

This document is received on 12 JAN 2022

The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	N746-PS1653
	Date Received 收到日期	12 JAN 2022

- 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 )

Real River Limited 正河有限公司

### 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 )

Aikon Development Consultancy Limited 毅勤發展顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92 RP, 93 to 105, 106 (Part), 107 (Part), 108, 109, 110 (Part), 111, 112 (Part), 113 (Part), 233 (Part), 234 (Part), 235 (Part), 236 (Part), 295 (Part), 296, 297, 298 S.A to S.D, 298 RP, 299, 300, 301 (Part), 302 (Part), 303 to 305, 306 (Part), 312 (Part), 313 (Part), 314 (Part), 316 (Part), 317 (Part), 318 and 319 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 45,870 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 5.76 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)	362 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)6", "Recreation" and "Village Type Development"
(f) Current use(s) 現時用途	Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 31.12.2021 (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  
10.12.2021 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))**

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

(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 .....☐ 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 ☐ About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ 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 ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 .....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)

**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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> 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****位於鄉郊地區臨時用途/發展的許可續期**

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-PS</u> / <u>579</u>
(b) Date of approval 獲批給許可的日期	<u>22.2.2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>15.3.2022</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 New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) 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> ..... <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。

Please refer to the attached Planning Statement.

**8. Declaration 聲明**

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

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

Signature  
簽署



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

Grace CHEUNG

Town Planner

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

MRTPI

on behalf of  
代表

Aikon Development Consultancy Limited

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

Date 日期

31/12/2021

(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。



<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92 RP, 93 to 105, 106 (Part), 107 (Part), 108, 109, 110 (Part), 111, 112 (Part), 113 (Part), 233 (Part), 234 (Part), 235 (Part), 236 (Part), 295 (Part), 296, 297, 298 S.A to S.D, 298 RP, 299, 300, 301 (Part), 302 (Part), 303 to 305, 306 (Part), 312 (Part), 313 (Part), 314 (Part), 316 (Part), 317 (Part), 318 and 319 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第126約地段第88號餘段(部分)、第89號(部分)、第90號、第91號餘段(部分)、第92號餘段、第93號至第105號、第106號(部分)、第107號(部分)、第108號、第109號、第110號(部分)、第111號、第112號(部分)、第113號(部分)、第233號(部分)、第234號(部分)、第235號(部分)、第236號(部分)、第295號(部分)、第296號、第297號、第298號A分段至D分段、第298號餘段、第299號、第300號、第301號(部分)、第302號(部分)、第303號至第305號、第306號(部分)、第312號(部分)、第313號(部分)、第314號(部分)、第316號(部分)、第317號(部分)、第318號及第319號(部分)和毗連政府土地
Site area 地盤面積	<div style="text-align: right;">45,870 sq. m 平方米 ☑ About 約</div> <div>             (includes Government land of 包括政府土地 362 sq. m 平方米 ☑ About 約)           </div>
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19 屏山分區計劃大綱草圖編號No. S/YL-PS/19
Zoning 地帶	"Residential (Group A)6", "Recreation" and "Village Type Development" 「住宅(甲類)6」、「康樂」及「鄉村式發展」
Type of Application 申請類別	<div> <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of              位於鄉郊地區的臨時用途/發展為期  <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____             </div> </div> <div> <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of              位於鄉郊地區臨時用途/發展的規劃許可續期為期  <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____             </div> </div>
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years 臨時露天存放新車(只限私家車、的士、輕型貨車及小型巴士)的規劃許可續期(為期 3 年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5.76 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	N.A. % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  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) _____ _____		N.A.
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N.A.

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

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

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



**Section 16 Planning Application  
(Renewal of Planning Application  
No. A/YL-PS/579)**

Temporary Open Storage of New Vehicles  
(Private Cars, Taxis, Light Goods Vehicles and  
Light Buses Only) for a Period of 3 Years

Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92  
RP, 93 to 105, 106 (Part), 107 (Part), 108, 109,  
110 (Part), 111, 112 (Part), 113 (Part), 233 (Part),  
234 (Part), 235 (Part), 236 (Part), 295 (Part), 296,  
297, 298 S.A to S.D, 298 RP, 299, 300, 301 (Part),  
302 (Part), 303 to 305, 306 (Part), 312 (Part), 313  
(Part), 314 (Part), 316 (Part), 317 (Part), 318 and  
319 (Part) in D.D. 126 and adjoining Government  
Land, Ping Shan, Yuen Long, New Territories

*Planning Statement*

Address:  
Unit 1310, Level 13, Tower 2,  
Metroplaza, No.233 Hing Fong Road,  
Kwai Fong, New Territories.

Prepared by  
*Aikon Development Consultancy Ltd.*

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Dec 2021

## EXECUTIVE SUMMARY

This *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92 RP, 93 to 105, 106 (Part), 107 (Part), 108, 109, 110 (Part), 111, 112 (Part), 113 (Part), 233 (Part), 234 (Part), 235 (Part), 236 (Part), 295 (Part), 296, 297, 298 S.A to S.D, 298 RP, 299, 300, 301 (Part), 302 (Part), 303-305, 306 (Part), 312 (Part), 313 (Part), 314 (Part), 316 (Part), 317 (Part), 318 and 319 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The current application aims to renew the latest planning permission under Planning Application No. A/YL-PS/579 from the Board which will be expired on 15.03.2022 such that the Applicant can be given opportunity to continue using the application site for the proposed use. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site currently falls within respective areas zoned “Residential (Group A) 6” (“R(A)6”), “Recreation” (“REC”) and “Village Type Development” (“V”) on the draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 exhibited for public inspection on 07.05.2021. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *The application site is subject to previous planning approvals for similar/same uses;*
- (b) *The Proposed Use will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13F);*
- (c) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of previous planning approval;*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and*
- (e) *Temporary nature of the proposed use should not jeopardize the planning intentions of “R(A)6”, “REC” or “V” zone should it be considered essential to be implemented by the Board in future.*

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

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Aikon Development Consultancy Ltd.  
毅勤發展顧問有限公司



## 行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為期三年露天存放新車（只限私家車、的士、輕型貨車及輕型巴士）用途（以下簡稱「擬建用途」）。該申請涉及地點位於新界元朗屏山丈量約份第 126 約地段第 88 號餘段（部份）、第 89 號（部份）、第 90 號、第 91 號餘段（部份）、第 92 號餘段、第 93 號至第 105 號、第 106 號（部份）、第 107 號（部份）、第 108 號、第 109 號、第 110 號（部份）、第 111 號、第 112 號（部份）、第 113 號（部份）、第 233 號（部份）、第 234 號（部份）、第 235 號（部份）、第 236 號（部份）、第 295 號（部份）、第 296 號、第 297 號、第 298 號 A 分段至 D 分段、第 298 號餘段、第 299 號、第 300 號、第 301 號（部份）、第 302 號（部份）、第 303 號至第 305 號、第 306 號（部份）、第 312 號（部份）、第 313 號（部份）、第 314 號（部份）、第 316 號（部份）、第 317 號（部份）、第 318 號及第 319 號（部份）及毗鄰政府土地（以下簡稱「申請地點」）。該申請是為了將於 2022 年 3 月 15 日到期之規劃許可續期，從而可給予申請人機會於申請地點繼續作擬建用途。此規劃報告書提供該申請的背景及規劃理據以支持擬建用途供城規會考慮。

申請地點現時於 2021 年 5 月 7 日刊憲公佈之屏山分區計劃大綱草圖（編號：S/YL-PS/19）內分別被劃為「住宅（甲類）6」、「康樂」及「鄉村式發展」地帶。此規劃報告書詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 申請地點已獲先前作類似擬建用途規劃許可；
- (二) 擬建用途不會與城規會規劃指引編號 13F 相抵觸；
- (三) 批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- (四) 擬建用途不會帶來嚴重的基建或環境影響，皆因其本質所涉及車輛進出數目將維持不變。再者，現時所提供的渠務裝置及園林種植將會繼續保持；及
- (五) 擬建用途所屬的臨時性質長遠而言將不會阻礙有關當局在需要時履行「住宅（甲類）6」、「康樂」及「鄉村式發展」用途的規劃意向。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，敬希城規會體恤批准擬建用途作為期三年之規劃申請。

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毅勤發展顧問有限公司

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## 1. INTRODUCTION

### 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 88 RP (Part), 89 (Part), 90, 91 RP (Part), 92 RP, 93 to 105, 106 (Part), 107 (Part), 108, 109, 110 (Part), 111, 112 (Part), 113 (Part), 233 (Part), 234 (Part), 235 (Part), 236 (Part), 295 (Part), 296, 297, 298 S.A to S.D, 298 RP, 299, 300, 301 (Part), 302 (Part), 303-305, 306 (Part), 312 (Part), 313 (Part), 314 (Part), 316 (Part), 317 (Part), 318 and 319 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 45,870m<sup>2</sup> (including 362m<sup>2</sup> of Government Land). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.

### 1.2 Background

- 1.2.1 Prepared on behalf of the operator of the proposed use (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application. The current application aims to renew the latest planning permission under Planning Application No. A/YL-PS/579 which will be expired on 15.03.2022 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no changes in terms of the nature of the proposed use, operation and overall physical setting surrounding the application site when comparing to the last approved application.
- 1.2.2 The application site currently falls within respective areas zoned “Residential (Group A) 6” (“R(A)6”), “Recreation” (“REC”) and “Village Type Development” (“V”) on the draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/19 exhibited for public inspection on 07.05.2021 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “R(A)”, “REC” and “V” zones attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of 3 years**.

### 1.3 Objectives

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

- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the nature of the proposed use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilisation in an area already subject to the preponderance of industrial uses or open storage activities; and*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures.*

### 1.4 Structure of the Planning Statement

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



## 2. SITE PROFILE

### 2.1 Location of the Application Site

- 2.1.1 The location of the application site is shown on **Figure 1**. The application site is directly accessible via an existing local van track (6m wide) leading to Tin Wah Road and Tin Ying Road which are both dual carriageways connecting well to Yuen Long Highway.

### 2.2 Current Condition of the Application Site

- 2.2.1 As shown per **Illustration 1-I** and **Illustration 1-II**, the application site is generally flat and a piece of hard-paved land, and it is currently being utilised for the proposed use (i.e. Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only)) which has been in operation for more than decades and is subject to 12 nos. of previous planning approvals from the Board.

### 2.3 Surrounding Land-use Characteristics

- 2.3.1 Notwithstanding that the locality of the application site as a whole is rural in character, the surrounding environment of the application site is characterised by similar open storage uses and industrial activities.
- 2.3.2 To the east within the same “V” zone of the application site is the village cluster of Fung Ka Wai. To the south and southeast within the same “R(A)6” and “REC” zones are open storage yards of building materials and machinery/construction materials and/or construction equipment with planning permissions. To the north and northeast within the same “REC” zone are storage areas, parking of vehicles, BBQ sites, ponds, plant nursery, fallow agricultural land and vacant land. To the west across the local track is Tin Tsz Road which is a dual carriageway, to the further northwest and west across Tin Tsz Road are areas zoned “Residential (Group B)” (“R(B)”) within Tin Shui Wai New Town comprising the residential development, namely Tin Tsz Estate and Kenswood Court.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The application site currently falls within three respectively areas zoned “R(A)6”, “REC” and “V” on the Current OZP (please refer to **Figure 3**). According to the Schedule of Uses for “R(A)”, “REC” and “V” zones attached to the Notes of the Current OZP, “R(A)” zone is intended primarily for high-density residential developments, while “REC” zone is intended primarily for recreational developments for the use of the general public, encouraging the development of active and/or passive recreation and tourism/eco-tourism, and the planning intention of “V” zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and re-provisioning of village houses affected by Government projects. Notwithstanding the above, the aforesaid planning intentions are yet to be materialised since they have been stipulated.

#### 3.2 Previous Approved Planning Applications

- 3.2.1 The application site is subject to 12 previous planning approvals (Application Nos. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 405, 511, 579) for uses similar to the proposed use. The first four applications were for temporary open storage of a wider range of new vehicles (including private cars, taxis, public light buses, light vans, heavy goods vehicles and forklifts) on a larger site whilst the last eight applications were for temporary open storage of new vehicles (cars, taxis and light goods vehicles only) being the same as the proposed use on almost the same but smaller site. All approval conditions of the previous application have been duly complied with by the Applicant. **Table 1** below encapsulates details of these 12 previous planning approvals.

*Table 1: Previous Planning Approvals for Uses being similar to or the same as the Proposed Use at the Application Site*

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/DPA/YL-PS/30	Temporary Use of Open Storage of New Vehicles	“U”	21.10.1994
A/YL-PS/14	Temporary Use of Open Storage of New Vehicles	“REC”	03.10.1997
A/YL-PS/40	Temporary Use of Open Storage of New Vehicles	“REC”	16.10.1998
A/YL-PS/76	Temporary Use of Open Storage of New Vehicles	“REC”	19.05.2000
A/YL-PS/106	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only)	“REC”	01.03.2002
A/YL-PS/122	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only)	“REC”	11.10.2002

A/YL-PS/167	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only)	"REC"	19.12.2003
A/YL-PS/255	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only)	"REC"	01.12.2006
A/YL-PS/311	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses only)	"REC"	19.03.2010
A/YL-PS/405	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses only)	"REC", "V"	15.03.2013
A/YL-PS/511	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses only)	"REC", "V"	05.02.2016
A/YL-PS/579	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only)	"REC", "V"	22.02.2019

### 3.3 Town Planning Board Guidelines (TPB PG-No. 13F)

- 3.3.1 On 17.10.2008, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). The application site almost completely falls within Category 2 areas. According to the said revised Guidelines, it stipulates that ***"Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as "existing uses" under the Town Planning Ordinance and/or subject of previous planning approvals...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, planning permission could be granted on a temporary basis up to a maximum period of 3 years"***. Based upon 12 nos. of previous planning approvals given for uses being the same or similar to the proposed use and that all approval conditions as laid down in the last approved application (No. A/YL-PS/579) has been duly complied with by the Applicant, the current application is considered not contrary to the aforesaid Guidelines.

### 3.4 Town Planning Board Guidelines (TPB PG-No. 34D)

- 3.4.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the previous application in terms of the proposed parameters, nature of the proposed use and the overall physical setting surrounding the application site. The application site configuration and layout remain the same as the previous application.
- 3.4.2 In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning

conditions under previous application within specified time limits. All approval conditions of the last approved application (No. A/YL-PS/579) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendices I to V** attach the previous approval letter and relevant discharged letters for approval conditions. In view of this, the current application shall be deemed capable of being considered favourably and processed under an application for renewal of planning approval.

*Table 2: Compliance with Approval Conditions under the Last Approved Planning Application No. A/YL-PS/579*

Planning Approval Conditions		Discharged Date
(h)	the submission of the condition record of the existing drainage facilities on the Site	20.08.2019
(i)	the provision of fire extinguisher(s)	09.04.2019
(j)	the submission of fire service installations proposal	15.05.2019
(k)	the implementation of fire service installations proposal	09.06.2020

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout & Operation

- 4.1.1 It is proposed to continue utilising the application site for the proposed use. As compared with the last approved scheme under the previous application, there would be no changes in terms of the proposed parameters, nature of the proposed use and the overall physical setting surrounding the application site when comparing with the previous application. The site configuration and layout are shown in the Indicative Layout Plan per **Figure 4** whilst **Table 3** below encapsulates a comparison of the major development parameters/items of the current application and the previous application.

### 4.2 Provision of Existing Landscape Treatment

- 4.2.1 As shown per **Figure 5** and **Illustration 2**, the existing trees along the periphery of the application site which were planted upon approval granted for the previous planning applications have still been in good and healthy condition. The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

### 4.3 Provision of Existing Drainage Facilities

- 4.3.1 The Applicant is well committed that, similar to that for the last approval condition laid down for the last planning approval under Application No. A/YL-PS/579, the existing drainage provision within and surrounding the application site (**Figure 6** refers) will be continued to be properly maintained during the approval period once the current application is approved by the Board.



Table 3: Comparison of Major Parameters of the Current Application and the Previous Application

Major Parameters	Previous Application (No. A/YL-PS/579)	Current Application	Difference (%)
<b>Site Area (m<sup>2</sup>)</b>			
Total	About 45,870 (100%)	About 45,870 (100%)	No Change
Private Land	About 45,508 (99.2%)	About 45,508 (99.2%)	No Change
Government Land	About 362 (0.8%)	About 362 (0.8%)	No Change
Covered Area (m <sup>2</sup> )	About 5.76 (0.01%)	About 5.76 (0.01%)	No Change
Uncovered Area (m <sup>2</sup> )	About 45,864.24 (99.98%)	About 45,864.24 (99.98%)	No Change
Proposed Use(s)	<b>Covered Area</b>	<b>Covered Area</b>	No Change
	Guard Kiosk	Guard Kiosk	
	<b>Uncovered Area</b>	<b>Uncovered Area</b>	No Change
	Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only)	Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only)	
No. of Vehicles	2,250	2,250	No Change
No. of Trips (per week)	Not more than 10	Not more than 10	No Change
Type of Delivery Vehicles	Goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance	Goods vehicles not exceeding 5.5 tonnes as defined in the Road Traffic Ordinance	No Change
Operation Hours	9:30 a.m. to 9:00 p.m. (Monday to Saturday, excluding Sunday and Public Holidays)	9:30 a.m. to 9:00 p.m. (Monday to Saturday, excluding Sunday and Public Holidays)	No Change
Width of Ingress/Egress (m)	7.5	7.5	No Change
Width of Local Van Track to the Application Site (m)	6	6	No Change
Landscape Treatment	Proposed to be maintained at all time during approval period	Proposed to be maintained at all time during approval period	No Change
Drainage Provision	Proposed to be maintained at all time during approval period	Proposed to be maintained at all time during approval period	No Change

## 5. PLANNING JUSTIFICATIONS

### 5.1 Application Site is Subject to Previous Planning Approvals for Similar/Same Uses

- 5.1.1 The application site is subject to **12 previous planning approvals** (Application Nos. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 405, 511 and 579) for uses similar to or being the same as the proposed use. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility being given to the proposed use at the application site on a temporary basis regardless of the planning intentions of “R(A)6”, “REC” and “V” zones.

### 5.2 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13F)

- 5.2.1 According to the Town Planning Board Guidelines (TPB PG-No. 13F), the application site almost completely falls within **Category 2** areas. It stipulates that *“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, **planning permission could be granted on a temporary basis up to a maximum period of 3 years**”*. Based upon 12 nos. of previous planning approvals given for the proposed use and that all approval conditions as laid down in previous application has been duly complied with, the current application is considered not contrary to the aforesaid Guidelines.

### 5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Conditions of Previous Planning Approval

- 5.3.1 The nature of the current application in terms of approval period sought and proposed use is **the same as** the previous application. There would be **no changes** in terms of the proposed parameters, nature of the proposed use and the overall physical setting surrounding the application site when comparing with the previous application. The application site configuration and layout remain almost the same as the previous application. In addition, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all approval conditions under the previous planning approval** within specified time limits. In view of this, the current application shall be deemed capable of being considered favorably and processed similar to an application of renewal of planning approval.

### 5.4 No Adverse Infrastructural nor Environmental Impacts

- 5.4.1 Given that there will be **no changes in terms of nature of the proposed use, operation hours, no. of trips involved**, and more importantly, **the existing drainage provision and landscape treatment would be continued to be properly maintained** all the time upon granting of planning approval for the current application, and the fact that there have never been any complaints against the proposed use since it came into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed or granted by the Board.

## 5.5 Temporary Nature Would Not Jeopardize its Planning Intentions of “R(A)6”, “REC” & “V” zones

- 5.5.1 Notwithstanding the application site largely falls within an area zoned “R(A)6” on the Current OZP and that it is subject to 12 previous planning approvals for uses being the same as or similar to the proposed use, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(A)6”, “REC” or “V” should it be considered essential to be implemented by the Board in future. Having considered the fact that some open storage uses are sited to the immediate east, south and southeast of the application site, bringing forward the planning intention of “R(A)6”, “REC” or “V” zone is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for recreational activities and/or village type development. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.
- 5.5.2 According to RNTPC Paper No. 3/21, the tentative population intake of the proposed public housing within the “R(A)6” zone where the application site falling within is in 2033. Considering the lengthy process of land resumption and construction which are yet to be confirmed, the proposed uses on a temporary basis of 3 years should not contravene to the proposed public housing development in any sense in the next 3 years. In addition, it is the mere fact that such period of the planning approval could be determined by the Board to a period of 3 years or less. It is therefore in this connection, **the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “R(A)6” zone or any planned infrastructural development.**

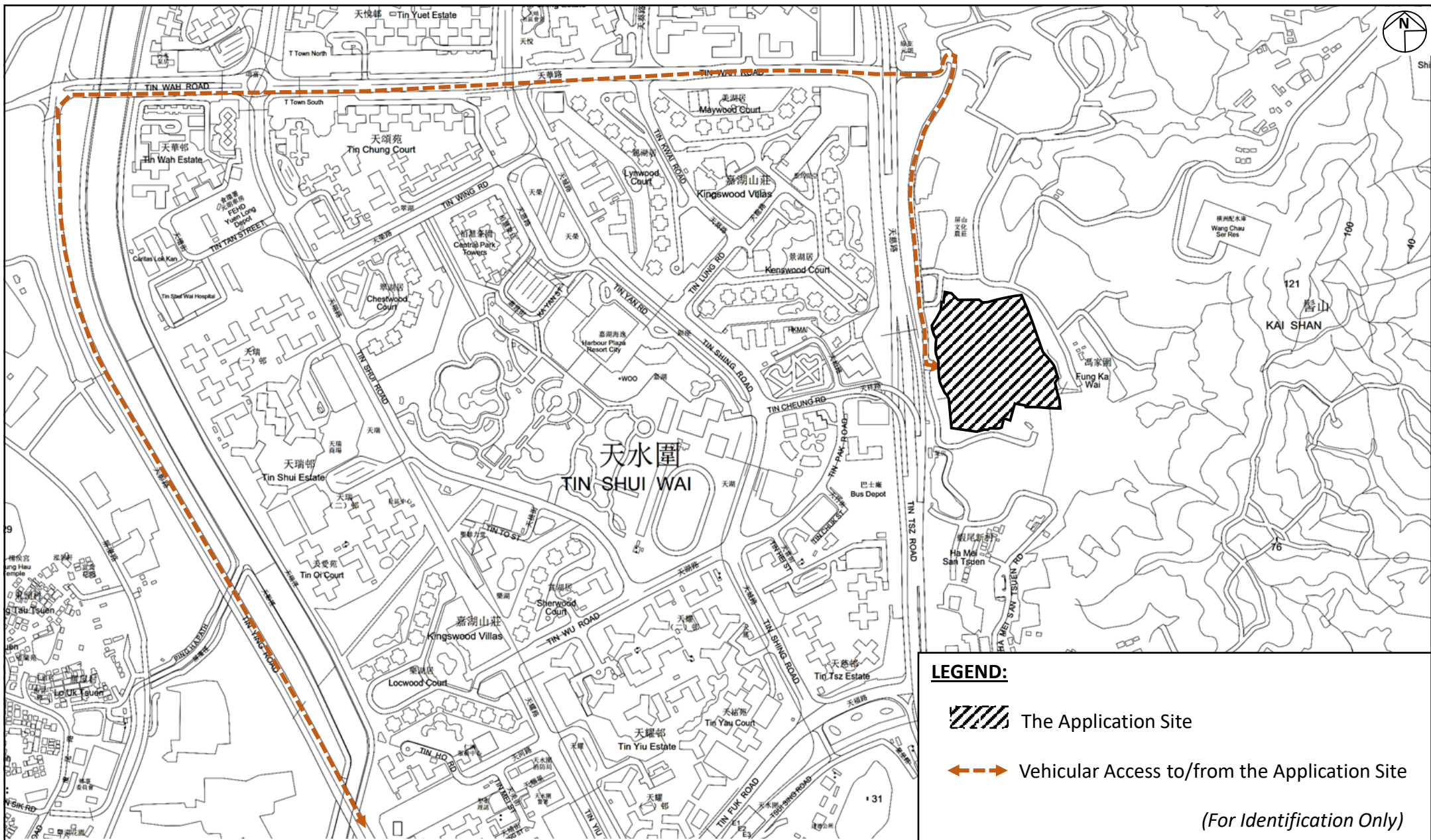
## 6. CONCLUSION

- 6.1.1 This *Planning Statement* is submitted to the Board in support of the current application for the proposed use at the application site. The Planning Statement has provided background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. It aims to renew the previous application to be expired on 15.03.2022 such that the applicant will be given an opportunity to continue utilizing the application site for the proposed uses with no changes in the nature and operation.
- 6.1.2 The application site falls within areas zoned “R(A)6”, “REC” and “V” on the Current OZP exhibited for public inspection on 07.05.2021. As detailed in the previous chapter, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to previous planning approvals for similar/same uses;*
  - (b) The Proposed Use will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13F);*
  - (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of previous planning approval;*
  - (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage provision and landscape treatment would be continued to be properly maintained all the time; and*
  - (e) Temporary nature of the proposed use should not jeopardize the planning intentions of “R(A)6”, “REC” or “V” zone should it be considered essential to be implemented by the Board in future.*
- 6.1.3 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

## List of Figures

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Figure 1	The Location Plan and Vehicular Access to/from the Application Site
Figure 2	Extract of Lot Index Plan (No. ags_S00000086120_0001)
Figure 3	Extract of Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19
Figure 4	Indicative Layout Plan
Figure 5	Landscape Plan
Figure 6	Drainage Plan (Existing Drainage Facilities)



**Project:**

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Application No. A/YL-PS/579)

**Title:**

The Location Plan and Vehicular Access to/from the Application Site

**Figure:**  
1

**Scale:**  
Not to Scale

**Date:**  
Dec 2021

Ref.: ADCL/PLG-10237-R001/F001








Government Land

Government Land

**LEGEND:**

-  The Application Site Boundary
-  Private Land (99.2%)
-  Government Land (0.8%)

*(For Identification Only)*

**Project:**  
Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Application No. A/YL-PS/579)

**Title:**  
Extract of Lot Index Plan  
(No. ags\_S00000086120\_0001)

Ref.: ADCL/PLG-10237-R001/F002

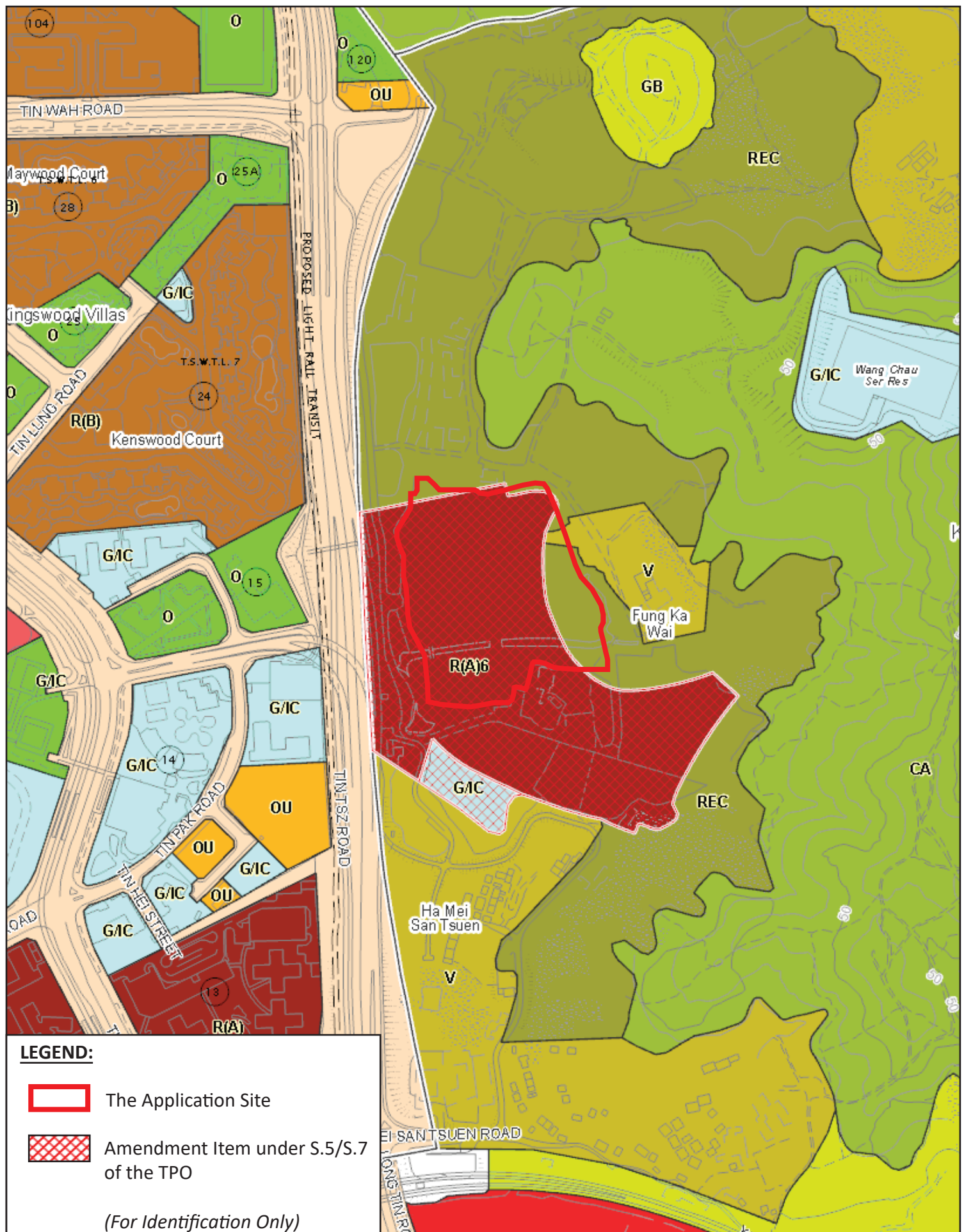
**Figure:**  
2

**Scale:**  
Not to Scale

**Date:**  
Dec 2021



AIKON DEVELOPMENT CONSULTANCY LTD.



**Project:**  
Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Application No. A/YL-PS/579)

**Title:**  
Extract of Draft Ping Shan Outline Zoning Plan No. S/YL-PS/19

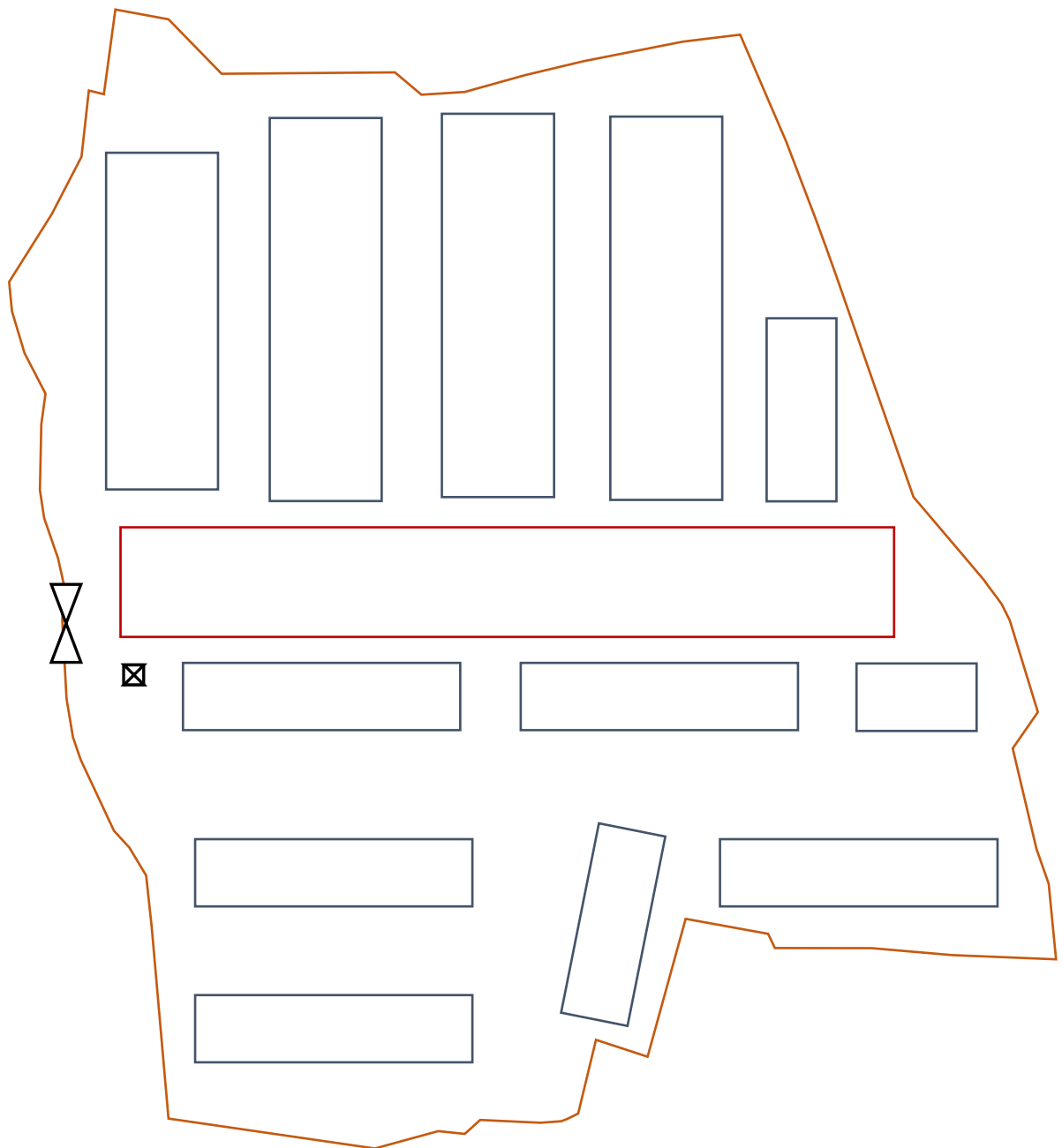
Ref.: ADCL/PLG-10237-R001/F003

**Figure:**  
3

**Scale:**  
Not to Scale

**Date:**  
Dec 2021





#### **LEGEND:**



The Application Site Boundary / Peripheral Fencing (2m(H))



Guard Kiosk  
(Area: about 5.76m<sup>2</sup>; Dimension: 2.4m(L) x 2.4m(W) x 3m(H))



Ingress/Egress (7.5m(W))



Open Storage of New Vehicles



Loading/Unloading Area

*(For Identification Only)*

#### **Project:**

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Application No. A/YL-PS/579)

#### **Title:**

Indicative Layout Plan

Ref.: ADCL/PLG-10237-R001/F004

#### **Figure:**

4

#### **Scale:**

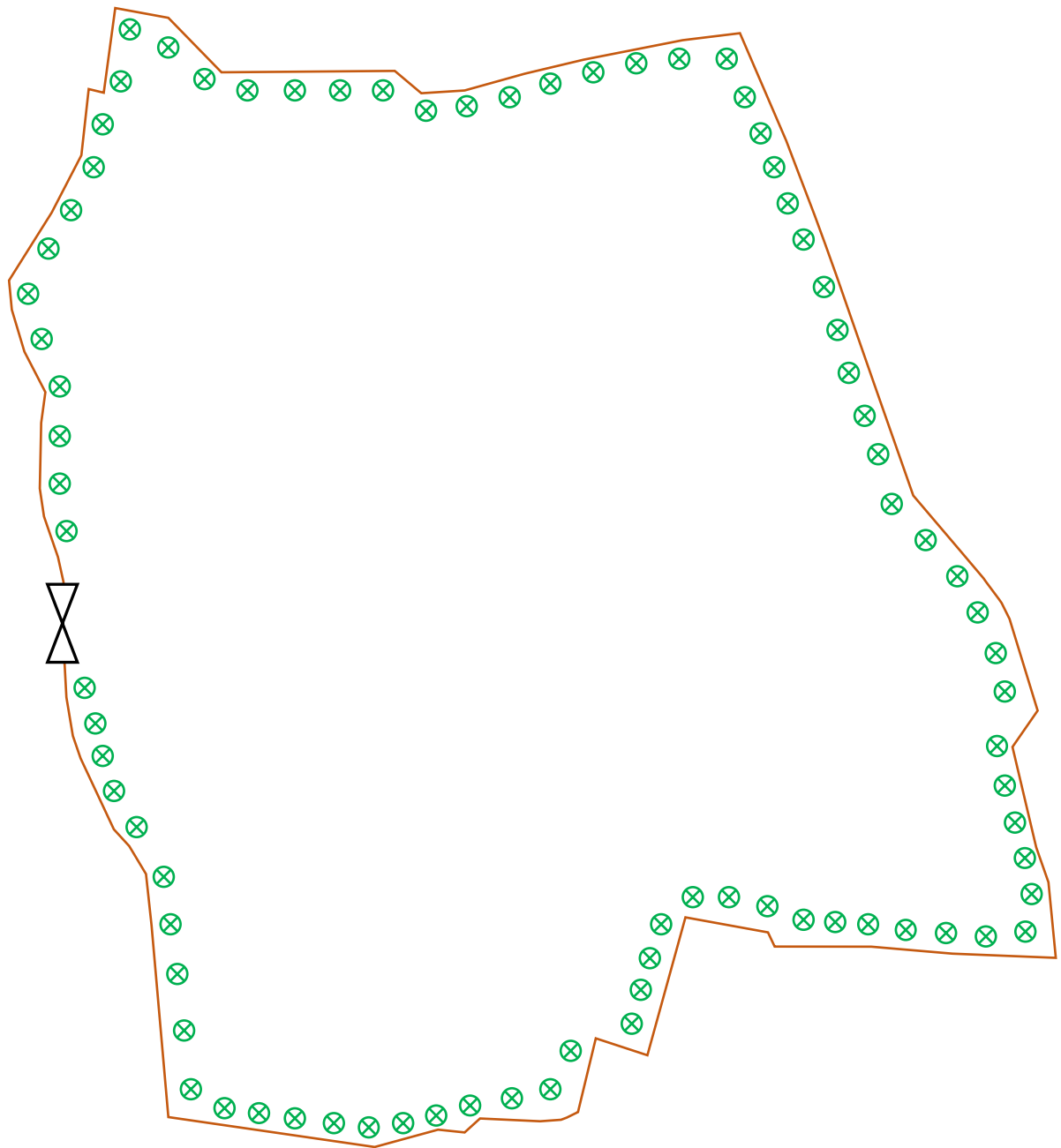
Not to Scale

#### **Date:**

Dec 2021



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**LEGEND:**



Peripheral Fencing (2.5m high)



Ingress/Egress (7.5m wide)



Existing Trees to be preserved

Species: *Ficus microcarpa*,

Total: 81 nos., Interval: 3m

(For Identification Only)

**Project:**

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Application No. A/YL-PS/579)

**Title:**

Landscape Plan

Ref.: ADCL/PLG-10237-R001/F006

**Figure:**

5

**Scale:**

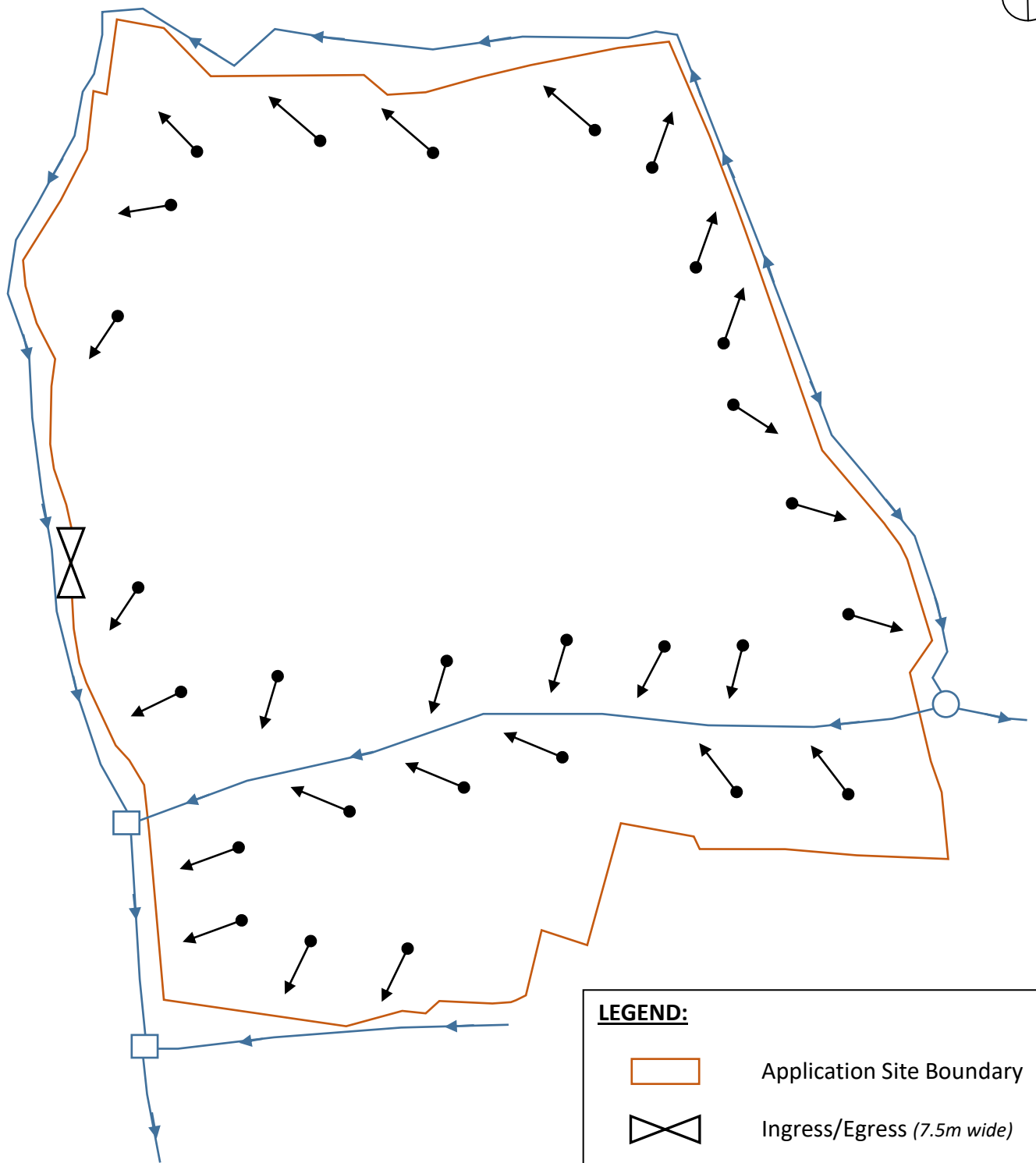
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**Date:**

Dec 2021



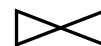
AIKON DEVELOPMENT CONSULTANCY LTD.



**LEGEND:**



Application Site Boundary



Ingress/Egress (7.5m wide)



Existing U-Channel  
(1.6m in Diameter)



Existing Culvert Inlet



U-channel Intercept Point



Rainfall Direction

(For Identification Only)

**Project:**

Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Application No. A/YL-PS/579)

**Title:**

Drainage Plan  
(Existing Drainage Facilities)

Ref.: ADCL/PLG-10237-R001/F006

**Figure:**

6

**Scale:**

Not to Scale

**Date:**

Dec 2021

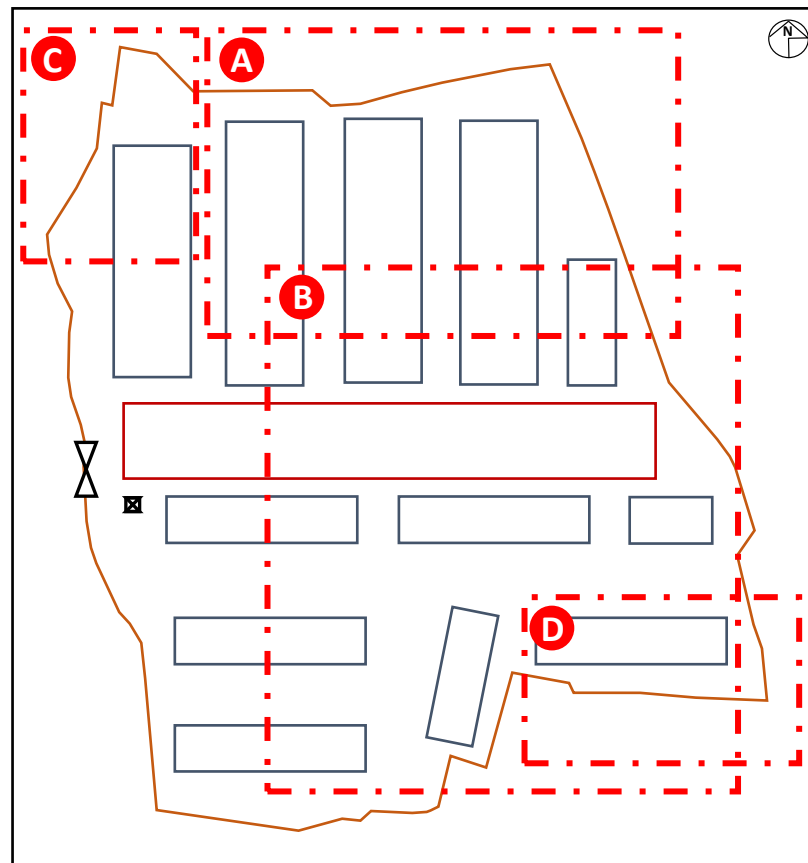


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## List of Illustrations

Illustration 1-I	Existing Condition of the Application Site
Illustration 1-II	Existing Condition of the Application Site (Cont'd)
Illustration 2	Existing Landscape Treatment within the Application Site





**Project:**  
Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Application No. A/YL-PS/579)

**Title:**  
Existing Condition of the Application Site

Ref.: ADCL/PLG-10237-R001/I001-I

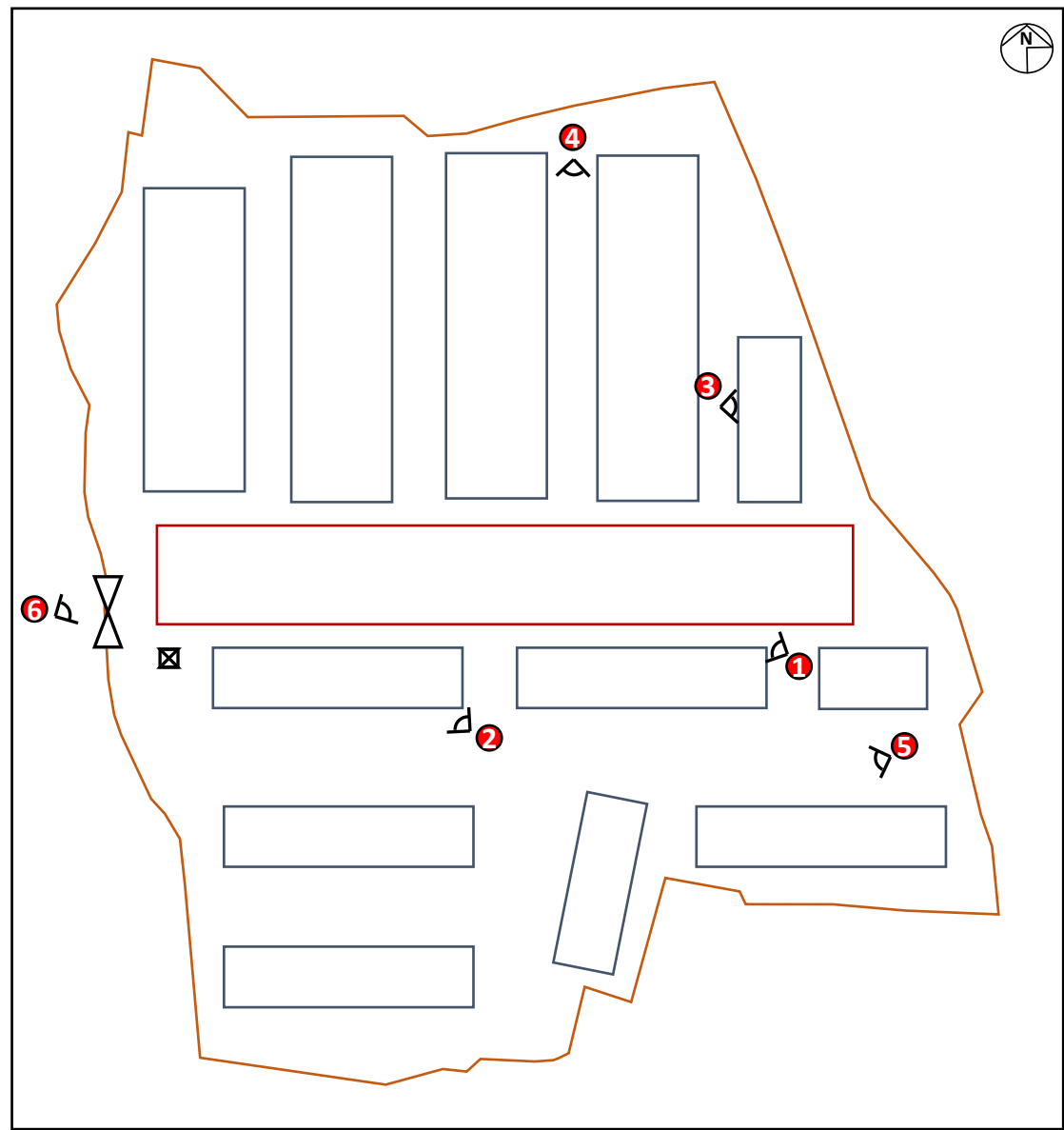
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1-I

**Scale:**  
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**Date:**  
Dec 2021







**Project:**  
Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Application No. A/YL-PS/579)

**Title:**  
Existing Condition of the Application Site (Cont'd)

**Illustration:**  
1-II

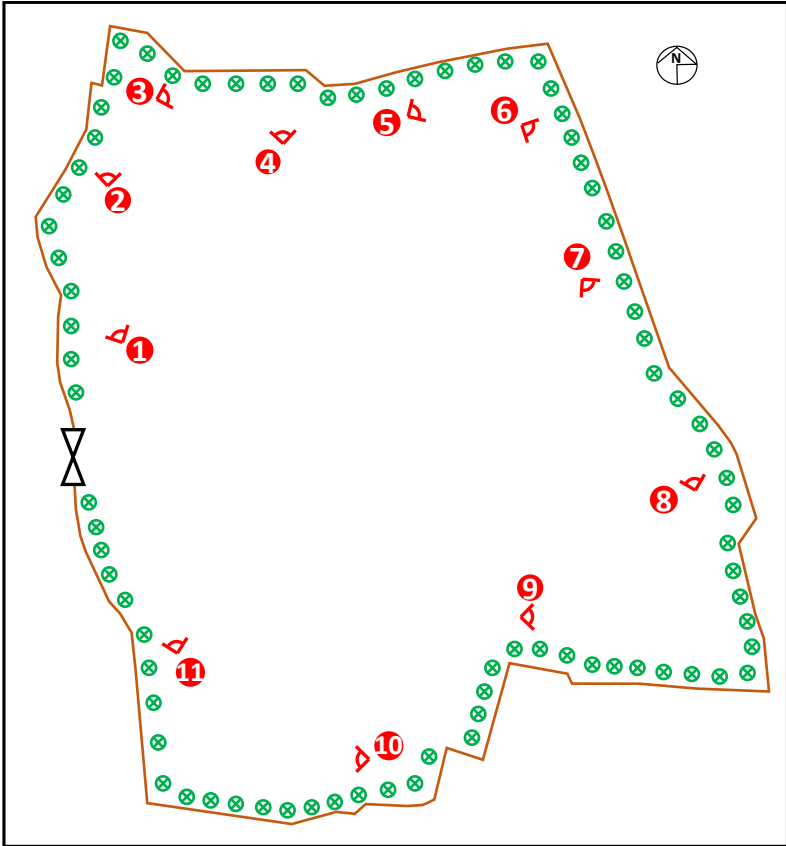
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**Date:**  
Dec 2021

Ref.: ADCL/PLG-10237-R001/I001-II







**Project:**  
 Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years at Various Lots in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Application No. A/YL-PS/579)

**Title:**  
 Existing Landscape Treatment within the Application Site

**Illustration:**  
 2  
**Scale:**  
 N/A  
**Date:**  
 Dec 2021





## List of Appendices

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Appendix I	Approval Letter of the Previous Approved Application No. A/YL-PS/579
Appendix II	Letter from Planning Department dated 20.08.2019 for compliance with approval condition (h) on the submission of condition record of existing drainage facilities on the Site
Appendix III	Letter from Planning Department dated 09.04.2019 for compliance with approval condition (i) on the provision of fire extinguisher(s)
Appendix IV	Letter from Planning Department dated 15.05.2019 for compliance with approval condition (j) on the submission of fire service installations proposal
Appendix V	Letter from Planning Department dated 09.06.2020 for compliance with approval condition (k) on the implementation of fire service installations proposal



## Appendix I

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Approval Letter of the Previous Approved Application No. A/YL-PS/579

城市規劃委員會

香港北角渣華道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3180 7611)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PS/579

8 March 2019

Aikon Development Consultancy Ltd.  
Unit 1310, Level 13, Tower 2, Metroplaza  
223 Hing Fong Road  
Kwai Fong, New Territories  
(Attn: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage of New Vehicles  
(Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of  
3 Years in "Recreation" and "Village Type Development" Zones, Lots 88 RP(Part),  
89(Part), 90, 91 RP(Part), 92 RP, 93 to 105, 106(Part), 107(Part), 108, 109, 110(Part),  
111, 112(Part), 113(Part), 233(Part), 234(Part), 235(Part), 236(Part), 295(Part), 296,  
297, 298 S.A to S.D, 298 RP, 299, 300, 301(Part), 302(Part), 303 to 305, 306(Part),  
312 (Part), 313(Part), 314(Part), 316(Part), 317(Part), 318 and 319(Part) in D.D. 126  
and adjoining Government Land near Fung Ka Wai, Ping Shan, Yuen Long**

I refer to my letter to you dated 11.2.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years from 16.3.2019 to 15.3.2022 and is subject to the following conditions :

- (a) no operation between 9:00 p.m. and 9:30 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the Site during the planning approval period;
- (c) 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 are allowed to be parked/enter on the Site at any time during the planning approval period;
- (d) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) the delivery route to and from the Site via Tin Wah Road, as proposed by you, should be adhered to at all times during the planning approval period;

- (f) the existing fencing on the Site should be maintained at all times during the planning approval period;
- (g) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (h) the submission of the condition record of the existing drainage facilities on the Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 16.6.2019;
- (i) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 27.4.2019;
- (j) the submission of fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.9.2019;
- (k) in relation to (j) above, the implementation of fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 16.12.2019;
- (l) all existing trees and landscape plantings on the Site shall be maintained at all times during the planning approval period;
- (m) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g) or (l) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (n) if any of the above planning conditions (h), (i), (j) or (k) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VIII of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34B and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline :



2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

A copy of the Guidance Notes on Application for Permission for Temporary Open Storage and Port Back-up Uses, together with the relevant documents attached to the Guidance Notes, are attached for your reference. Your attention is particularly drawn to paragraphs 10-17 on how to comply with approval conditions.

This temporary permission will lapse on 16.3.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-4). For details, please refer to TPB Guidelines No. 34B. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 22.2.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 29.3.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

## List of Government Department Contacts

(Application No. A/YL-PS/579)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	朱智勇先生 Mr. CHI Chi Yung	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	陳銘冲先生 Mr. CHAN Ming Chung	2733 7737	2739 8775

## Appendix II

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Letter from Planning Department dated 20.08.2019 for compliance with approval condition (h) on the submission of condition record of existing drainage facilities on the Site

**規 劃 署**

屯門及元朗西規劃處  
新界沙田上禾輦路1號  
沙田政府合署14樓



**Planning Department**

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

本函檔號      Your Reference    ADCL/PLG-10172/L003  
本署檔號      Our Reference     TPB/A/YL-PS/579  
電話號碼      Tel. No. :        2158 6330  
傳真機號碼    Fax No. :        2489 9711

20 August 2019

Unit 1310, Level 13,  
Tower 2 Metroplaza,  
223 Hing Fong Road, Kwai Chung  
New Territories,  
Hong Kong  
(Attn.: Thomas LUK)

Dear Sir,

**Planning Application No. A/YL-PS/579**  
**Compliance with Approval Condition (h)**

I refer to your letter of 10.4.2019 for compliance with the captioned approval condition on the submission of condition record of existing drainage facilities.

Relevant department has been consulted. 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.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

( Ronald CHAN )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
CE/MN,DSD (Attn: Mr. Ryan CHI)

Internal  
CTP/TPB(2)

### Appendix III

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Letter from Planning Department dated 09.04.2019 for compliance with approval condition (i) on the provision of fire extinguisher(s)



規 劃 署

屯門及元朗西規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 14 樓



Planning Department

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

本函檔號      Your Reference  
本署檔號      Our Reference    TPB/A/YL-PS/579  
電話號碼      Tel. No. :        2158 6330  
傳真機號碼    Fax No. :        2489 9711

9 April 2019

Unit 1310, Level 13,  
Tower 2 Metroplaza,  
223 Hing Fong Road, Kwai Chung  
New Territories,  
Hong Kong  
(Attn.: Thomas LUK)

Dear Sir,

**Planning Application No. A/YL-PS/578**  
**Compliance with Approval Condition (i)**

I refer to your letter of 1.4.2019 for compliance with the captioned approval condition on the provision of fire extinguisher(s).

Relevant department has been consulted. 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.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

( Ronald CHAN )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.

Internal  
CTP/TPB(2)

## Appendix IV

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Letter from Planning Department dated 15.05.2019 for compliance with approval condition (j) on the submission of fire service installations proposal

**By Post & Fax (2394 3772)**

**規 劃 署**

屯門及元朗西規劃處  
新界沙田上禾輦路1號  
沙田政府合署14樓



**Planning Department**

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

本函檔號      Your Reference  
本署檔號      Our Reference      TPB/A/YL-PS/579  
電話號碼      Tel. No.:      2158 6330  
傳真機號碼      Fax No.:      2489 9711

15 May 2019

East Power Engineering Limited,  
Flat A, 7/F,  
Hop Shing Commercial Building,  
41 Chi Kiang Street, Tokwawan,  
Kowloon  
(Attn.: Jack NG)

Dear Sir,

**Planning Application No. A/YL-PS/579**  
**Compliance with Approval Condition (j)**

I refer to your letter of 4.4.2019 for compliance with the captioned approval condition on the submission of fire service installations proposal.

Relevant department has been consulted. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Please find detailed departmental comments at 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 on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
Internal  
CTP/TPB(2)

**Appendix**

**Director of Fire Services (Contact Person: Mr. CHOW Yin-hei, Tel.: 2733 7737, Fax No.: 2367 6976) has the following comments through memo ref. (96) in FSD/PG 184/791/93 Pt. 6 of 14.5.2019:**

Please be advised that the installation / maintenance / modification / repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation / maintenance / modification / repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the Director of Fire Services.

## Appendix V

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Letter from Planning Department dated 09.06.2020 for compliance with approval condition (k) on the implementation of fire service installations proposal



By Post &amp; Fax (2394 3772)

## 規劃署

屯門及元朗西規劃處  
新界沙田上禾輦路1號  
沙田政府合署14樓



## Planning Department

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

本局檔號 Your Reference PR/NP/10281/579/FSD/L05  
本署檔號 Our Reference TPB/A/YL-PS/579  
電話號碼 Tel. No.: 2158 6330  
傳真號碼 Fax No.: 2489 9711

9 June 2020

Fast Power Engineering Limited,  
Flat A, 7/F,  
Hop Shing Commercial Building,  
41 Chi Kiang Street, Tokwawan,  
Kowloon  
(Attn.: Jack NG)

Dear Sir,

**Planning Application No. A/YL-PS/579**  
**Compliance with Approval Condition (k)**

I refer to your letter of 14.5.2020 for compliance with the captioned approval condition on the implementation of fire service installations proposal. Relevant department has been consulted. 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 at Appendix.

Should you have any queries on the above, please contact the undersigned.

Yours faithfully,

(Ronald CHAN)  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

c.c.  
D of FS (Attn: YEN Chung-ming)

Internal  
CTP/TPB(2)



**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.



**Extract of Town Planning Board Guidelines  
on Renewal of Planning Approval  
and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development**  

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**(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 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	21.10.1994 (Approved for 3 Years)	(5), (7), (8), (9), (11), (12), (15), (16) and (18)
2	A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	REC	3.10.1997	(8), (11), (12), (15), (16) and (18)
3	A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	REC	16.10.1998	(11), (12), (15) and (18)
4	A/YL-PS/76	Temporary Open Storage of New Vehicles for a Period of 3 Years	REC and V	19.5.2000 (Revoked on 19.8.2001)	(11), (12), (17) and (18)
5	A/YL-PS/106	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years	REC	1.3.2002 (Revoked on 22.8.2002)	(1), (15), (17) and (18)
6	A/YL-PS/122	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years or Less	REC	11.10.2002 (Approved for 3 Years)	(1), (17) and (18)
7	A/YL-PS/167	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years	REC	19.12.2003	(1), (6), (11), (12), (17) and (18)
8	A/YL-PS/255	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) under Application No. A/YL-PS/167 for a Period of 3 Years	REC	1.12.2006	(1), (2), (4), (6), (11), (12), (17) and (18)
9	A/YL-PS/311	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	REC	19.3.2010	(1) to (3), (6), (10), (11), (12), (13), (14), (17) and (18)
10	A/YL-PS/405	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	REC and V	15.3.2013	(1) to (3), (6), (11), (12), (13), (14), (17) and (18)
11	A/YL-PS/511	Temporary Open Storage of New Vehicles (Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	REC and V	5.2.2016	(1) to (3), (6), (11), (12), (13), (14), (17) and (18)
12	A/YL-PS/579	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of	REC and V	22.2.2019	(1), (3), (6), (11), (12), (13), (14), (17), (18), (19)

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

### **Approval Conditions**

- (1) No night-time operation.
- (2) No repair, car washing or other workshop activities.
- (3) 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.
- (4) No vehicles other than new private cars, taxis and light vans should be stored on the site.
- (5) Submission of traffic impact assessment.
- (6) Delivery route via Tin Wah Road should be adhered.
- (7) Carrying out of proposed works in the vicinity of existing waterworks installations.
- (8) Setting back of the site from existing waterworks or water main.
- (9) Setting back of the site to avoid encroachment onto the proposed work limit to Ha Mei San Tsuen for Village Flood Protection Phase IV.
- (10) Provision of waterworks reserve.
- (11) Submission and implementation of landscaping proposal/Existing trees or landscape planting within the site boundary should be maintained.
- (12) Existing drainage facilities should be maintained and submission of drainage record/ provision of drainage facilities.
- (13) Submission and implementation of fire service installations.
- (14) Provision of peripheral fencing of the site.
- (15) Implementation of noise mitigation measures.
- (16) Provision of vehicular access.
- (17) Revocation clauses.
- (18) Reinstatement clause.
- (19) No vehicle is allowed to queue back to or reverse onto/from public road.

### **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	Proposed Open Storage of New Vehicles	Unspecified Use	13.5.1994 (on review)	(1) to (3)

### **Reasons for Rejection:**

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) The impact of stormwater discharge on the existing stormwater drain along Tin Tze Road has not been adequately addressed.
- (4) The information on the existing access road is incomplete and the applicant have not demonstrated that the number of vehicles received/despached in future will be maintained at the present level.
- (5) The visual and noise impacts caused by proposed development have not been adequately addressed.

**Similar s.16 Applications within the same “R(A)6”, “REC” and “V” Zones  
on the draft 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/436	Proposed Temporary Open Storage of New Vehicles (Privates Cars and Light Goods Vehicles Only) for a Period of 3 Years	REC	25.4.2014	(1) to (12)
2	A/YL-PS/537	Temporary Open Storage of New Vehicles (Privates Cars and Light Goods Vehicles) for a Period of 3 Years	REC	12.5.2017	(1) to (5), (8) to (14)

**Approval Conditions**

- (1) No night-time operation.
- (2) No operation on Sundays and public holidays.
- (3) No repair, car washing or other workshop activities.
- (4) Only private cars and light goods vehicles not exceeding 5.5 tonnes, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on the site.
- (5) No vehicle queuing back to public road or vehicle reversing onto/from the public road.
- (6) Provision of peripheral fencing and paving of the site.
- (7) Submission and implementation of drainage proposal.
- (8) Submission and implementation of landscape and tree preservation proposal.
- (9) Provision of fire extinguishers.
- (10) Submission and implementation of fire service installations.
- (11) Revocation clauses.
- (12) Reinstatement clause.
- (13) Maintenance of drainage facilities on site and submission of the condition record of the existing drainage facilities..
- (14) Maintenance of fencing on site.

**Rejected Application**

<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>Rejecting Reasons</u></b>
1	A/YL-PS/365	Proposed Temporary Open Storage of New Vehicles (Privates Cars and Medium Goods Vehicles) (under 12 tonnes) for a Period of 3 Years	V	30.3.2012	(1) to (6)

**Reasons for Rejection:**

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding rural and residential neighbourhood.
- (3) No strong planning justification had been given for a departure from the planning intention, even on a temporary basis.
- (4) Not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port

Back-up Uses” (TPB PG-No.13E).

- (5) Failed to demonstrate no adverse environmental, landscape and drainage impacts.
- (6) Undesirable precedent.

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

參考編號

220121-145921-57558

Reference Number:

提交限期

11/02/2022

Deadline for submission:

提交日期及時間

21/01/2022 14:59:21

Date and time of submission:

有關的規劃申請編號

A/YL-PS/653

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

意見詳情

Details of the Comment :

反對，鄉郊設停車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。

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



**A/YL-PS/653 Fung Ka Wai 45,000sqmts Vehicle Park**  
07/02/2022 01:36

From:  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

In 2019 you asked no questions. However with large tracts of GB and GIC zoning being taken over to provide land for housing you have a duty to question why such a large site is devoted to nothing more useful than storing vehicles.

Why did you not question why the operator is not utilizing modern technology vis stacked storage facilities. This is not a pay buy the hour car park, it is a storage.

We have plenty of land in HK, but it is not being used efficiently. But then of course it is more convenient for government officials and property owners to push for the chopping down of trees and shoving community services into odd corners of developments.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 25 January 2019 10:59 PM CST  
**Subject:** Fwd: A/YL-PS/579 Fung Ka Wai 45,000sqmts Vehicle Park

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**From:**  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Friday, January 25, 2019 10:57:42 PM  
**Subject:** A/YL-PS/579 Fung Ka Wai 45,000sqmts Vehicle Park  
A/YL-PS/579  
Lots 88 RP(Part), 89(Part), 90, 91 RP(Part), 92 RP, 93 to 105, 106(Part), 107(Part), 108, 109, 110(Part), 111, 112(Part), 113(Part), 233(Part), 234(Part), 235(Part), 236(Part), 295(Part), 296, 297, 298 S.A to S.D, 298 RP, 299, 300, 301(Part), 302(Part), 303 to 305, 306(Part), 312 (Part), 313(Part), 314(Part), 316(Part), 317(Part), 318 and 319(Part) in D.D. 126 and adjoining Government Land near Fung Ka Wai, Ping Shan  
Site area : About 45,870m<sup>2</sup> Includes Government Land of about 362m<sup>2</sup>  
Zoning : "Recreation" and "VTD"  
Applied Use : Vehicle Parking many vehicles



Dear TPB Members,

Please take a good look at the attached image. 45,000+sqmts given over for more than 20 years to **PARKING AT GRADE**.

Hong Kong does not need a Land Task Force, it needs the determination to put scarce land resources to good use.

A town planner was part of a group taken to see how such facilities are operated in Shenzhen recently. There they have operate easily assembled multi storied stacked units that can be moved around at will.

TPB members should recognize the part they have been playing a role in the proliferation of brownfield sites and degradation of the countryside via their far too liberal approval of that most inefficient land use, at grade parking. Vehicles should be parked underground, in custom built high rise towers or on the ground floor of 2,100sqft Net houses or villa developments. .

As land owners and government departments are reluctant to move forward then TPB should provide impetus by rejecting these plans. This would focus minds on moving forward with appropriate facilities that release large sites like this for more urgent uses.

Mary Mulvihill

**Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises Government Land (GL) and Old Schedule Agricultural Lots 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. Majority of the GL (about 358m<sup>2</sup>) is covered by Short Term Tenancy No. 2868 (STT2868) for the purposes of temporary open storage of new vehicles (cars, taxi, light goods vehicles and light buses only). No permission is given for occupation of the remaining GL (about 4m<sup>2</sup> subject to verification) included in the Site. The act of occupation of GL without Government's prior approval is not allowed. The private land of Lots No. 102, 112 and 233 in D.D. 126 is covered by Short Term Waivers (STW) No. 4225, 2753 and 2756 respectively to permit structures for the purpose of "temporary open storage of new vehicles (cars, taxi, light goods vehicles and light buses only)" and "storage of plastic materials". The STT/STW holder(s) will need to immediately apply to his office for modification of the STT/STW conditions where appropriate. The applicant has to either exclude the GL without STT from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. The owner(s) of the lots without STW will need to immediately 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) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access road should be clarified with the LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public road or reverse onto/from the public road;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Tin Tsz Road is not and will not be maintained by HyD. HyD shall not be responsible for the maintenance of any access connecting the Site and Tin Tsz Road;
- (e) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department to minimize potential environmental nuisance to the surrounding area;
- (f) to note the comments of the Director of Fire Services 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 VIII** of this RNTPC paper 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;

- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include colored photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/ manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains will be affected as shown on the plan. In case it is not feasible to divert the affected water mains within the Site, a waterworks reserve within 1.5 metres from the centreline of the water main shall be provided to the WSD. 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 within and in close vicinity of the Site; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on the Site, prior approval and consent of the BD should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized 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. If 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 Building (Planning) Regulations at the building plan submission stage.

**Good Practice Guidelines for Open Storage Sites**

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

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