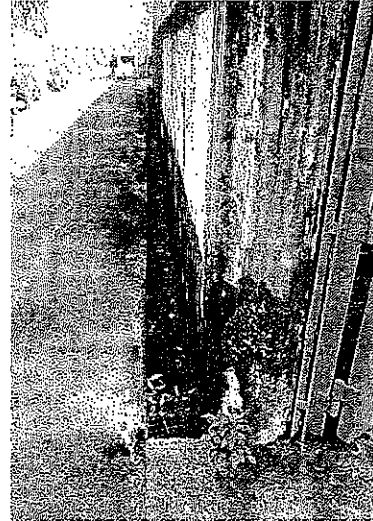
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P3



P6



P9



P10



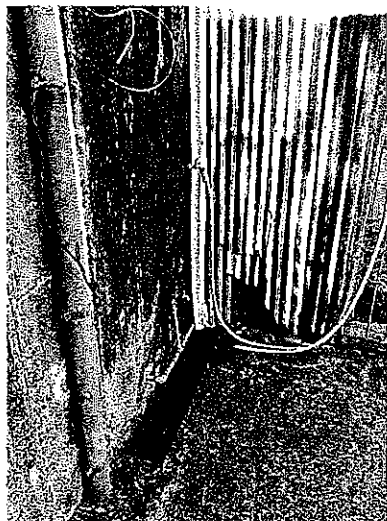
P13



P16



P11



P14



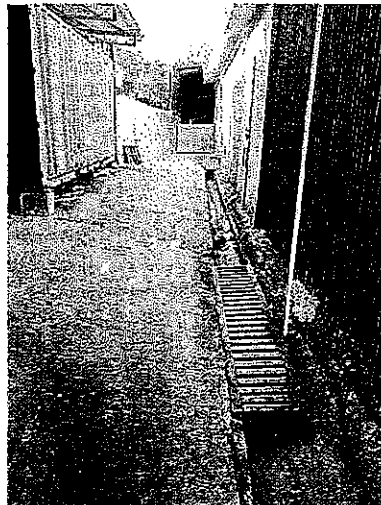
P17



P12



P15

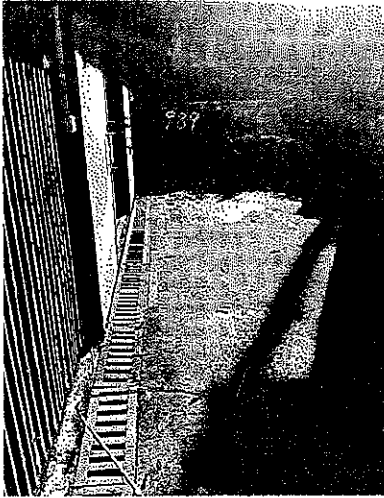


P18



Application No. A/YL-PH/979 - Record Photos of Existing Drainage Facilities on the Site (as at 22.11.2023)

P19



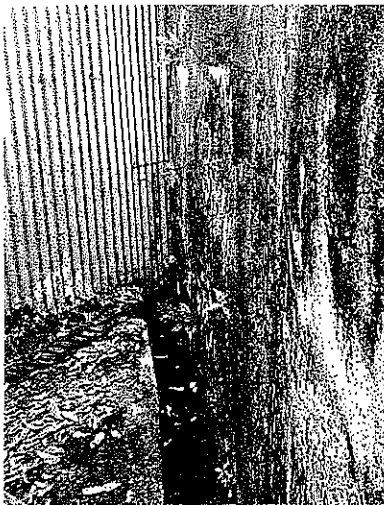
P22



P25



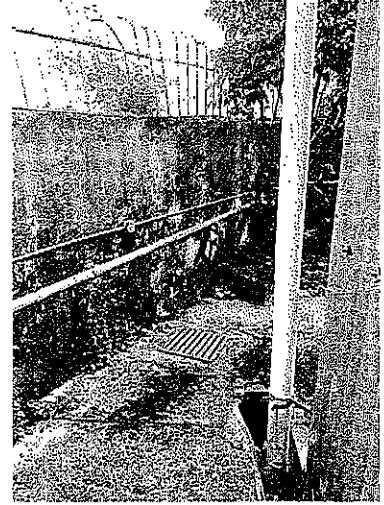
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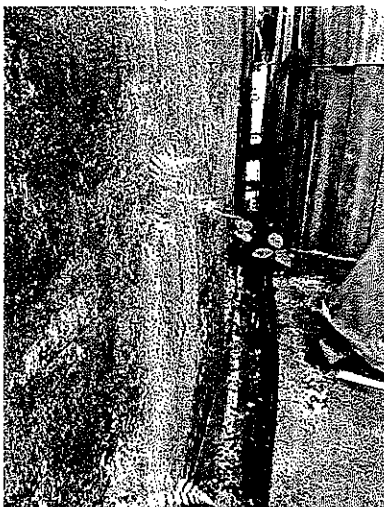
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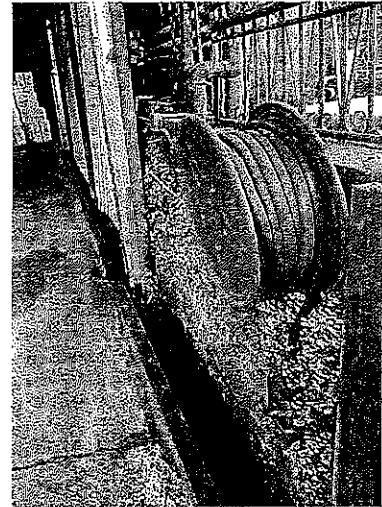
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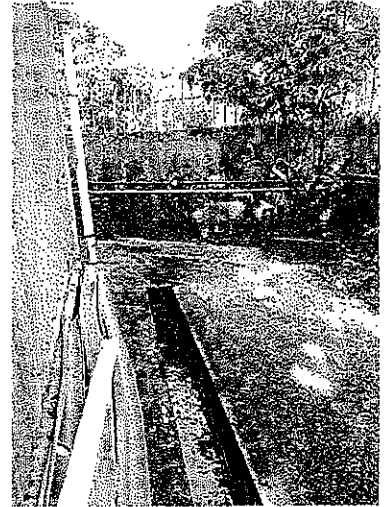
P21



P24



P27



Planning Application No. A/YL-PH/979

Comments from Transport Department Received on 4.1.2024	Response to Comments															
a. The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Fan Kam Road and the local access.	<ul style="list-style-type: none">- According to the applicant, types of transportation vehicles used are medium to heavy goods vehicles including 9 to 24-tonnes lorries. The estimated nos. of vehicle trips generated to/from the application site range from 6 to 24 trips per day which are mainly generated in the non-peak hours of the day i.e. after 8:30am and before 4:30pm (see table below).- As the anticipated traffic generation of the development is about a maximum of 3 traffic trips/hour and all of them are generated during non-peak hours, it is considered that the development would unlikely induce significant traffic impact on the surrounding road network. <p style="text-align: center;">Traffic Generation of the Proposed Use</p> <table><tr><th>Time</th><th>In</th><th>Out</th></tr><tr><td>Before 8:30am</td><td>-</td><td>-</td></tr><tr><td>8:30am-12:30pm</td><td>6 trips</td><td>6 trips</td></tr><tr><td>12:30pm-4:30pm</td><td>6 trips</td><td>6 trips</td></tr><tr><td>After 4:30pm</td><td>-</td><td>-</td></tr></table>	Time	In	Out	Before 8:30am	-	-	8:30am-12:30pm	6 trips	6 trips	12:30pm-4:30pm	6 trips	6 trips	After 4:30pm	-	-
Time	In	Out														
Before 8:30am	-	-														
8:30am-12:30pm	6 trips	6 trips														
12:30pm-4:30pm	6 trips	6 trips														
After 4:30pm	-	-														
b. The applicant should note the local access between Fan Kam Road and the site is not managed by this Department.	<ul style="list-style-type: none">- Noted.															

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.

**Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance with
Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Proposed Use(s)	Date of Consideration
1	A/YL-PH/176	Temporary Open Storage of Porcelain Products/Sanitary Utensils for a Period of 12 Months	6.3.1998
2	A/YL-PH/267	Temporary Open Storage of Porcelain Products/Sanitary Utensils for 12 Months	26.3.1999
3	A/YL-PH/310	Temporary Open Storage of Porcelain Products/Sanitary Utensils for a Period of 3 Years	14.1.2000
4	A/YL-PH/423	Temporary Open Storage of Porcelain Products/Sanitary Utensils for a Period of 3 Years	7.2.2003
5	A/YL-PH/512	Temporary Open Storage of Porcelain Products/Sanitary Utensils for a Period of 3 Years	3.2.2006
6	A/YL-PH/576	Renewal of Planning Approval for Temporary "Open Storage of Porcelain Products/Sanitary Utensils" under Application No. A/YL-PH/512 for a Period of 3 Years	23.1.2009 [revoked on 23.12.2011]
7	A/YL-PH/632	Renewal of Planning Approval for Temporary "Open Storage of Porcelain Products/Sanitary Utensils" Use under Application No. A/YL- PH/576 for a Period of 3 Years	20.1.2012
8	A/YL-PH/709	Renewal of Planning Approval for Temporary "Open Storage of Porcelain Products/ Sanitary Utensils" for a Period of 3 Years	16.1.2015
9	A/YL-PH/764	Renewal of Planning Approval for Temporary "Open Storage of Porcelain Products/Sanitary Utensils" for a Period of 3 Years	12.1.2018
10	A/YL-PH/866	Renewal of Planning Approval for Temporary Open Storage of Porcelain Products/Sanitary Utensils for a Period of 3 Years	8.1.2021

Rejected Application

Application No.	Proposed Use(s)	Date of Consideration	Rejection Reason(s)
A/YL-PH/9	Redevelopment of temporary structures and temporary storage of porcelain products for 12 months	8.9.1995 (on review)	(1) to (4)

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention for the "Agriculture" zoning, namely to retain and safeguard good agricultural land for agricultural purposes.
- (2) The proposed development is not compatible with the nearby residential developments.
- (3) The approval of the application will set an undesirable precedent for other similar applications which will lead to general degradation of the area.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lot Nos. 20, 21, 22, 23, 24, 25, 27 S.A, 42 and 43 in D.D. 108 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- Lot Nos. 20, 21, 22, 23, 24, 25 and 42 all in D.D. 108 and most of the adjoining GL are covered by Short Term Waiver (STW) No. 2559 and Short Term Tenancy (STT) No. 1724 for the purpose of Ancillary Use to Storage of Porcelain Products/Sanitary Utensils and Storage of Porcelain Products/Sanitary Utensils with Ancillary Structures respectively; and
- no permission is given for occupation of GL without STT included in the Site. Any occupation of GL without the Government's prior approval is not allowed.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-PH/866 and to submit updated records of the existing drainage facilities on Site to the satisfaction of his department should be stipulated.

4. Agriculture and Conservation

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

- no strong view against the application from nature conservation and agricultural perspectives in considering that the previous application for the same use on the Site

was approved.

5. Fire Safety

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

- no objection in-principle to the application subject to the existing fire service installations (FSIs) implemented on the Site being maintained in an efficient working order at all times.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- comparing the aerial photo of 2020 and 2022, there is no significant change to the landscape character of the surrounding area since the last application was approved. According to the proposed layout, there is no significant change in the layout. Further significant adverse landscape impact within the Site arising from the continuous use is not anticipated.

7. 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 structures existing at the Site and BD is not in a position to offer comments on their suitability for the use related to the application.

8. District Officer's Comments

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

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

9. Other Departments

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

- the Project Manager (West), Civil Engineering and Development Department; and
- the Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Short Term Waiver (STW) and Short Term Tenancy (STT) holder(s) will need to apply to this office for modification of the STW and STT conditions where appropriate and the lot owners shall apply to this office for a STW to permit the structure(s) erected within Lot No. 27 S.A and 43 both in D.D. 108. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (b) 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (d) 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 revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by DEP;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on Site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance

with the BO;

- for UBW erected on leased land, enforcement action may be taken by 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;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
 - if the Site does not abut on a specified street of less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the Building (Planning) Regulation at the building plan submission stage;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main as shown on **Plan A-2**; and
 - the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant should adopt appropriate measures to avoid causing pollution or disturbance to the adjacent watercourse during operation.