

This document is received on 19 SEP 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1YLPS 1669
	Date Received 收到日期	19 SEP 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)

Fung Siu TAN. 馮少騰

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	<p>Lots 206(Part), 227(Part), 231(Part), 232SA(Part), 232SB(Part), 232SC, 232HP(Part), 234(Part), 235(Part). IN DD/26 Ping Shan, Yuen Long.</p>
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<p><input checked="" type="checkbox"/> Site area 地盤面積 3,420 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 220 sq.m 平方米 <input type="checkbox"/> About 約</p>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PS/19
(e) Land use zone(s) involved 涉及的土地用途地帶	R(A) 6 and REC.
(f) Current use(s) 現時用途	臨時塑料和五金物料貨倉及 露天存放場。 (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)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
14-9-2022 (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 14-9-2022 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時塑料和五金物料貨倉及 露天存放場。 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3200 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
露天面積為存放場 有上蓋面積為貨倉 (1層5米高)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 1
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

星期一至星期六：早上九時至下午六時；
星期日及公眾假期休息

(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

☐ 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))

天水圍, 天慈路

☐ 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)

No 否

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building?
擬議發展計劃是否包括現有建築物的改動？

Yes 是

☐ Please provide details 請提供詳情

No 否

☒

(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

☐ (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)

☐ Diversion of stream 河道改道

☐ Filling of pond 填塘

Area of filling 填塘面積 sq.m 平方米 ☐ About 約

Depth of filling 填塘深度 m 米 ☐ About 約

☐ Filling of land 填土

Area of filling 填土面積 sq.m 平方米 ☐ About 約

Depth of filling 填土厚度 m 米 ☐ About 約

☐ Excavation of land 挖土

Area of excavation 挖土面積 sq.m 平方米 ☐ About 約

Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☒

(iii) Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響？

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☐

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/發展的許可續期**

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

7. Justifications 理由

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

親貴先生，你們好，現重新申請舊案原 TPB/A/YL-PS/647 之規劃許可
(為期3年)的。因去年所提交之渠務文件不予通過，需要在今年重
提交之期又延誤提交所以被取消，本人不是刻意沒有履行條件，
以往連續期子期(合共21年)從未隔斷，一直維持每年2次
渠道疏通及修葺，從未出現水浸問題。而有因消防廢行的
條件亦已在今年2022年5月份變成批核。這次事件因本人一時
之疏漏而出現，對貴處帶來不便，心感歉疚，現懇求貴
署高抬貴手，寬容處理，不堪感謝。

祝各位身體健康

萬事勝意。

馮少騰 敬上

8. Declaration 聲明

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

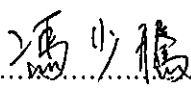
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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


.....
FUNG SI YAN.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

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

Others 其他

on behalf of

代表

.....

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

Date 日期

16-9-2022 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

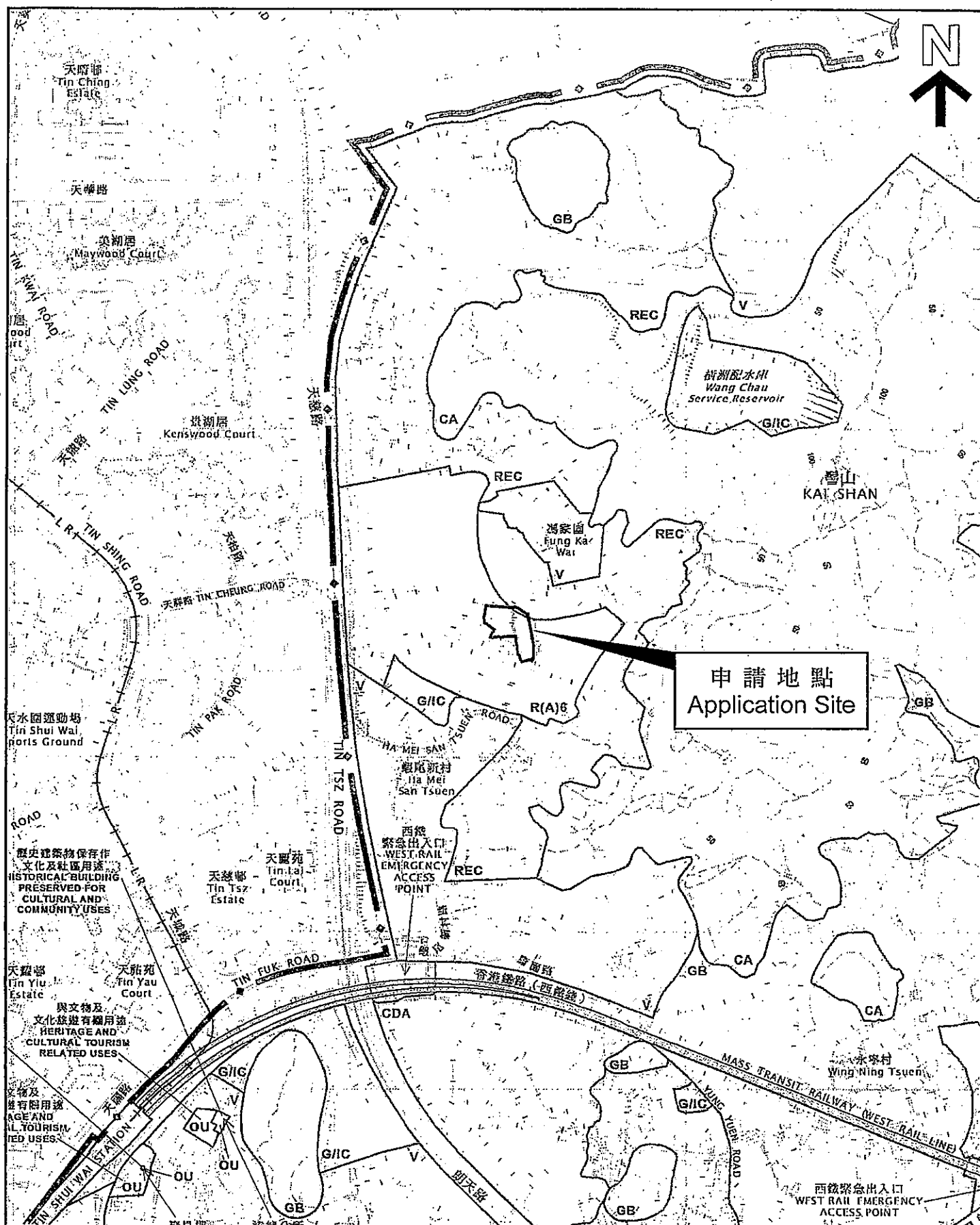
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	lots 206 (Part), 227 (Part), 231 (Part), 232 SA (Part), 232 SB (Part), 232 SC, 232 RP (Part), 234 (Part), 235 (Part), in D.D 126, (Ping Shan, Yuen Long)
Site area 地盤面積	3420 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PS/19
Zoning 地帶	R(A)6 and REC.
Type of Application 申請類別	<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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時塑料和五金物料貨倉及露天存放場

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	220 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		/
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			1

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

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

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

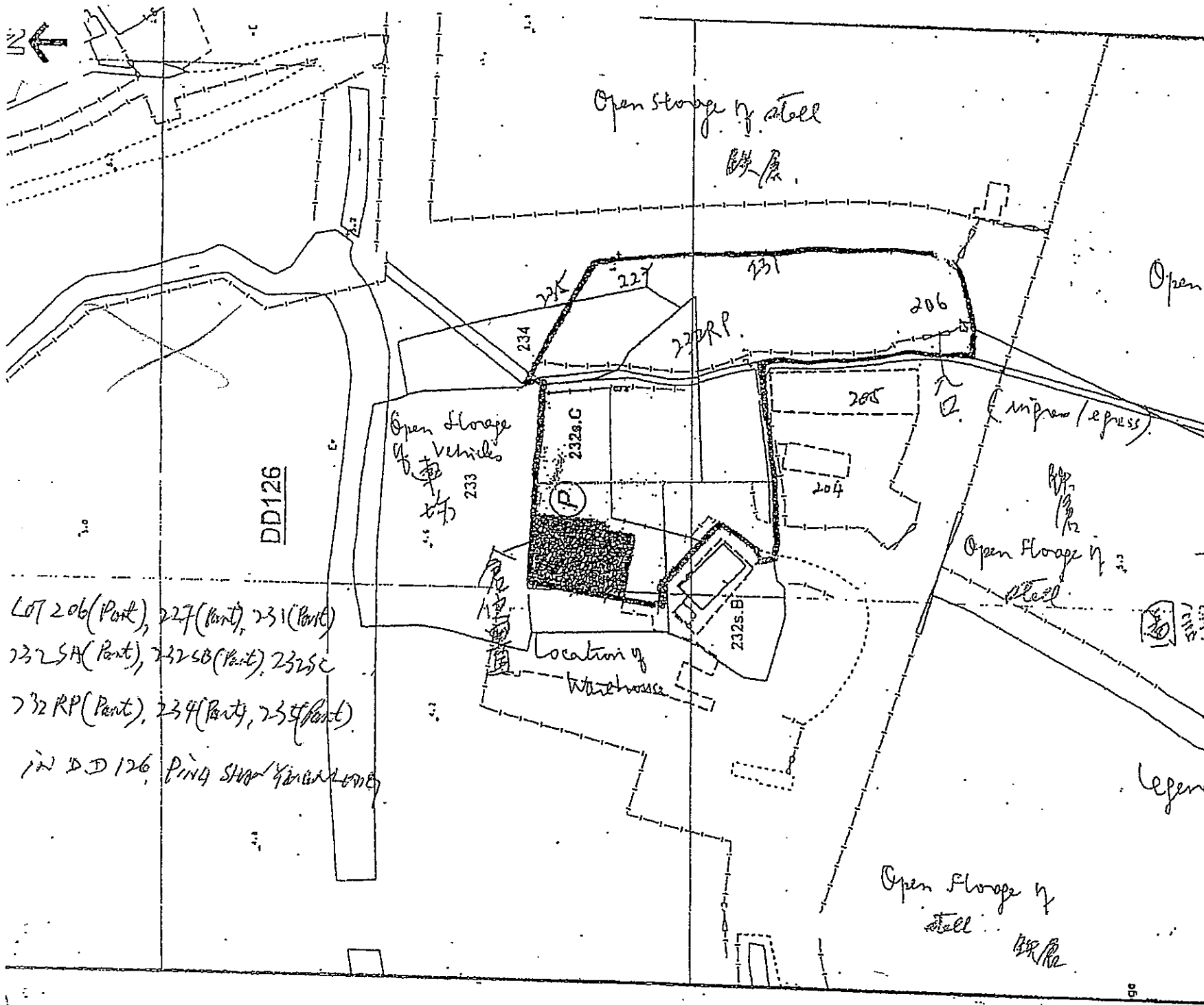


位置圖 LOCATION PLAN

Lot 206 (Part), 237 (Part), 231 (Parts)
 232SA (Part), 2323B (Part), 2325C, 232RP (Part)
 234 (Part), 235 (Part)
 in D.D. 126 Ping Shan Yuen Long

平面圖 SITE PLAN

232SA (Part),
 232SB (Part),
 232SC, 232SD (Part),
 234 (Part), 235 (Part).
 IN PD 126 PING SHAN. GUEN LONG,



LOT 206(Part), 207(Part), 231(Part)
 232SA(Part), 232SB(Part), 232SC
 232RP(Part), 234(Part), 235(Part)
 in DD 126, Ping Shan/Yuen Long

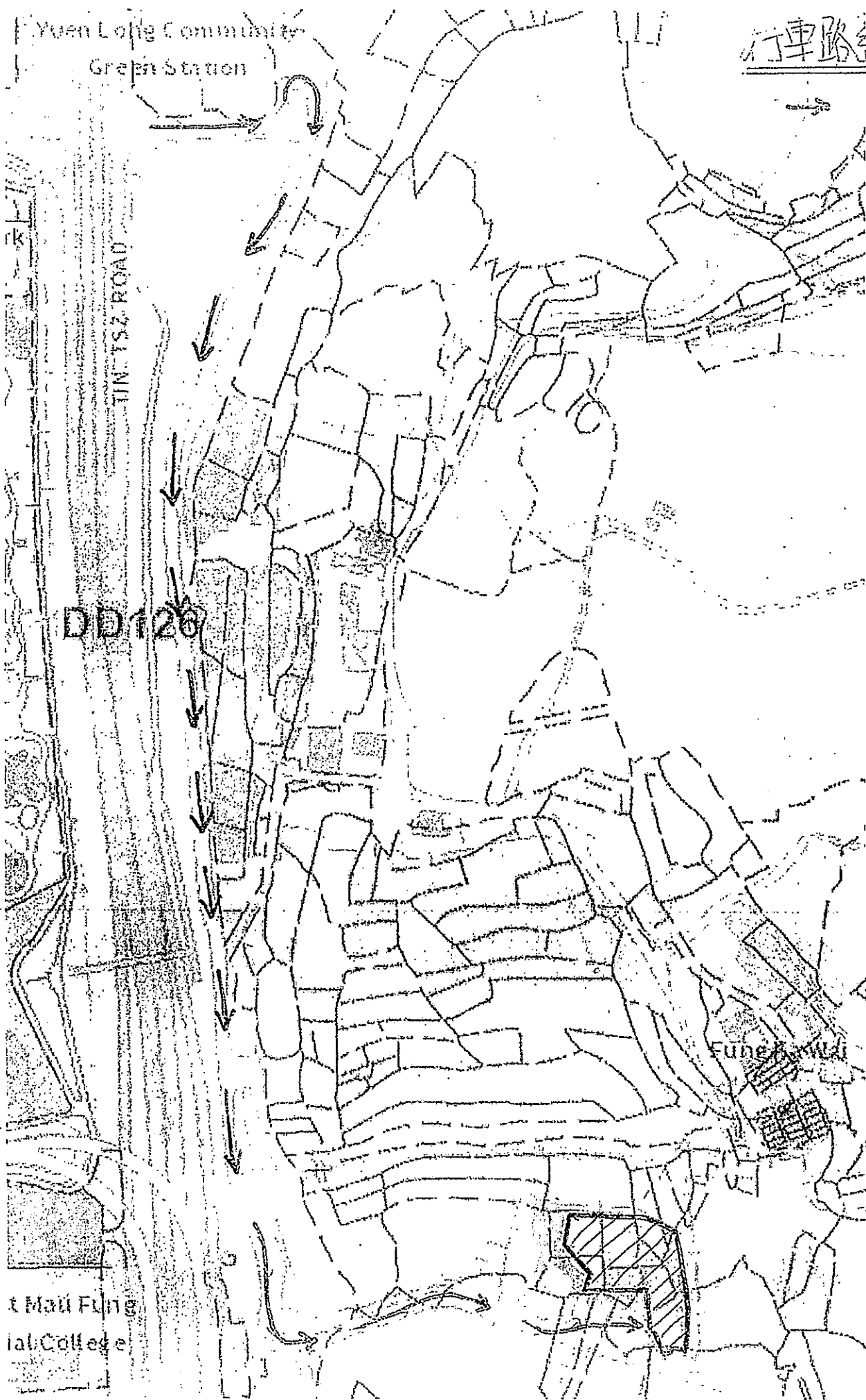
- 圖例(1) 申請場地
- 倉庫位置
- Legend (1) Application Site
- Location of Warehouse

(Layout Plan)
 平面圖(二)

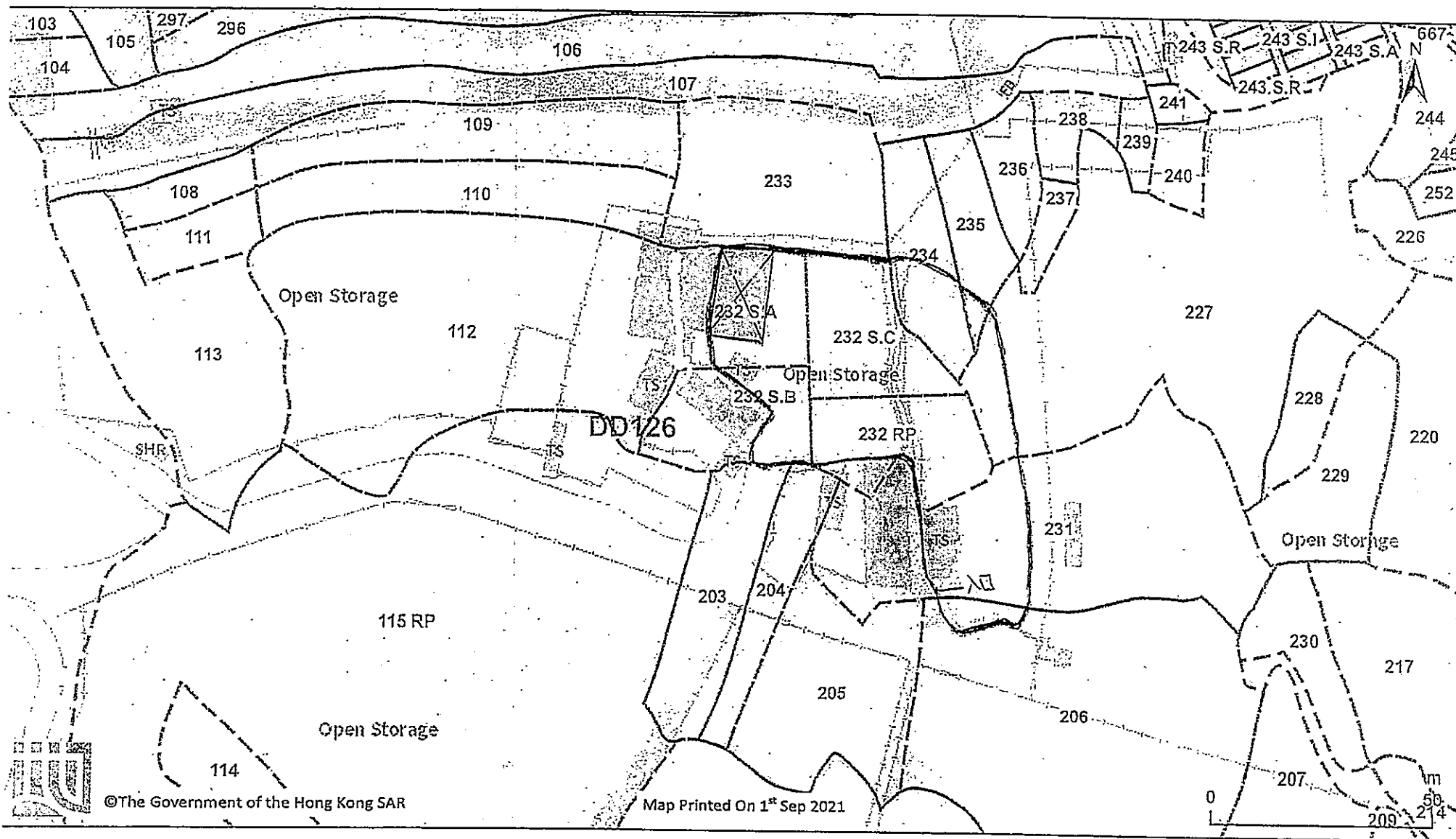
Yuen Long Community
Green Station

行車路線圖

申請
位置
地點



Maui Fung
College



22 SEP 2022

Town Planning
Board

Re: Planning Application A/YL-PS/669

在申請地點位置，會有一個重型貨車上落貨停車位。
車位位置在佈局圖上的入口附近。
申請地段已作臨時存放場多年，現申請希望可繼續使用。

附件：平面圖、布局設計圖、渠務圖及有園相片，
修正申請表第5頁及第11頁之文件。

申請人：馮少騰

22-9-2022,

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展臨時塑料和五金物料貨倉及
露天存放場。

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

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

3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積

3200.....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

220.....sq.m ☒ About 約

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

1.....

Proposed domestic floor area 擬議住用樓面面積

.....sq.m ☐ About 約

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

220.....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

220.....sq.m ☒ About 約

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

露天面積為存放場

有上蓋面積為貨倉 (1層5米高)

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

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

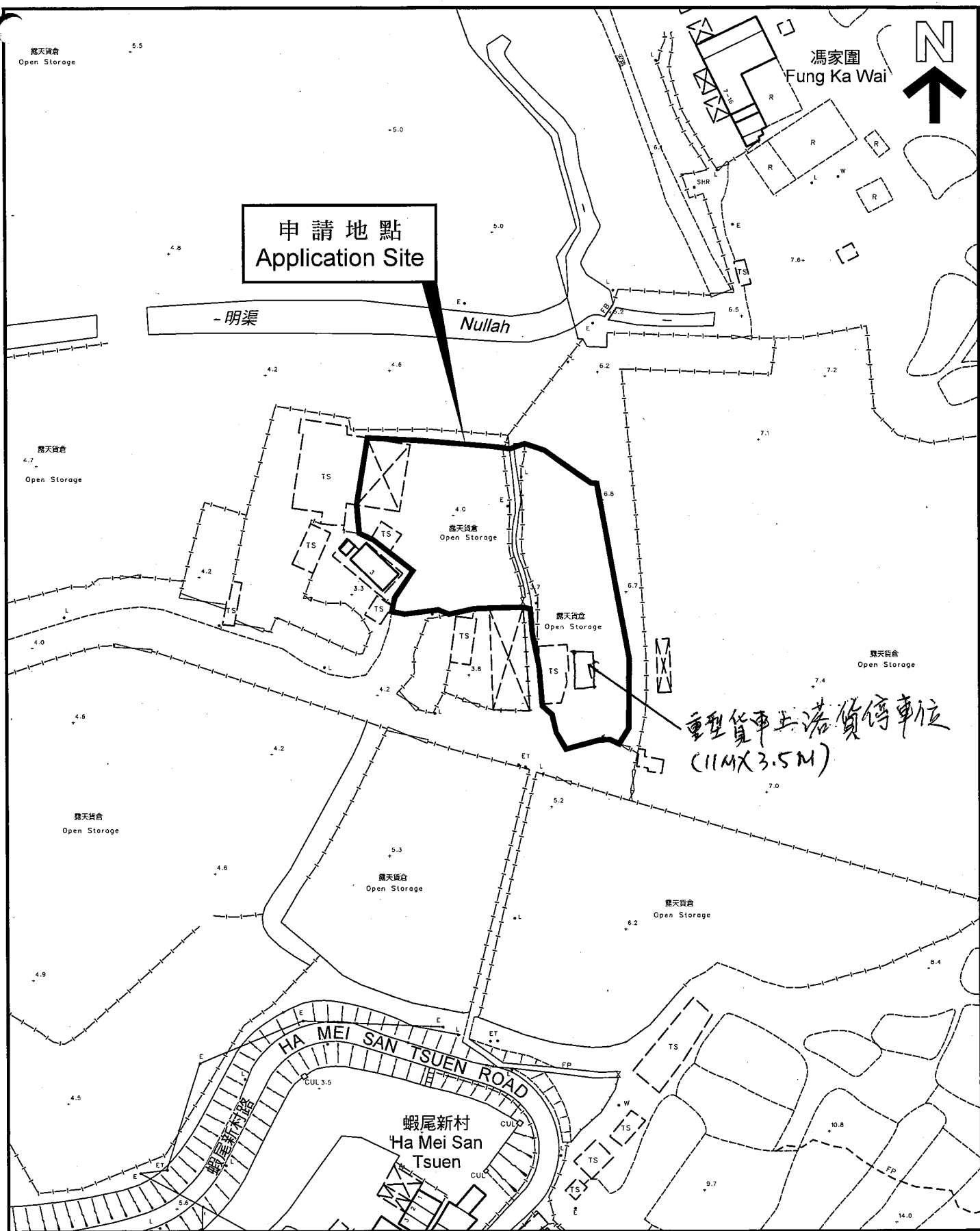
Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

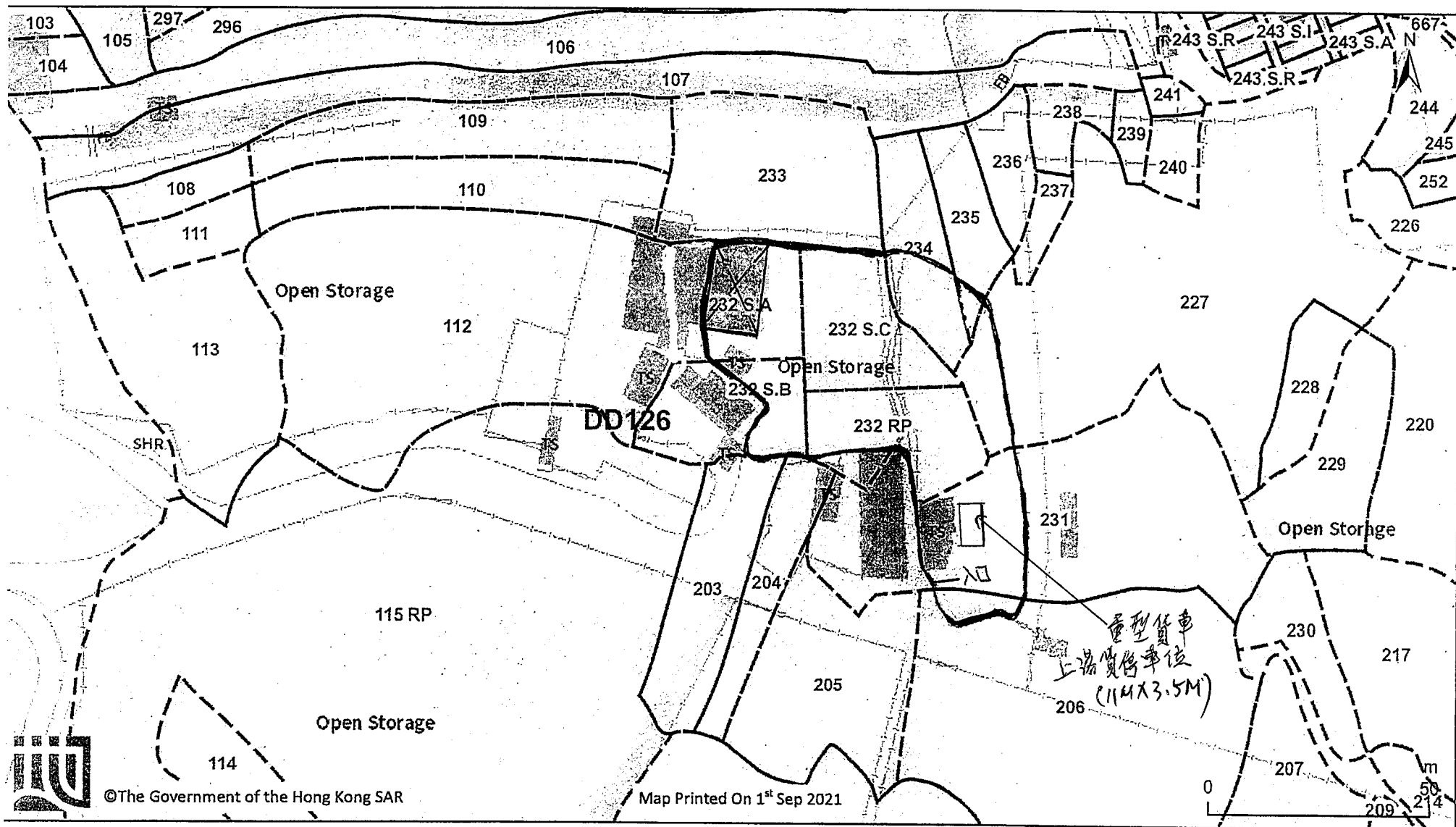
Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)



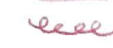
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	220 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) _____ _____		/
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

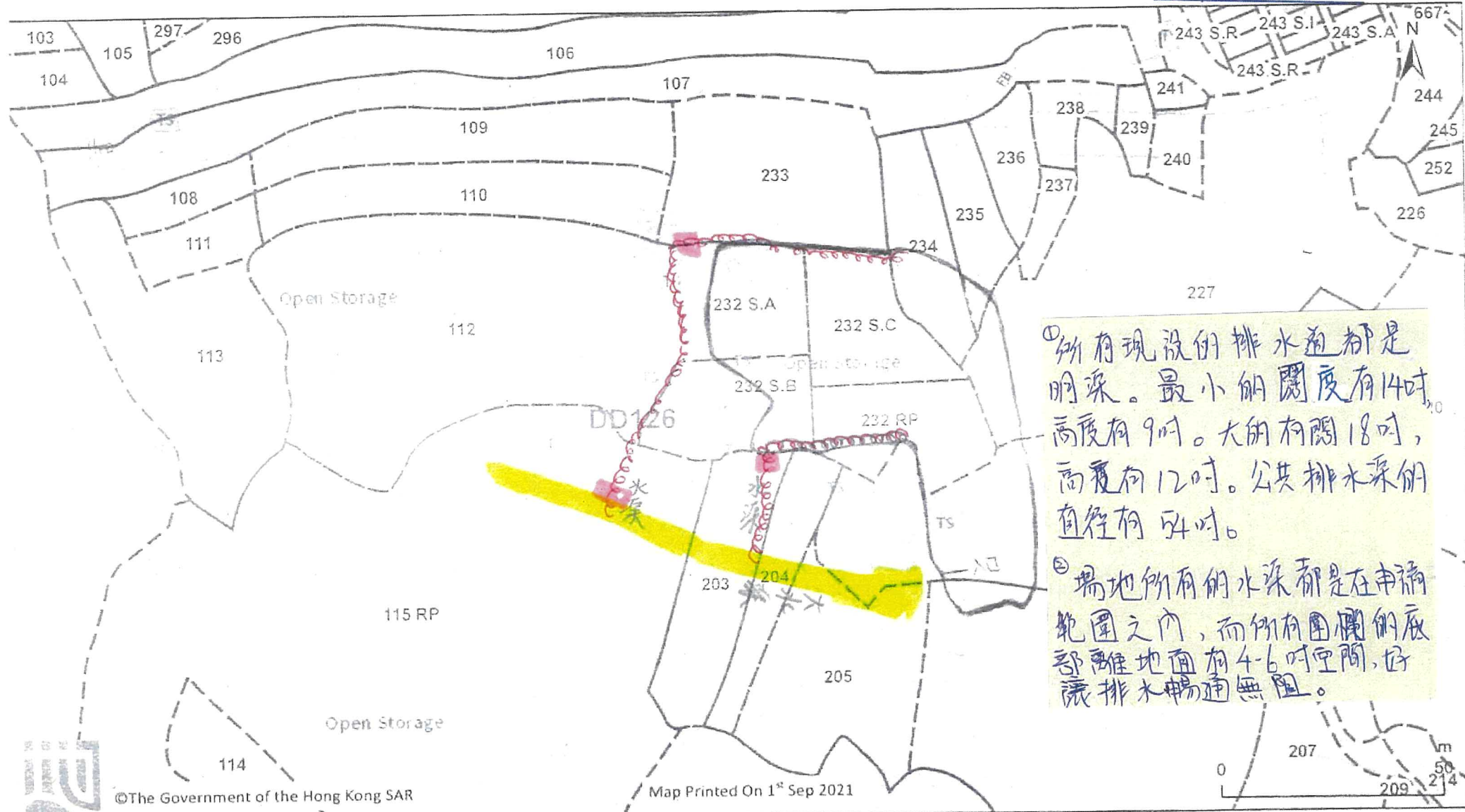


平面圖 SITE PLAN



渠務圖

-  大水渠
-  沙井
-  收集雨水的小渠



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

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

備註：這些渠道已經用了(7期)批約，每年都由本人負責修葺兩次，所以從沒有阻滯。
希望貴署能寬容批閱。



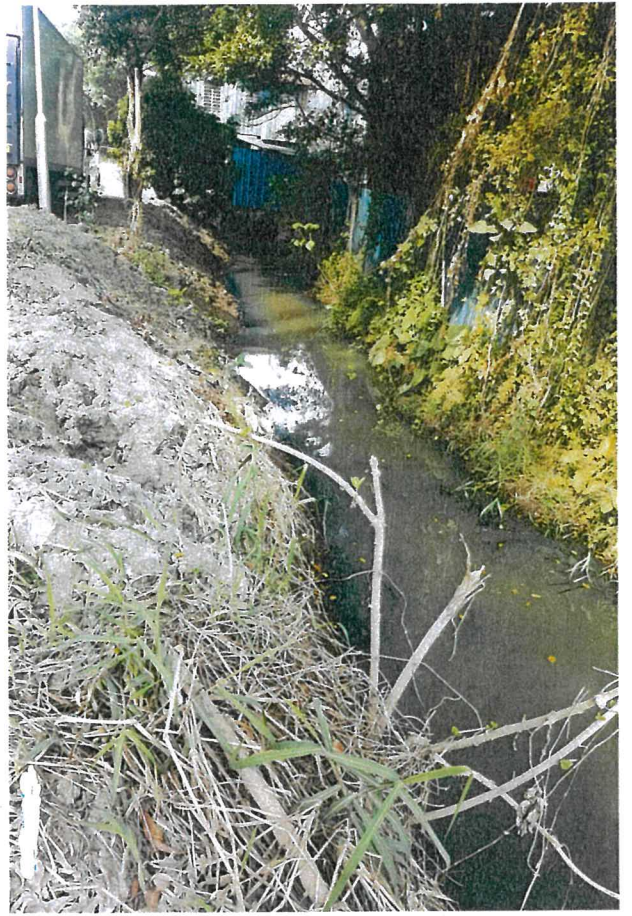
場內的小渠



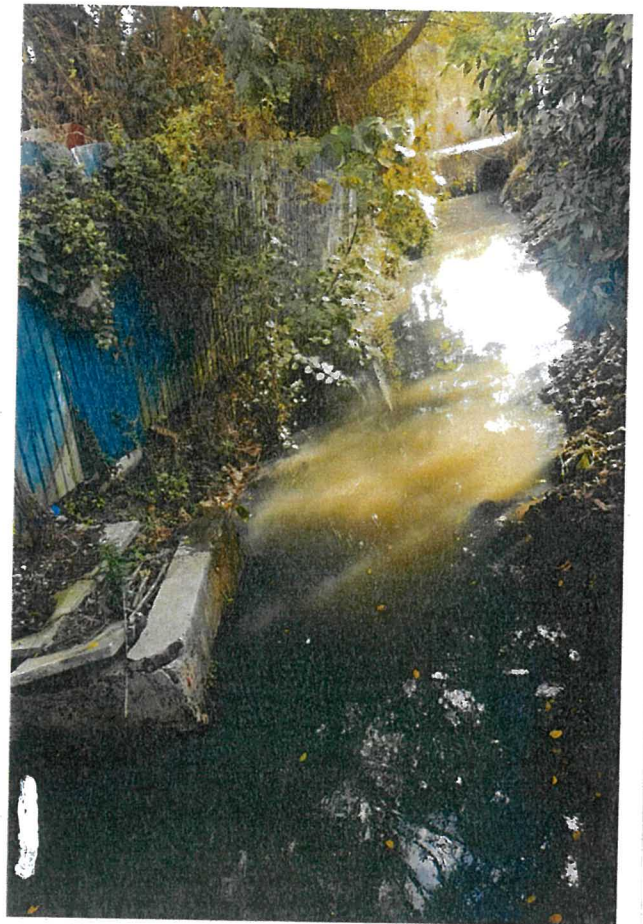
場內的小渠



大渠的外貌



西個沙井外貌，是接駁地內的小渠





Planning Application No. A/YL-PS/66904/01/2023 16:36

From: [REDACTED]

To: tpbpd@pland.gov.hk, jmhwok@pland.gov.hk, jhnfung@pland.gov.hk

4 Attachments



A_YL-PS_669_s16 replacement pages_3 pages.pdf A_YL-PS_669_s16 replacement pages_15 pages.pdf



Location Plan.pdf Est Trip.pdf

執事先生小姐，你們好，

現有關 A/YL-PS/669 規劃申請的進一步資料
如有任何疑問，請告知我們。 謝謝。

申請人：馮少騰 (Tel: [REDACTED])

日期：4-1-2023

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

1. Name of Applicant 申請人姓名/名稱

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

FUNG SIU TAN
馮少騰

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

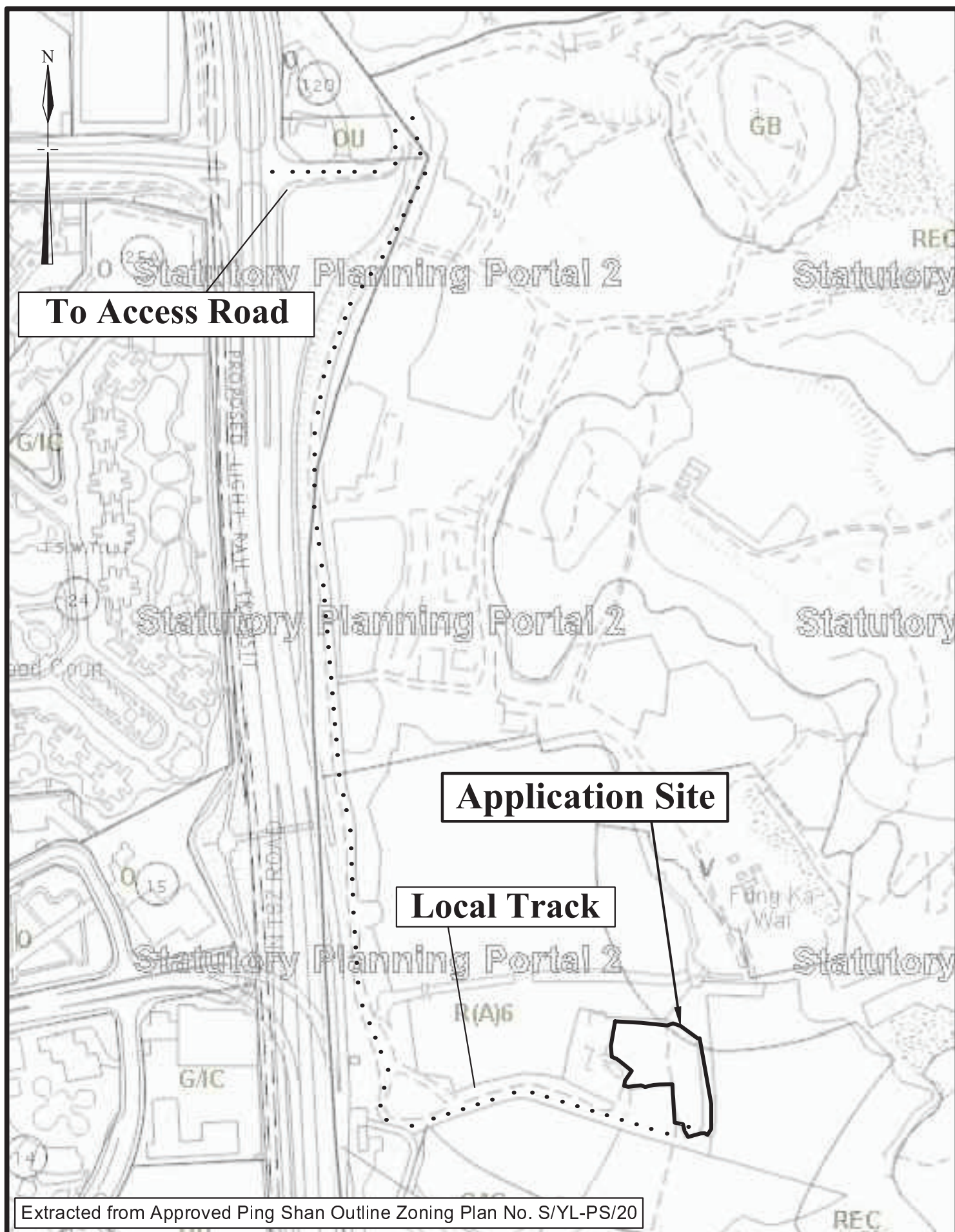
(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

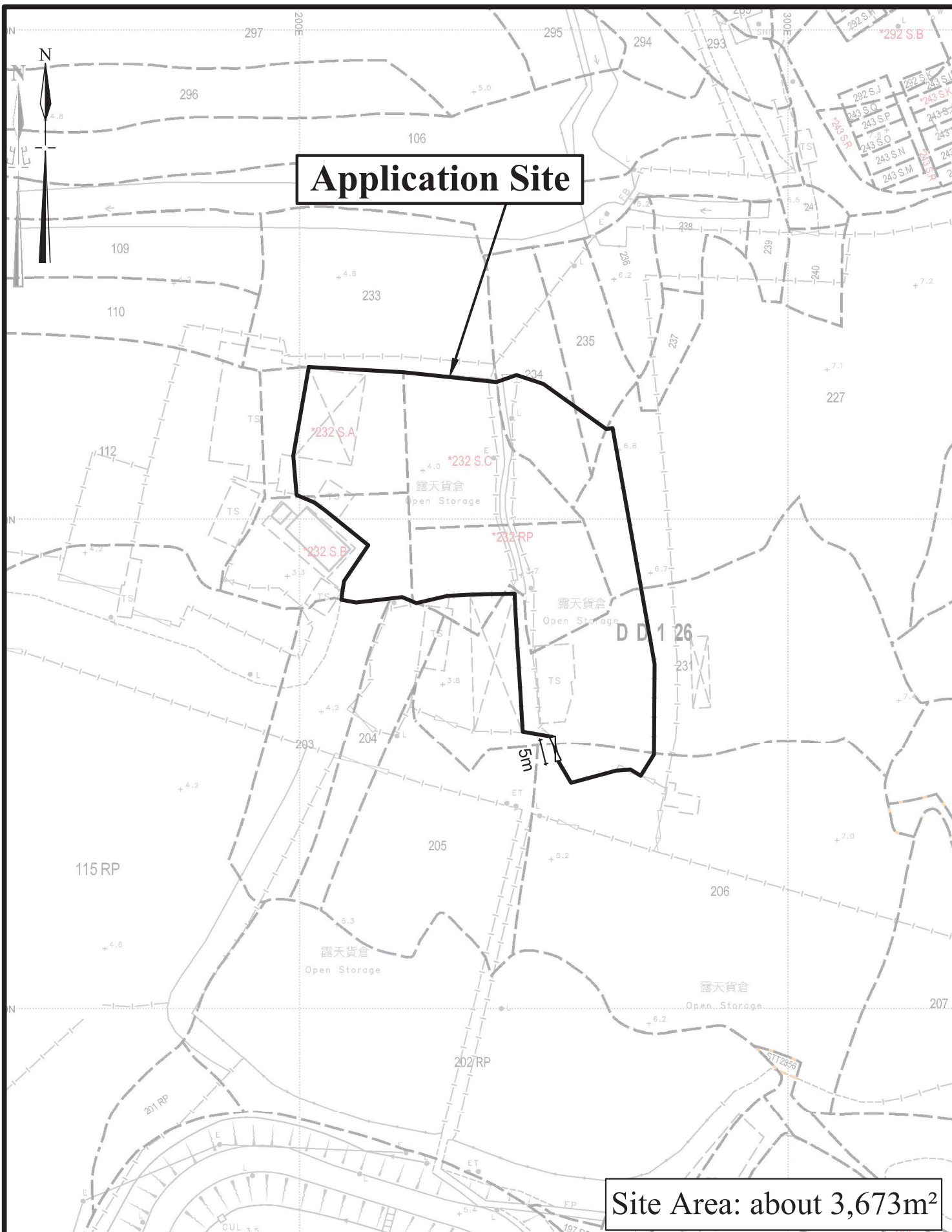
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 206 (Part), 227 (Part), 231 (Part), 232 S.A (Part), 232 S.B (Part), 232 S.C, 232 R.P. (Part), 234 (Part), 235 (Part) in D.D. 126, Ping Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,673 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 220 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時塑料和五金物料貨倉及露天存放場 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 3,453 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 220 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) 露天面積為存放場 有上蓋面積為貨倉 (1層5米高)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位 (PC)	.....
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 (LGV)	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 1
Others (Please Specify) 其他 (請列明)	.....

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 206 (Part), 227 (Part), 231 (Part), 232 S.A (Part), 232 S.B (Part), 232 S.C, 232 R.P. (Part), 234 (Part), 235 (Part) in D.D. 126, Ping Shan, Yuen Long
Site area 地盤面積	<div style="text-align: right;">3,673 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>
Plan 圖則	S/YL-PS/19
Zoning 地帶	R(A)6 and REC
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="text-align: center;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="text-align: center;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	臨時塑料和五金物料貨倉及露天存放場



Not to Scale	Location Plan Lots No. 206 (part), 227 (part), 231 (part), 232 A(part), 232 B (par), 232 C, 232 RP(part), 234 (part), 235 (part) in D. D. 126, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
December 2022		Plan 1 (P 22083)

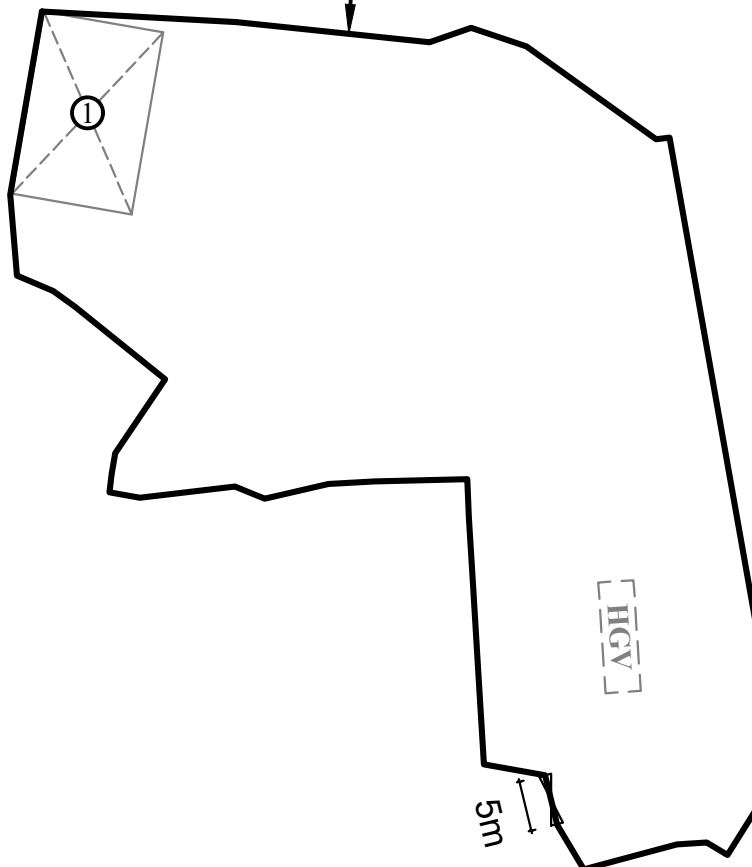


Site Area: about 3,673m²

1:1000	Lot Index Plan	Goldrich Planners & Surveyors Ltd.
December 2022	Lots No. 206 (part), 227 (part), 231 (part), 232 A(part), 232 B (par), 232 C, 232 RP(part), 234 (part), 235 (part) in D. D. 126, Yuen Long, New Territories	Plan 2 (P 22083)



Application Site



Legend



**Loading / Unloading Space for Heavy Goods Vehicle
(11m (L) x 3.5m (W))**

Site Area: about 3,673m²

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	Warehouse	<u>220m²</u>	<u>220m²</u>	5m	1
	Total:	<u><u>220m²</u></u>	<u><u>220m²</u></u>		

1 : 750

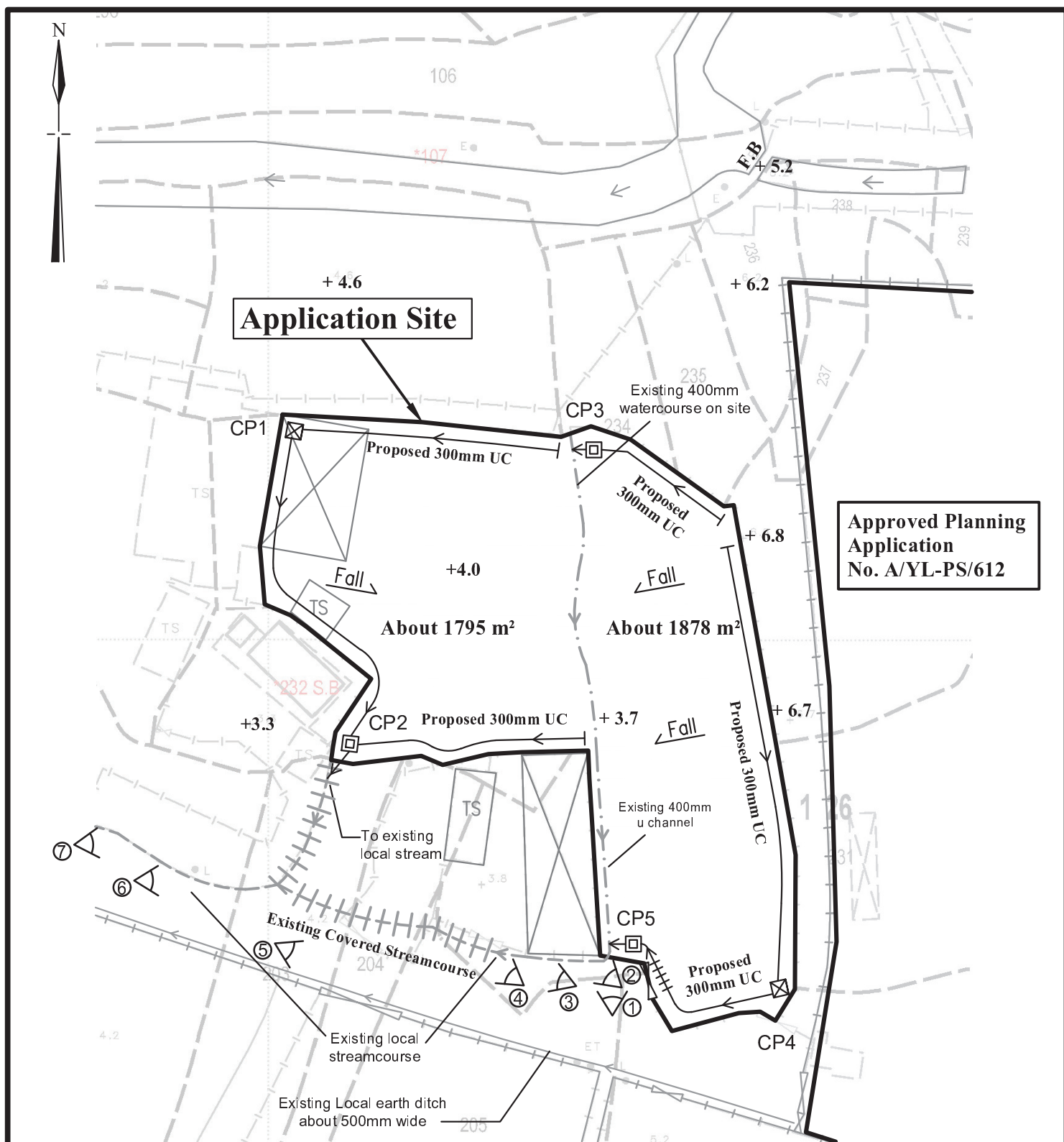
Layout Plan

**Goldrich Planners &
Surveyors Ltd.**

October 2022

Lots No. 206 (part), 227 (part), 231 (part), 232 A(part),
232 B (par), 232 C, 232 RP(part), 234 (part), 235 (part)
in D. D. 126, Yuen Long, New Territories

**Plan 3
(P 22083)**



1 : 750 (A4)

December 2022

Viewpoints of Drainage Channel Photographs

Lots No. 206 (part), 227 (part), 231 (part), 232 A(part),
232 B (par), 232 C, 232 RP(part), 234 (part), 235 (part)
in D. D. 126, Yuen Long, New Territories

**Goldrich Planners &
Surveyors Ltd.**

**Plan 5
(P 22083)**

Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Comments from Drainage Services Department

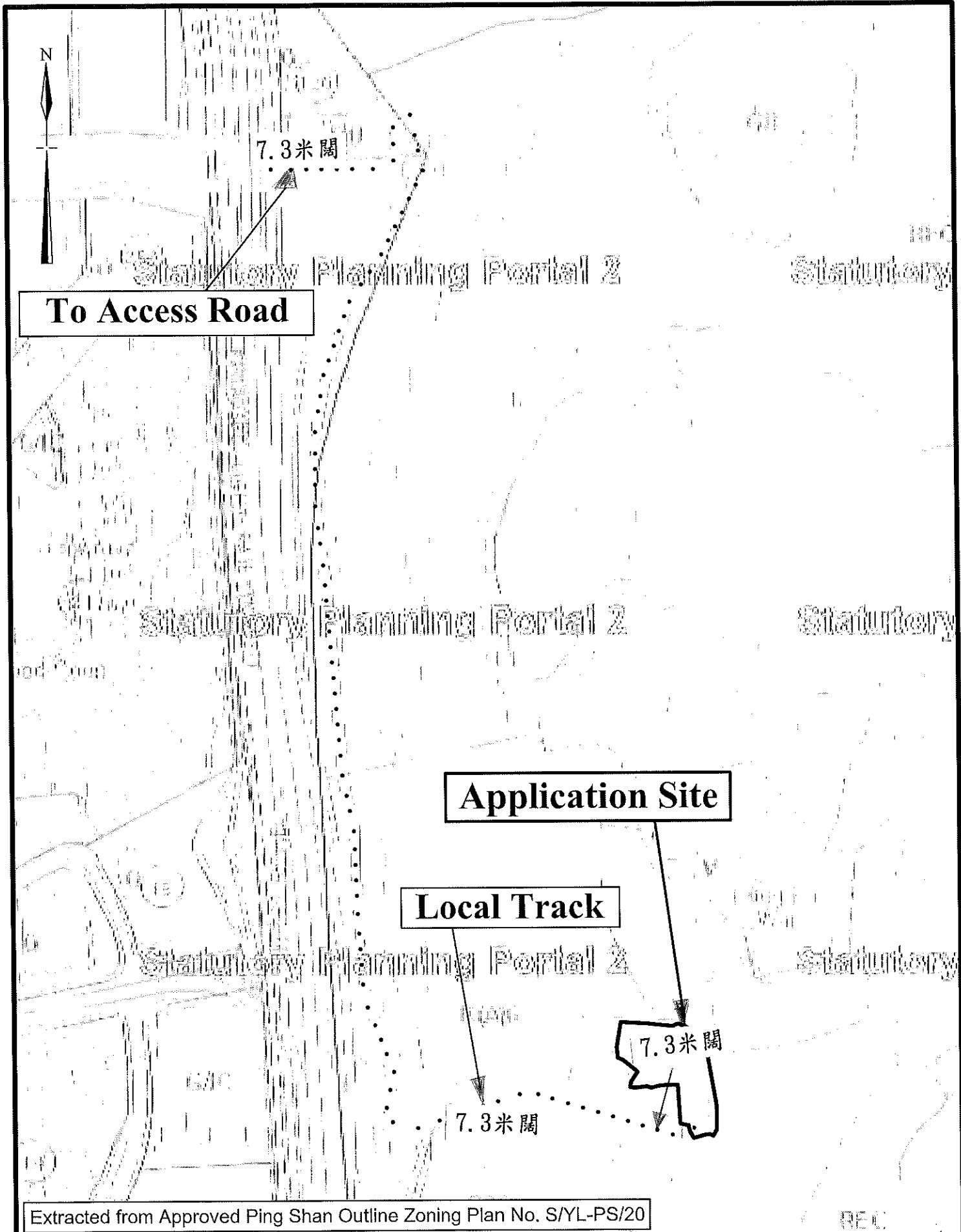
Contact person: Ms. Vicky SY; Tel: 2300 1347

	Comments	Responses
(i)	Peripheral channels shall be provided along the site boundary to collect the surface runoff accrued on the application site and to intercept the overland flow from the adjacent lands, especially the eastern side of the application site.	Please refer to the Drainage Proposal (Plan 4) for details. Please note that the site on the east is the subject of a planning approval no.: A/YL-PS/612. This site has a drainage system of its own.
(ii)	Please demonstrate with hydraulic calculation that the proposed drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Please refer to the Drainage Proposal (Plan 4) for details. According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001, 300mm is the acceptable size of U-channels within catchment area between 1,200m ² and 2,400m ² .
(iii)	The existing watercourse at the southern side of the site, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted.	Noted.
(iv)	Further to (iii) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition, existing channel and pits within and outside the application site in particular.	Please refer to plan showing the viewpoints of the photographs and the photographs attached.

(v)	The cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan.	Please refer to the Drainage Proposal (Plan 4) for details.
(vi)	Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities.	Please refer to the Drainage Proposal (Plan 4) for details.
(vii)	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Please refer to the Drainage Proposal (Plan 4) for details.
(viii)	Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap.	Please refer to the Drainage Proposal (Plan 4) for details.
(ix)	Where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site.	Openings of about 5cm underneath the boundary hoarding are provided.
(x)	The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.	Noted.
(xi)	The applicant should consult District Lands Officer/Yuen Long and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.

Comparison Table of Parameters

Parameters	Original Scheme	Current Scheme	Changes
Site area	3,420m ²	3,673m ²	+253m ² (+7.4%)
Proposed uncovered land area	3,200m ²	3,453m ²	+253m ² (+7.9%)
Gross floor area	220m ²	220m ²	unchanged
No. of structure	1 No. of structure (Height: 5m)	1 No. of structure (Height: 5m)	unchanged
No. of Loading / UnLoading space	1 No. of HGV	1 No. of HGV	unchanged



Extracted from Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

Not to Scale	Location Plan Lots No. 206 (part), 227 (part), 231 (part), 232 A(part), 232 B (par), 232 C, 232 RP(part), 234 (part), 235 (part) in D. D. 126, Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
December 2022		Plan 1 (P 22083)

申請地點的車輛流量估算 (營運時間: 星期一至六上午九時至下午六時,星期日及公眾假期休息)

	中型車		重型車 (貨櫃車)	
	入	出	入	出
09:00 – 10:00	1	0	0	0
10:00 – 11:00	0	1	0	0
11:00 – 12:00	0	0	1	0
12:00 – 13:00	0	0	0	0
13:00 – 14:00	0	0	0	1
14:00 – 15:00	1	0	0	0
15:00 – 16:00	0	1	0	0
16:00 – 17:00	0	0	1	0
17:00 – 18:00	0	0	0	1



Re: Planning Application No. A/YL-PS/66910/02/2023 11:58

From: [REDACTED]

To: tpbpd@pland.gov.hk, jmhwok@pland.gov.hk, jhnfung@pland.gov.hk

2 Attachments



A_YL-PS_669_RtC_9.2.2023.pdf A_YL-PS_669_Plan 4a_Drainage Proposal_9.2.2023.pdf

執事先生小姐，你們好，

現附上更新的渠務報告(Plan 4a)及回覆部門意見的文檔。
如有任何疑問，請告知我們。 謝謝。

申請人：馮少騰 (Tel: [REDACTED])
日期：10-2-2023

<jmhwok@pland.gov.hk> 於 2023年2月7日 週二 下午2:12寫道：

Dear Mr. FUNG,

I refer to your submission of further information dated 4.1.2023 regarding the captioned application. Please find comments from the Drainage Services Department (contact person: Ms. Vicky SY; tel: 2300 1347) below for your follow-up -

- (a) The catchment area is over 1200m², therefore 300mm U channel is not adequate as per the table shown in DSD Technical notes. Furthermore, the eastern side of the site is significantly higher, which extra overland flow will enter the site. Please review your catchment area and provide sufficient size of U channel.
- (b) Please demonstrate with hydraulic calculation that the existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.

Regards,
Jessie KWOK
ATP/TM3
TM&YLW DPO
Tel: 2158 6330

From: [REDACTED]
To: tpbpd@pland.gov.hk, jmhwok@pland.gov.hk, jhnfung@pland.gov.hk
Date: 04/01/2023 16:36
Subject: Planning Application No. A/YL-PS/669

執事先生小姐，你們好，

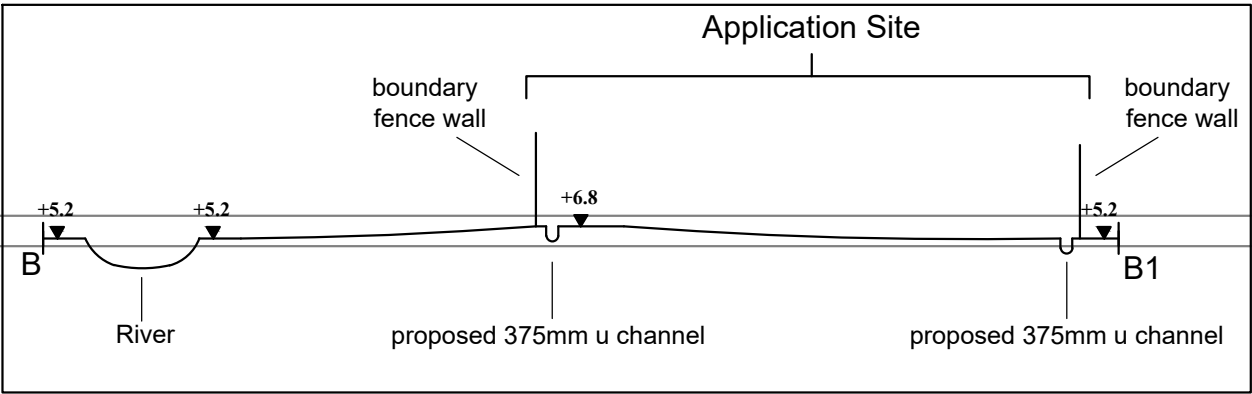
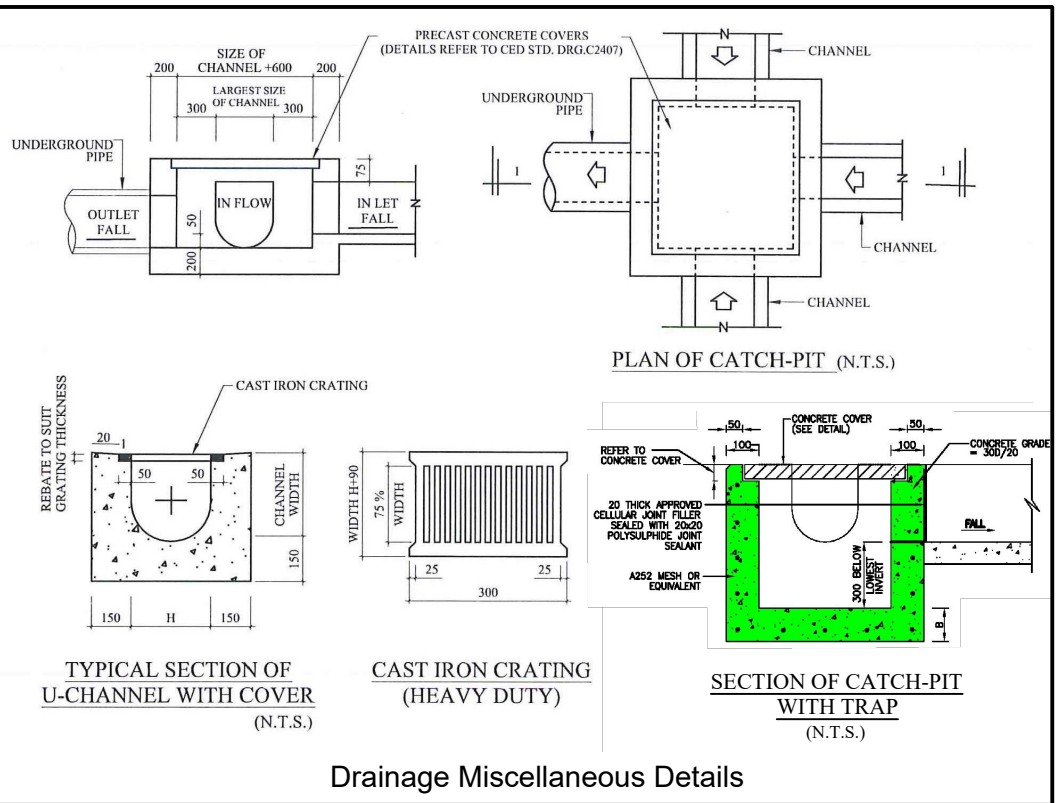
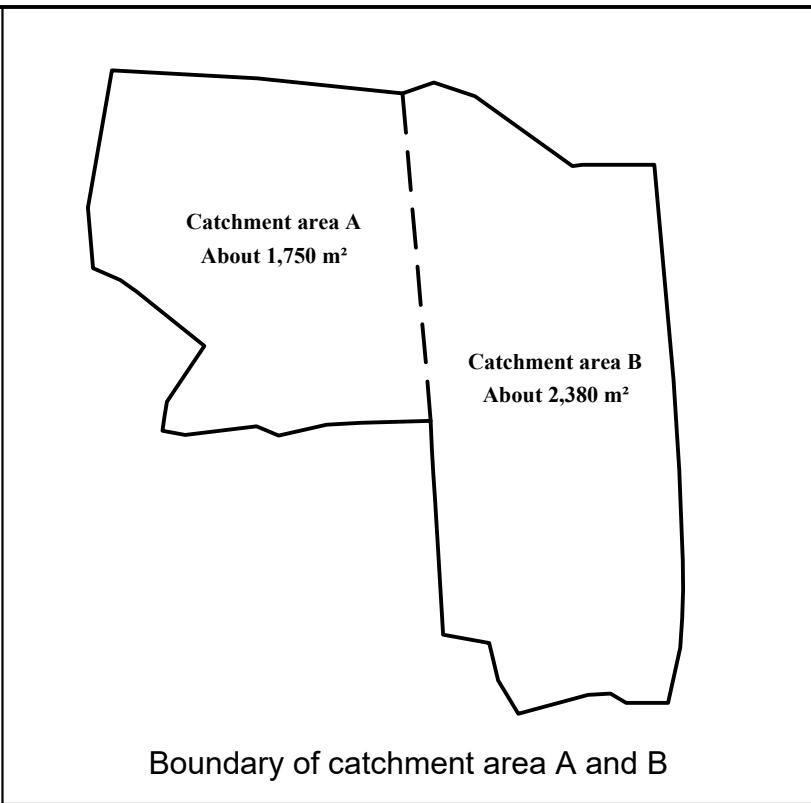
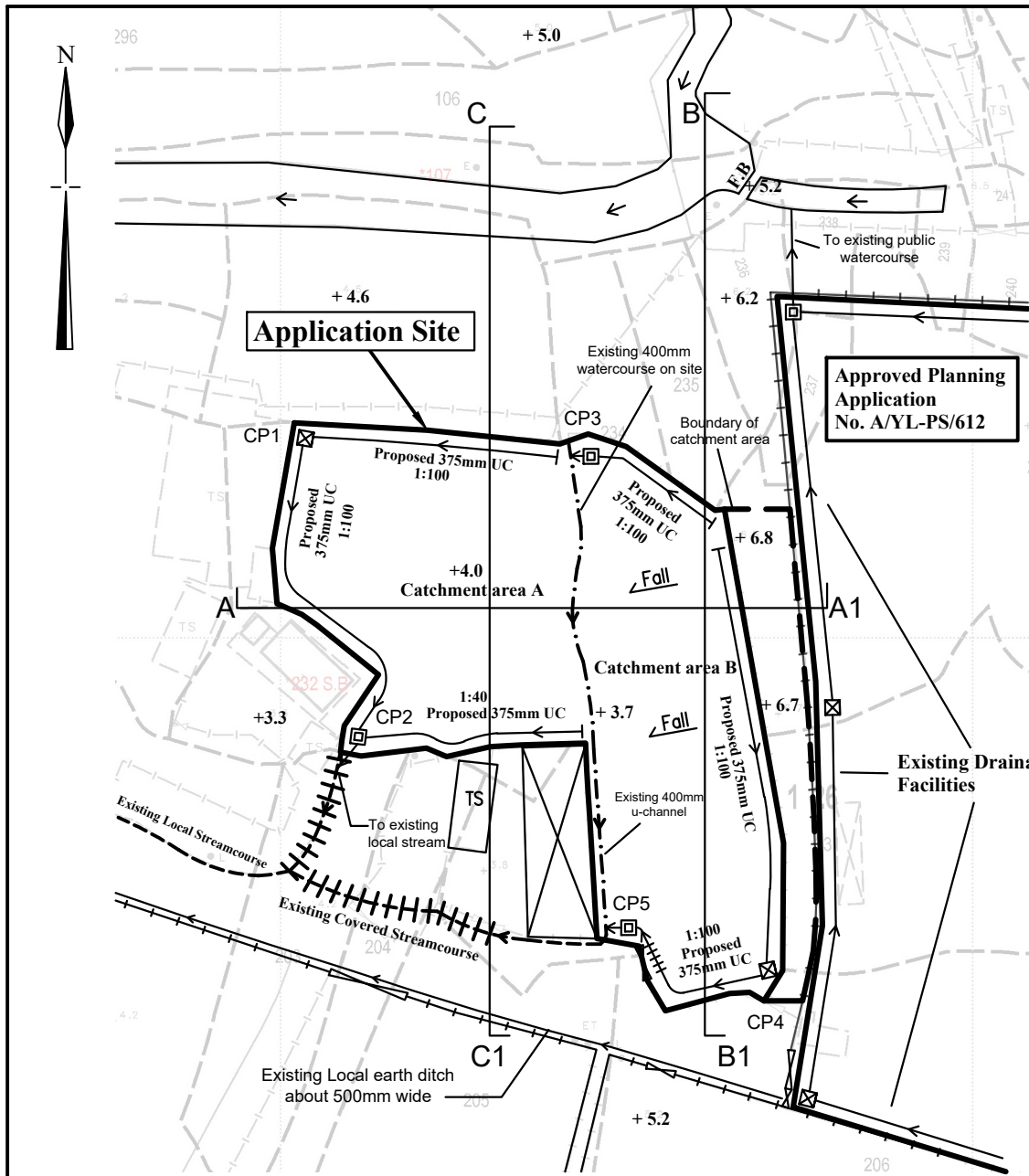
現有關 A/YL-PS/669 規劃申請的進一步資料
如有任何疑問，請告知我們。謝謝。

申請人：馮少騰 (Tel: [REDACTED])
日期：4-1-2023

Comments from Drainage Services Department

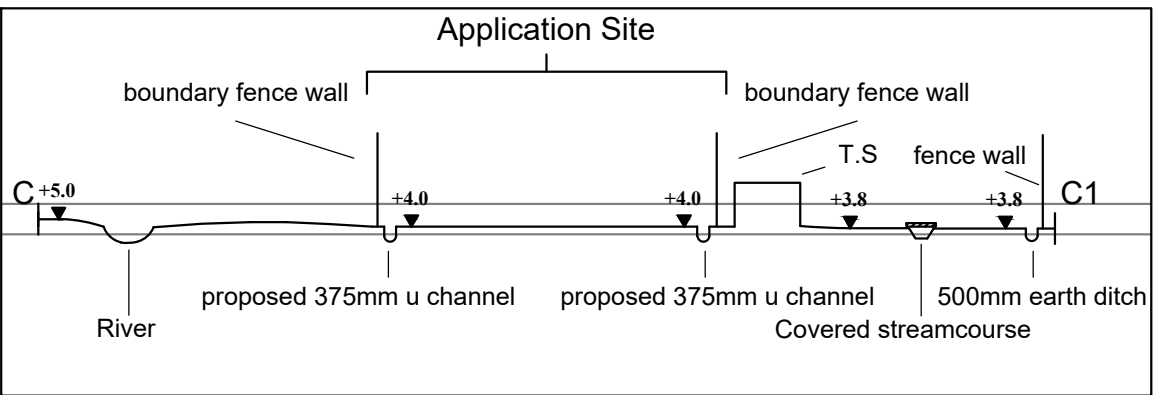
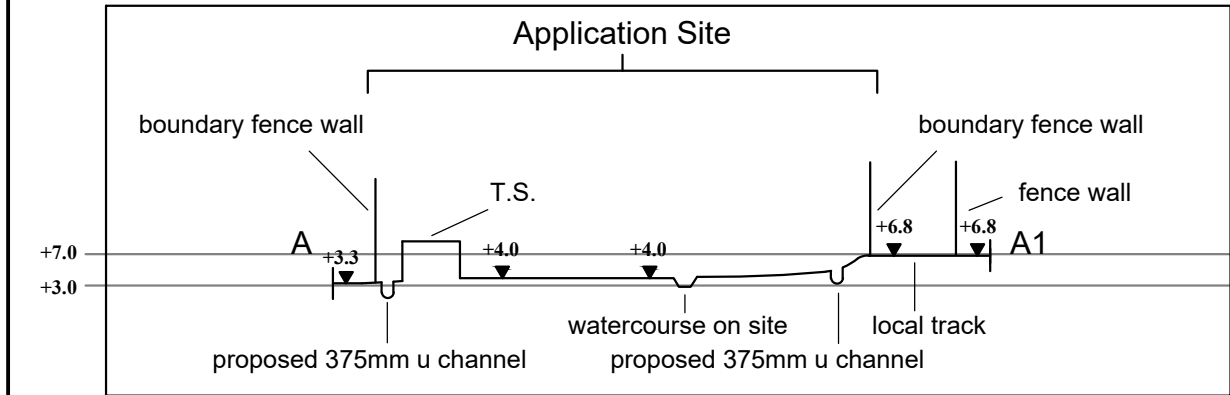
Contact person: Ms. Vicky SY; Tel: 2300 1347

	Comments	Responses
(a)	The catchment area is over 1200m ² , therefore 300mm U channel is not adequate as per the table shown in DSD Technical notes. Furthermore, the eastern side of the site is significantly higher, which extra overland flow will enter the site. Please review your catchment area and provide sufficient size of U channel.	<p>The size of the u-channel on site has been updated to 375mm.</p> <p>The public road at the periphery eastern side of the site is included in the catchment area.</p> <p>At the further eastern side of the site, there is an approved planning application no. A/YL-PS/612. The site has its own drainage facilities. Runoff is discharged to the existing public watercourse at the norther side. No extra overland flow will enter the subject site.</p> <p>Please refer to the Drainage Proposal (Plan 4a) for details.</p>
(b)	Please demonstrate with hydraulic calculation that the existing drainage facilities are adequate to collect, convey and discharge the surface runoff accrued on the application site and the overland flow intercepted from the adjacent lands.	Noted. The response at (a) has addressed the issue.



Site Area: about 3,673m²

Catchpit No.	G.L.(mP.D.)	I.L.(mP.D.)
CP 1	4.0	3.27
CP 2	3.3	2.78
CP 3	6.8	6.23
CP 4	5.2	4.22
CP 5	5.2	3.98



- Legend:**
- Vehicular Ingress/ Egress
 - Proposed Catch-pit
 - Proposed Catch-pit with trap
 - Proposed U-Channel
 - Proposed covered U-Channel
 - Existing watercourse on site
 - Existing local streamcourse
 - Existing covered streamcourse

Note: According to the Technical Note to Prepare a Drainage Submission by DSD of November 2001, 375mm is the acceptable size of U-channels within catchment area below 2,400m².



Planning Application No. A/YL-PS/66915/02/2023 17:01

From: [REDACTED]

To: tpbpd@pland.gov.hk, jmhwok@pland.gov.hk, jhnfung@pland.gov.hk

執事先生小姐，你們好，

現提供有關A/YL-PS/669背景資料。其申請地點涉及之前2次規劃申請A/YL-PS/619及A/YL-PS/647，是經本人自行申請並沒有聘請專業顧問做規劃及協助，導致未能符合渠務條件。詳細原因如下：

A/YL-PS/619

1. 未有提交排水建議，因沒有及時聘請專業人士準備，又錯過申請延長期限。

A/YL-PS/647

1. 有提交排水建議，但不獲渠務處接納。
2. 因疫情影響，沒有及時聘請專業人士準備，又錯過申請延長期限。

A/YL-PS/669

1. 已聘請專業人士做顧問，相關申請資料已遞交渠務處審批。如獲申請成功，之後會聘用專業人士跟進及落實排水建議及其他規劃許可條件。

特此奉告，並候回音，不勝感激。

申請人: 馮少騰 (Tel: [REDACTED])

日期: 15-2-2023

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

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

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

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	“REC”	3.10.1997
A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	“REC”	16.10.1998
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)
A/YL-PS/185	Temporary Warehouse and Open Storage of Plastics and Hardware Materials for a Period of 3 Years	“REC”	25.6.2004 (Revoked on 25.9.2004)
A/YL-PS/203	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“REC”	28.1.2005
A/YL-PS/276	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“REC”	14.12.2007
A/YL-PS/333	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“REC”	10.12.2010
A/YL-PS/423	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“REC”	13.12.2013
A/YL-PS/529	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“REC”	23.12.2016
A/YL-PS/619	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“REC”	18.12.2020 (Revoked on 18.6.2021)
A/YL-PS/647	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“R(A)6” and “REC”	26.11.2021 (Revoked on 26.2.2022)

**Similar s.16 Applications within/partly within the same “R(A)6” Zone
on the Ping Shan OZP**

Approved Applications

Application No.	Applied Use(s)/Development(s)	Zoning(s)	Date of Consideration
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 3 Years	“REC”	22.2.2019
A/YL-PS/603	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	“REC”	29.5.2020
A/YL-PS/612	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	“REC”	9.10.2020
A/YL-PS/616	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years	“REC”	6.11.2020
A/YL-PS/653	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	“R(A)6” and “REC”	4.3.2022

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

No objection in principle from traffic engineering point of view.

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

The proposed access arrangement should be commented by Transport Department (TD).

3. Drainage

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

- no objection in principle to the application from a drainage point of view, and no adverse comment on the submitted drainage proposal; and
- should the Town Planning Board (the Board) consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to implement and maintain the proposed drainage facilities to his satisfaction.

4. Fire Safety

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.

5. Building Matters

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

As there is no record of approval granted by the Building Authority for the existing structure(s) at the Site, he is not in a position to offer comments on the suitability for the use proposed in the application.

6. Landscaping

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

- According to the aerial photo of 2021, the Site is situated in area of miscellaneous rural fringe predominated by temporary structures, warehouses, open storage yards, open-air car parks, village houses, graveyards and woodland. With reference to the site photos taken on 30.9.2022, the Site is hard paved and occupied by existing structures. The applicant confirmed that no tree felling would be conducted and no adverse landscape impact caused by the applied use as shown in Item 6(e) – “Impacts of Development Proposal” in the Application Form. The applied use is currently in operation and significant landscape impact on existing landscape resources within the Site is not anticipated;
- she has no comment from the landscape planning perspective.

7. District Officer's Comments

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

His office has not received any locals' comment on the application.

8. Other Departments' Comments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of construction machineries and materials) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (d) prior planning permission should have been obtained before commencing the applied use at the Site;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) 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;
 - (ii) The private lots covered by Short Term Waivers (STWs) in the Site are listed below:

<u>Lots Nos. in D.D. 126</u>	<u>STW Nos.</u>	<u>Purposes</u>
232 S.A (Portion)	2755	Storage of Plastic Materials
206, 231	4055	Temporary Open Storage of Construction Materials and Construction Equipment

- (iii) the STW holder(s) will need to immediately apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without the STW will need to immediately apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (f) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public road or revise onto/from public road; and
 - (ii) the Site is connected to the public road network (Tin Tsz Road) via a section of a local access which is not managed by Transport Department. The land status of the local access road should be clarified with 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;

- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tin Wah Road/Tin Tsz Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tin Wah Road/Tin Tsz Road;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire

extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval. However, the applicant is reminded that if the proposed structure(s) is/are required to comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that existing water mains will be affected and the cost of any necessary diversion shall be borne by the applicant. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains. The Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains and in close vicinity of the Site; and
- (k) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

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

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

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

參考編號

Reference Number:

221007-155533-06732

提交限期

Deadline for submission:

18/10/2022

提交日期及時間

Date and time of submission:

07/10/2022 15:55:33

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/669

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

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

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



A/YL-PS/669 DD 126 Ping Shan Recreation

18/10/2022 02:11

From:

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

File Ref:

Dear TPB Members,

Again the applicant failed to fulfill the Drainage condition. But mo man tia, file another application and good to go for another 3 years.

With plans to develop large residential estates in the district these issues can no longer be tolerated.

While we are bombarded on a daily basis with statements about rule of law , blah, blah, blah, it is quite clear that law abiding is expected only in urban districts while out in NT anything goes and all manners of transgressions are tolerated.

Members should make independent decisions with regard to the advisability of allowing cowboy operations an auto roll over every 3 years regardless of their failure to operate to specific standards acceptable in a modern community.

Mary Mulvihill

From:

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

Date: Monday, 8 November 2021 3:11 AM CST

Subject: A/YL-PS/647 DD 126 Ping Shan Recreation

Dear TPB Members,

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

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

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

Mary Mulvihill

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

Dear TPB Members,

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

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

Mary Mulvihill

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

A/YL-PS/529

Lots in D.D. 126, Ping Shan, Yuen Long (Lots 206 (Part), 227 (Part), 231 (Part), 232 S.A (Part), 232 S.B (Part), 232 S.C, 232 RP (Part), 234 (Part) and 235 (Part))

Site area : 3,420 m²

Zoning : "Recreation"

Applied Use : Open Storage

Dear TPB Members,

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

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

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

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

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

precedent.

Mary Mulvihill