

This document is received on - 6 OCT 2021  
The Town Planning Board 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

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/MC-PS/647  |
|                                 | Date Received<br>收到日期   | - 6 OCT 2021 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

FUNG SIU TIAN (馮少騰)

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼 (如適用)

Lots 206 (part), 227 (part), 231 (part), 232SA (part),  
232 SB (part), 232 SC, 232 RP (part), 234 (part)  
and 235 (part) in D.D. 126,

PING SHAN, YUEN LONG, NT

(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 3420 sq.m 平方米 ☒ About 約  
☒ Gross floor area 總樓面面積 220 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)

\_\_\_\_\_ sq.m 平方米 ☐ About 約

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | S/YL - PS / 19  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | R(A)6 and REC   |
| (f) Current use(s)<br>現時用途   | <p>疏濬物料和五金物料後倉及露天存堆場</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br/>(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)</p> |

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

The applicant 申請人 -

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

| Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情 |  |  |
|---|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>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  
02/09/2021 (DD/MM/YYYY)<sup>&</sup>  
於 02/09/2021 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 02/09/2021 (DD/MM/YYYY)<sup>&</sup>  
於 02/09/2021 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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/發展臨時塑料和五金物料貨倉及  
露天存放場

(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 ..... 3200 ..... sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 220 ..... 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 ..... 220 ..... sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 220 ..... 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)

露天面積為存放場  
有上蓋面積為貨倉

(1層)(5米高)

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<br>星期一至五：早上九時半 下午六時<br>星期六：早上十時半 下午六時<br>星期日及公眾假期休息  |   |   |  |
| (d) Any vehicular access to the site/subject building?<br>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)<br>有一條現有車路。(請註明車路名稱(如適用))<br>天水圍 天慈路  |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><input type="checkbox"/>   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) |   |   |  |
| (i) Does the development proposal involve alteration of existing building?<br>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<br>.....<br>.....<br>.....  |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>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)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |  |
|  | No 否  | <input checked="" type="checkbox"/>   |  |
| (iii) Would the development proposal cause any adverse impacts?<br>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"/><br>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/><br>_____<br>_____ |   |  |

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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

|  |  |
|--|--|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/ _____ / _____   |
| (b) Date of approval<br>獲批給許可的日期                                     | ..... (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | ..... (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展                          |  |
| (e) Approval conditions<br>附帶條件                                      | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions<br/>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):<br/>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:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                 | <p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>  |

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

申請場地用途為臨時塑料和五金物料  
貨倉及露天存放場(塑料和五金物料)

營業時間為星期一至五：早上九時至下午六時

星期六：早上十時至下午六時

星期日及公眾假期休息



**8. Declaration 聲明**

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

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

Signature  
簽署



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

.....  
FUNG SIU TANG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員
- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
- ☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
- ☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
- ☐ RPP 註冊專業規劃師
- Others 其他 .....

on behalf of  
代表

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

Date 日期

3 / 9 / 2021  
..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

|  |  |
|--|--|
| Application No.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置/地址              | Lots 206 (part), 227 (part), 231 (part), 232SA (part), 232SB (part), 232SC (part), 232 RP (part), 234 (part) and 235 (part) in D.D. 126, PING SHAN, YUEN LONG, NT.   |
| Site area<br>地盤面積                      | 3420 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)  |
| Plan<br>圖則                             | S/YL - PS/19   |
| Zoning<br>地帶                           | RLA16 and REC  |
| Type of Application<br>申請類別            | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展 | 臨時塑料和五金物料貨倉及露天存貨場  |

|  |  |   |  |
|--|--|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |  | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用   | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於                      | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
|  | Non-domestic<br>非住用  | 220<br><input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於    | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用   |   |  |
|  | Non-domestic<br>非住用  |   |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用   | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)              |  |
|  |  | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)     |  |
|  | Non-domestic<br>非住用  | 5 <div style="text-align: right;">m 米</div> <input checked="" type="checkbox"/> (Not more than 不多於) |  |
|  |  | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)     |  |
| (iv) Site coverage<br>上蓋面積   | $220 \div 3420 \times 100\% = 6.4\%$ <input type="checkbox"/> About 約  |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> <hr/> |   | /  |
|  | Total no. of vehicle loading/unloading bays/lays<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> <hr/>                                  |   |  |

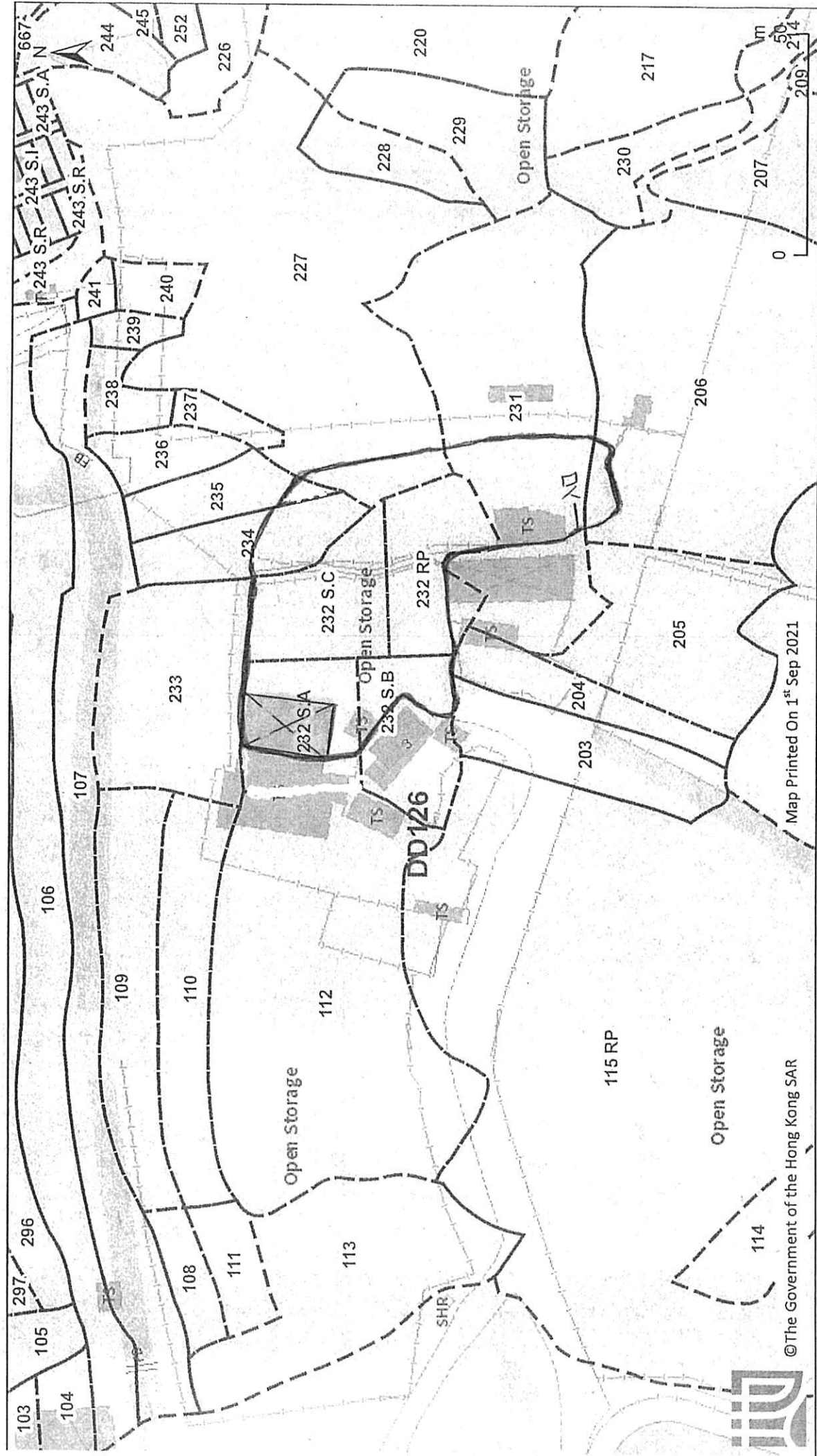
| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                                     |                          |
|---|-------------------------------------|--------------------------|
|   | Chinese<br>中文                       | English<br>英文            |
| <b>Plans 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sectional plan(s) 截視圖   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Elevation(s) 立視圖  | <input type="checkbox"/>            | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                        | <input type="checkbox"/>            | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                             | <input type="checkbox"/>            | <input type="checkbox"/> |
| Others (please specify) 其他（請註明）   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 行車路線圖   |                                     |                          |
| <b>Reports 報告書</b>  |                                     |                          |
| Planning Statement/Justifications 規劃綱領／理據   | <input type="checkbox"/>            | <input type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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。



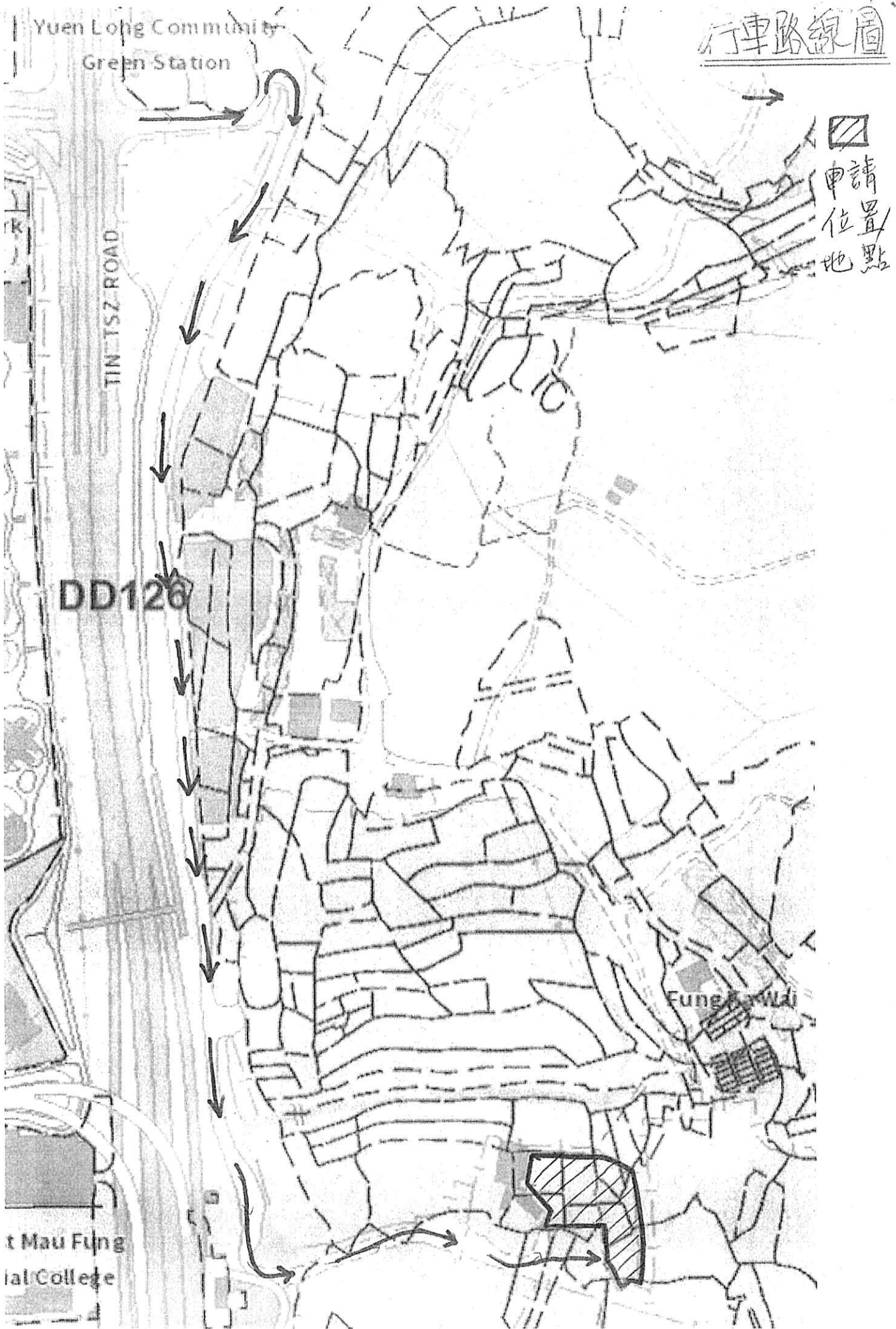
Go to map: <https://www.map.gov.hk/gm/geo:22.4561,114.0111?z=1128>



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# 行車路線圖



☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



**Re: Plannning Application A/YL-PS/647**

15/11/2021 14:56

From:

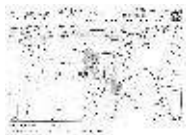


To: rchchan@pland.gov.hk

1 attachment



20211115111120063.pdf



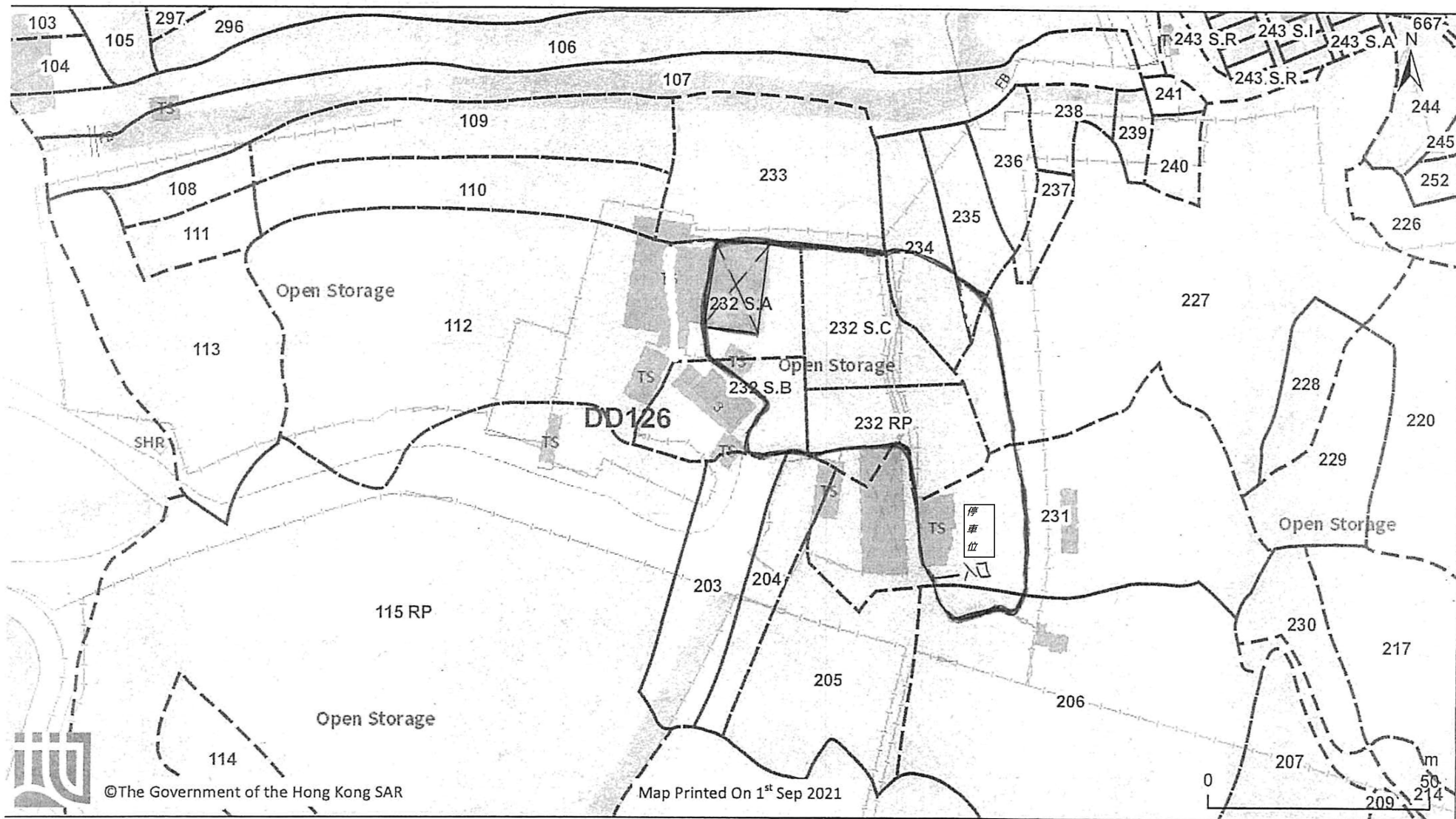
A\_YL-PS\_647-Application Form\_1.jpg

在申請地點位置，會有一個重型貨車上落貨停車位。

車位位置在佈局圖上的入口附近。

申請地段已作臨時存放場多年，現申請希望可繼續使用。

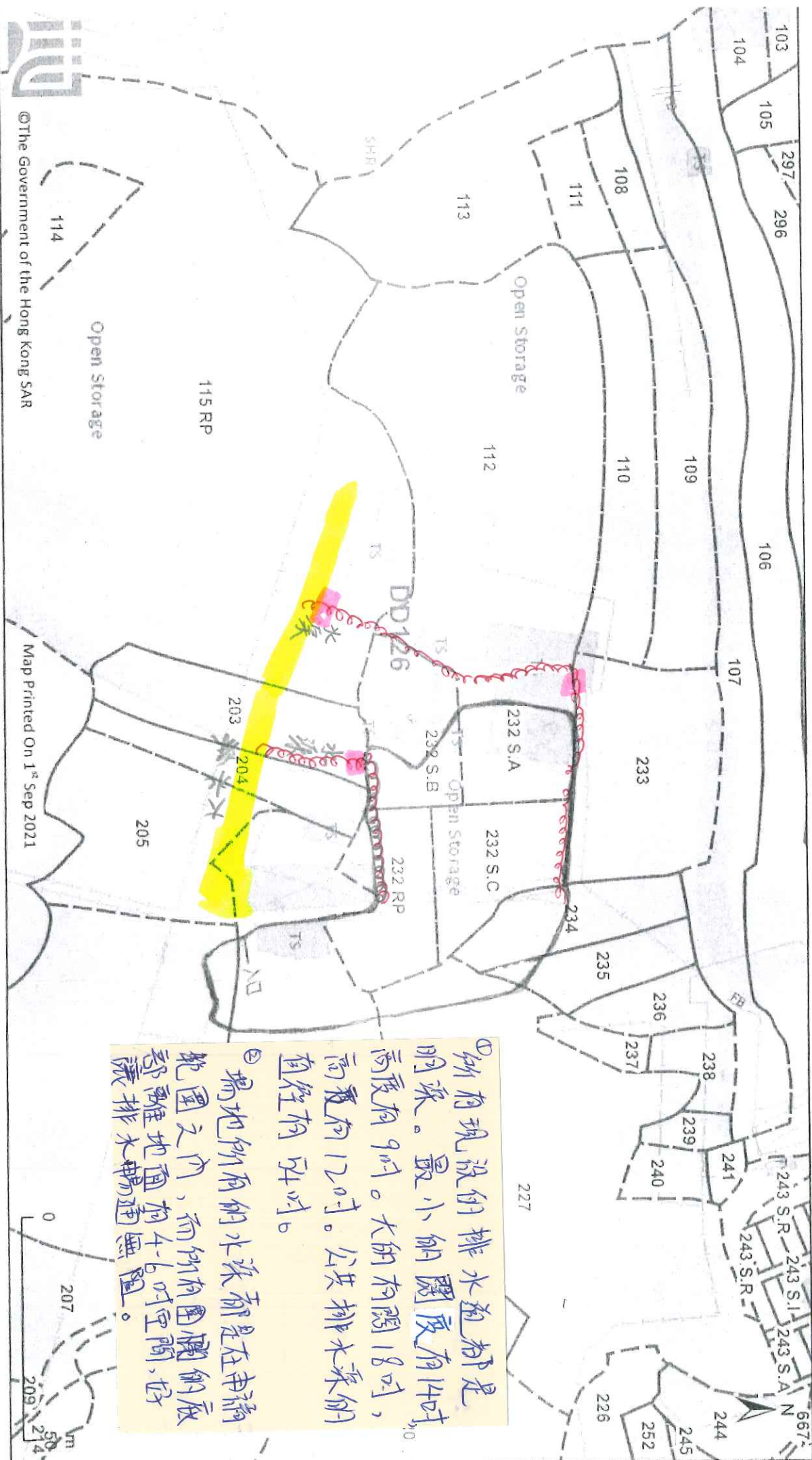
見附件。





# 渠務圖

大水渠  
沙井  
收集雨水的小渠



①所有現設的排水道都是明渠。最小的闊度有14吋，高度有9吋。大的有闊18吋，高度有12吋。公共排水渠的直徑有54吋。

②場地所有的水渠都是在市補範圍之內，而所有圍欄的底部離地面有4-6吋空間，好讓排水暢通無阻。

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

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



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

**Previous s.16 Applications Covering the Site**

**Approved Applications**

| <b><u>No.</u></b> | <b><u>Application No.</u></b> | <b><u>Development/Use</u></b>   | <b><u>Zoning</u></b>  | <b><u>Date of Consideration</u></b>  | <b><u>Approval Conditions</u></b>            |
|-------------------|-------------------------------|---|-----------------------|--------------------------------------|--|
| 1.                | A/DPA/YL-PS/30                | Temporary Use of Open Storage of New Vehicles   | Unspecified Use ("U") | 21.10.1994<br>(Approved for 3 Years) | 4, 5, 6, 7, 9, 10, 13, 14 and 16             |
| 2.                | A/YL-PS/14                    | Temporary Open Storage of New Vehicles for a Period of 12 Months  | REC                   | 3.10.1997                            | 6, 9, 10, 13, 14 and 16                      |
| 3.                | A/YL-PS/40                    | Temporary Open Storage of New Vehicles for a Period of 12 Months  | REC                   | 16.10.1998                           | 9, 10, 13 and 16                             |
| 4.                | A/YL-PS/76                    | Temporary Open Storage of New Vehicles for a Period of 3 Years  | REC and V             | 19.5.2000<br>(Revoked on 19.8.2001)  | 9, 10, 15 and 16                             |
| 5.                | A/YL-PS/185                   | Temporary Warehouse and Open Storage of Plastics and Hardware Materials for a Period of 3 Years                                 | REC                   | 25.6.2004<br>(Revoked on 25.9.2004)  | 1, 9, 10, 12, 14, 15, 16 and 20              |
| 6.                | A/YL-PS/203                   | Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years                                  | REC                   | 28.1.2005                            | 1, 2, 9, 10, 11, 12, 14, 15, 16 and 20       |
| 7.                | A/YL-PS/276                   | Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years | REC                   | 14.12.2007                           | 1, 2, 3, 9, 10, 11, 15, 16 and 17            |
| 8.                | A/YL-PS/333                   | Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years | REC                   | 10.12.2010                           | 1, 2, 3, 9, 10, 11, 15, 16 and 17            |
| 9.                | A/YL-PS/423                   | Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years | REC                   | 13.12.2013                           | 1, 2, 3, 8, 9, 10, 11, 15, 16, 17 and 19     |
| 10.               | A/YL-PS/529                   | Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years | REC                   | 23.12.2016                           | 1, 2, 3, 8, 9, 10, 11, 15, 16, 17, 18 and 19 |
| 11.               | A/YL-PS/619                   | Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a  | REC                   | 18.12.2020                           | 1, 9, 10-12, 15, 16, 17-19                   |

| <u>No.</u> | <u>Application No.</u> | <u>Development/Use</u> | <u>Zoning</u> | <u>Date of Consideration</u> | <u>Approval Conditions</u> |
|------------|------------------------|------------------------|---------------|------------------------------|----------------------------|
|            |                        | Period of 3 Years      |               |                              |                            |

### **Approval Conditions**

- (1) No night-time operation.
- (2) No recycling activities of plastic or other waste materials.
- (3) No vehicles without valid licences issued under the Road Traffic Ordinance were allowed to be parked/stored on site.
- (4) Submission of traffic impact assessment.
- (5) Carrying out of proposed works in the vicinity of existing waterworks installations.
- (6) Setting back of the site from existing waterworks or water main.
- (7) Setting back of the site to avoid encroachment onto the proposed work limit to Ha Mei San Tsuen for Village Flood Protection Phase IV.
- (8) Submission and implementation of tree preservation proposal.
- (9) Submission and implementation of landscaping proposal/ provision of replacement landscape planting /Existing trees or landscape planting within the site boundary should be maintained.
- (10) Existing or implemented drainage facilities should be maintained/ submission of drainage record/ provision of drainage facilities.
- (11) Submission and implementation of fire service installations/ provision of fire service installations.
- (12) Provision of peripheral fencing/Maintain existing fencing.
- (13) Implementation of noise mitigation measures.
- (14) Provision of vehicular access/ submission and implementation of vehicular access proposals..
- (15) Revocation clauses.
- (16) Reinstatement clause.
- (17) No operation on Sundays and public holidays.
- (18) No vehicle is allowed to queue back to or reverse onto/from public road.
- (19) Provision of fire extinguisher(s) together with a valid fire certificate (FS 251).
- (20) The paving of the site.

### **Rejected Application**

| <u>No.</u> | <u>Application No.</u> | <u>Development/Use</u>   | <u>Zoning</u> | <u>Date of Consideration</u> | <u>Reasons for Rejection</u> |
|------------|------------------------|--------------------------|---------------|------------------------------|------------------------------|
| 1          | A/DPA/YL-PS/3          | Open Storage of Vehicles | “U”           | 13.5.1994<br>(Upon review)   | 1-5                          |

### **Reasons for Rejection:**

- (1) Not in line with planning intention.

- (2) Not compatible with surrounding land uses.
- (3) Impact of stormwater discharge on the existing stormwater drain along Tin Tze Road has not been adequately addressed.
- (4) Information on the existing access road such as land status, road surface condition and footpath provision are incomplete and the applicant have not demonstrated that the number of vehicles received/despached in future will be maintained at the present level.
- (5) Visual and noise impacts caused by proposed development have not been adequately addressed.

**Similar s.16 Applications within the same “R(A)6” and “REC” Zones  
on the approved Ping Shan OZP since 17.10.2008**

**Approved Applications**

| <b><u>No.</u></b> | <b><u>Application No.</u></b> | <b><u>Proposed Use</u></b>   | <b><u>Zoning</u></b> | <b><u>Date of Consideration (RNTPC)</u></b> | <b><u>Approval Conditions</u></b>      |
|-------------------|-------------------------------|--|----------------------|---|--|
| 1.                | A/YL-PS/346                   | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years  | REC                  | 3.6.2011                                    | 1 to 4, 8, 11 to 14, 16, 19 to 21      |
| 2.                | A/YL-PS/352                   | Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years  | REC                  | 2.9.2011                                    | 1 to 6, 8, 9, 11 to 13                 |
| 3.                | A/YL-PS/360                   | Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years   | REC                  | 16.12.2011                                  | 1 to 5, 8, 9, 10, 12 to 14             |
| 4.                | A/YL-PS/446                   | Renewal of Planning Approval for Temporary "Open Storage of Construction Materials" for a Period of 3 Years                          | REC                  | 23.5.2014                                   | 1, 2, 4, 6, 8 to 15, 18 to 21          |
| 5.                | A/YL-PS/457                   | Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years  | REC                  | 17.10.2014                                  | 1, 2, 4 to 6, 8, 10, 11, 12 to 16      |
| 6.                | A/YL-PS/461                   | Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years                  | REC                  | 12.12.2014                                  | 1 to 5, 8, 10 to 16                    |
| 7.                | A/YL-PS/538                   | Renewal of Planning Approval for Temporary "Open Storage of Construction Materials" for a Period of 3 Years                          | REC                  | 26.5.2017                                   | 1, 2, 4, 8, 10 to 21                   |
| 8.                | A/YL-PS/545                   | Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years | REC                  | 13.10.2017                                  | 1, 2, 4, 5, 8, 10 to 17                |
| 9.                | A/YL-PS/548                   | Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years                  | REC                  | 8.12.2017                                   | 1 to 6, 8, 9, 10 to 15                 |
| 10.               | A/YL-PS/603                   | Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years                            | REC                  | 29.5.2019                                   | 1, 2, 4, 7, 8, 10-12, 15, 16 and 18-21 |
| 11.               | A/YL-PS/612                   | Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years | REC                  | 9.10.2020                                   | 1, 2, 4, 5, 7, 8, 10 to 12, 14 to 17   |
| 12.               | A/YL-PS/616                   | Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years                  | REC                  | 6.11.2020                                   | 1 to 5, 7, 8, 10 to 12, 14 to 17       |



**Approval Conditions**

1. No night-time operation.
2. No operation on Sundays and public holidays.
3. No handling/storage (including loading, unloading, storage, open storage, repairing and dismantling) of electrical appliances, including computer parts and television sets.
4. No vehicle washing, vehicle repairing, cutting, dismantling or other workshop activities.
5. No heavy goods vehicle exceeding 24 tonnes, including container vehicles, container tractors and trailers, as defined under the Road Traffic Ordinance, and coaches was allowed to be parked/operated on the site.
6. Provision of peripheral/boundary fencing of the site
7. Submission and/or implementation of drainage proposal/ condition record of the existing drainage facilities.
8. Maintenance of existing/implemented drainage facilities
9. Submission and implementation of landscape and/or tree preservation proposal.
10. Provision of fire extinguishers.
11. Submission and implementation of fire service installations.
12. Revocation clauses.
13. Reinstatement clause.
14. Submission of condition record of the existing drainage facilities.
15. No vehicle is allowed to queue back to or reverse onto/from public road.
16. Maintenance of existing trees/ landscape planting.
17. Maintenance of (existing) boundary fence.
18. No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored.
19. Only light goods vehicles (not exceeding 5.5 tonnes) as defined in the Road Traffic Ordinance and its subsidiary regulations are allowed to be parked/entered.
20. Delivery route to and from the site via Tin Wah Road shall be adhered to.
21. Provision of a waterworks reserve within 1.5m from the centreline of the affected water mains within the site.
22. No medium or heavy goods vehicles exceeding 5.5 tonnes as defined in the Road Traffic Ordinance, buses exceeding 16 seats, container vehicles, container tractors and trailers were allowed to be parked on the site.
23. The paving of the site.

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

參考編號

Reference Number:

211019-163235-26950

提交限期

Deadline for submission:

09/11/2021

提交日期及時間

Date and time of submission:

19/10/2021 16:32:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/647

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

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

tpbpd@pland.gov.hk

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寄件者:  
寄件日期: 2021年11月08日星期一 3:11  
收件者: tpbpd  
主旨: A/YL-PS/647 DD 126 Ping Shan Recreation

Dear TPB Members,

The site was recently rezoned to "Res (Group A) 6" and "Recreation to accommodate the planned residential units.

Failure to comply with the Drainage conditions is therefore an issue of concern as the operation is storage of plastics and construction materials.

Members must question if this brownfield use is creating contamination of land to be used for residential use.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Monday, November 16, 2020 3:00:13 AM  
**Subject:** A/YL-PS/619 DD 126 Ping Shan Recreation

Dear TPB Members,

According to papers submitted to Legco in March, redevelopment of Ping Shan brownfield sites is in progress.

Members must question what is the date line for this section of the district. It is vital that community and other facilities be developed at the same time as housing estates to avoid errors made in the past when families moved in to find that there were no supporting amenities.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, December 8, 2016 2:33:09 AM  
**Subject:** A/YL-PS/529 Ping Shan

A/YL-PS/529  
Lots in D.D. 126, Ping Shan, Yuen Long ( Lots 206 (Part), 227 (Part), 231 (Part), 232 S.A (Part), 232 S.B (Part), 232 S.C, 232 RP (Part), 234 (Part) and 235 (Part))  
Site area : 3,420 m<sup>2</sup>  
Zoning : "Recreation"  
Applied Use : Open Storage

Dear TPB Members,

The site has been inappropriately used for open storage, ie brownfield use, for more than two decades.

The proposed development is not in line with the planning intention of the "Recreation" ("REC") zone for recreational developments for the use of the general public. There is no strong planning justification provided in the submission for a departure from the planning intention.

Moreover the development was not in line with the Town Planning Board Guidelines No. 13E for Application for Open Storage and Port Back-up Uses.

The automatic rolling over of brownfield sites is one of the core reasons why there is no incentive for operators and government departments to develop custom built high rise centres to accommodate such activities. The result is that much of NT is covered in at grade inefficient land use facilities.

TPB should reject the application as storage of construction materials could lead to permanent degradation of the site and render it inappropriate to fulfill its planning intention and open ended approval of inappropriate land use sets an undesirable precedent.

Mary Mulvihill

Advisory clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) the permission is given to the temporary warehouse and open storage of plastic and hardware materials for a period of 3 years under application. It does not condone any other use which currently exists on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such use not covered by the permission;
- (c) prior planning permission should have been obtained before commencing the development on the application site (the Site);
- (d) shorter compliance period is imposed in order to monitor the progress of compliance with approval conditions. Should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Old Schedule Agricultural Lots which are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The private lot 232 S.A (Part) in D.D. 126 is covered by a Short Term Waiver (STW) No. 2755 for the purposes of storage of plastic materials while lots 206 and 231 in D.D. 126 are covered by STW No. 4055 for the temporary open storage of construction materials and construction equipment. The STW holders will need to apply to his office for modification of the STW conditions where appropriate. The lot owners of the lots without STW will need to apply to his office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) of any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is/are approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by the Environmental Protection Department to minimize the potential environmental nuisance to the surrounding areas;
- (g) to note the comments of the Commissioner for Transport (C for T) that the applicant is reminded that sufficient space within the Site should be provided for manoeuvring of vehicles. No vehicle is allowed to queue back to or reverse onto/from the public road at any time during the planning approval period. The Site is connected to the public road network via a local access road which is not managed by Transport Department (TD). The land status of that local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (h) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. The access road connecting the Site with the nearby public roads is not and will not be maintained by his



office. He should not be responsible for maintaining any access connecting the Site with the nearby public roads;

- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains will be affected and the cost of any necessary diversion shall be borne by the applicant. 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 mains 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 and 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 shown on the plan. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains and in close vicinity of the Site;
- (j) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The applicant is advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. The “Good Practice Guidelines for Open Storage Sites” issued by his department at **Appendix VII** should be adhered to. 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;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations. Detailed checking under the BO will be carried out at building plan submission stage; and
- (l) to note the comments of Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) on the followings:
  - i. The applicant should remove the dead tree at the middle portion of the Site.
  - ii. The applicant is reminded to maintain proper and regular housekeeping for the

planting area. There should be no piling of building materials, objects or debris on the planting area. Weeding of planting areas should be carried out in regular basis for health growth of the plants.

- iii. The applicant should note that approval of the S.16 application by the TPB does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works.

**Good Practice Guidelines for Open Storage Sites**

|    |   | Internal Access<br>for Fire<br>Appliances | Lot<br>Boundaries<br>(Clear Width) | Distance<br>between<br>Storage Cluster<br>and Temporary<br>Structure | Cluster Size | Storage<br>Height |
|----|---|---|------------------------------------|--|--------------|-------------------|
| 1. | Open Storage of<br>Containers                                   |   | 2m                                 | 4.5m   |              |                   |
| 2. | Open Storage of Non-<br>Combustibles or Limited<br>Combustibles | 4.5m                                      | 2m                                 | 4.5m   |              |                   |
| 3. | Open Storage of<br>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.