

2023年 3月 23日  
此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請時，

This document received on 23 MAR 2023  
The document will formally acknowledge  
the date of application only upon receipt  
of all necessary 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

2300736 13.3.2023 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL - PS / 680
	Date Received 收到日期	23 MAR 2023

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

### 1. Name of Applicant 申請人姓名/名稱

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

Full Ease Development Limited (豐溢發展有限公司)

### 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 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (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 ..... 8,916.1 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... 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)	..... 48 ..... 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	Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" ("REC") and "Residential (Group A)6" ("R(A)6")
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....16/02/2023..... (DD/MM/YYYY), this application involves a total of .....12..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
06/03/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

- ☒ sent notice to relevant owners’ ~~corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s)~~ or rural committee on 20/03/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b> <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	..... .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	..... .....

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

	<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>
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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/ <u>YL-PS</u> / <u>603</u>
(b) Date of approval 獲批給許可的日期	<u>29/05/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>03/06/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Construction Materials
(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 checked="" 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>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 checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

Please refer to 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 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

.....  
Thomas LUK

Name in Block Letters  
姓名（請以正楷填寫）

.....  
Managing Director

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....



on behalf of  
代表

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

10/03/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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



## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (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202號餘段(部份)、第203號(部份)、第204號(部份)、第205號(部份)、第206號(部份)、第207號(部份)、第209號(部份)、第214號(部份)及毗鄰政府土地
Site area 地盤面積	8,916.1 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 48 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖(編號: S/YL-PS/20)
Zoning 地帶	"Recreation" ("REC") and "Residential (Group A)6" ("R(A)6") 「康樂」及「住宅(甲類)6」地帶
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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____  <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials 臨時露天存放建築材料

(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	<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
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
(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	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input 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) _____ _____		2
	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) _____ _____		2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<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/>		
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。

Date : 21<sup>st</sup> March, 2023

Our Ref. : ADCL/PLG-10256/L002

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

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Renewal Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories**



We refer to our submission dated 10.03.2023 (Ref.: ADCL/PLG-10256/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following items:-

- i. Replacement pages of the Planning Statement.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK or Ms. Isa YUEN at 3180 7811.

Yours faithfully,

**Aikon Development Consultancy Limited**



Encl.

c.c. Client

Address 地址：

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室  
Unit 1310, Level 13, Tower 2 Metroplaza,  
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

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 Construction Materials for a Period of 3 Years (hereinafter referred to as “the proposed use”) at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (hereinafter referred to as “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 current application aims to renew the latest planning permission from the Board under Planning Application (No. A/YL-PS/603) approved on 29.05.2020 (hereinafter referred to “the last approved application”) which will lapse on 03.06.2023 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 the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.

The application site currently falls within respective areas zoned “Residential (Group A)6” (“R(A)6”) and “Recreation” (“REC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 exhibited for public inspection on 23.09.2022. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *The application site is subject to 13 previous planning approvals for uses being the same as or similar to the proposed use;*
- (b) *It will not be contrary to the Town Planning Board Guidelines No. 13F;*
- (c) *It will be in line with Town Planning Board Guidelines No. 34D;*
- (d) *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 the last approved application;*
- (e) *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*
- (f) *Temporary nature of the proposed use should not jeopardize the planning intention of “R(A)6” and “REC” zones should it be considered essential to be implemented by the Board in future.*



## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨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」）作為期三年臨時露天存放建築材料用途（以下簡稱「擬議用途」）。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 202 號餘段（部份）、第 203 號（部份）、第 204 號（部份）、第 205 號（部份）、第 206 號（部份）、第 207 號（部份）、第 209 號（部份）、第 214 號（部份）及毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

該申請是為了城規會於 2020 年 5 月 29 日批准並將於 2023 年 6 月 3 日到期的規劃許可（申請編號：A/YL-PS/603）續期，申請人希望給予機會，在發展參數、性質／運作及四周環境沒有改變下可於申請地點繼續用作擬議用途。

申請地點現時於 2022 年 9 月 23 日刊憲公佈之屏山分區計劃大綱核准圖（編號：S/YL-PS/20）被劃為「住宅（甲類）6」及「康樂」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點先前 13 次獲城規會批准作擬議用途或類似擬議用途；
- (二) 擬議用途不會與城規會規劃指引編號：13F 相抵觸；
- (三) 擬議用途符合城規會規劃指引編號：34D；
- (四) 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；
- (五) 不會帶來嚴重的基建或環境影響，皆因擬議用途的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
- (六) 擬議用途所屬的臨時性質將不會阻礙政府履行長遠的「住宅（甲類）6」及「康樂」用途規劃意向。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬批准擬議用途作為期三年之規劃申請。

## 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 Construction Materials for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). This 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 8,916.1m<sup>2</sup> comprising of about 8,868.1m<sup>2</sup> (99.5%) of private land and about 48m<sup>2</sup> (0.5%) of Government Land. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Full Ease Development Limited (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/YL-PS/603) approved on 29.05.2020 (hereinafter referred to “the last approved application”) which will lapse on 03.06.2023 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 the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.
- 1.1.3 The application site currently falls within respective areas zoned “Residential (Group A)6” and (“R(A)6”) and “Recreation” (“REC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 exhibited for public inspection on 23.09.2022 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “R(A)6” and “REC” zone 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**.

Application No.	Proposed Use(s)	Date of Decision	Decision
	New Vehicles for a Period of 12 Months		on a temporary basis for a period of 12 Months
A/YL-PS/76	Temporary Open Storage of New Vehicles for a Period of 3 Years	19.5.2000	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/106	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	1.3.2002	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/122	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	11.10.2002	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/167	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	19.12.2003	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/255	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	1.12.2006	Approved with conditions on a temporary basis for a period of 3 Years
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	19.3.2010	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/346	Temporary Open Storage of Construction Materials for a Period of 3 Years	3.6.2011	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/446	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	23.5.2014	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/538	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	26.5.2017	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/603	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	29.05.2020	Approved with conditions on a temporary basis for a period of 3 Years

## 6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application for the proposed use (i.e. Temporary Open Storage of Construction Materials for a Period of 3 Years) at the application site (i.e. Lots 202RP(Part), 203(Part), 204(Part), 205(Part), 206(Part), 207(Part), 209(Part), 214(Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories). This 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.
- 6.1.2 The current application aims to renew the planning permission from the Board under planning application (No. A/YL-PS/603) approved on 29.05.2020 which will lapse on 03.06.2023 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 the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.
- 6.1.3 The application site currently falls within respective areas zoned “R(A)6” and “REC” on the approved Ping Shan OZP No. S/YL-PS/20 exhibited for public inspection on 23.09.2022. As detailed in the previous chapter, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to 13 previous planning approvals for uses being the same as or similar to the proposed use;*
  - (b) It will not be contrary to the Town Planning Board Guidelines No. 13F;*
  - (c) It will be in line with Town Planning Board Guidelines No. 34D*
  - (d) 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 the last approved application;*
  - (e) 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*
  - (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(A)6” and “REC” zones should it be considered essential to be implemented by the Board in future.*
- 6.1.4 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.



**Section 16 Planning Application  
Renewal of Planning Approval under  
Application No. A/YL-PS/603**

Temporary Open Storage of Construction  
Materials for a Period of 3 Years

Lots 202 RP (Part), 203 (Part), 204 (Part),  
205 (Part), 206 (Part), 207 (Part), 209  
(Part), 214 (Part) in D.D. 126 and  
adjoining Government Land, Ping Shan,  
Yuen Long, New Territories

*Planning Statement*

Address:  
Unit 1310, Level 13, Tower 2,  
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Kwai Fong, New Territories, Hong Kong

Tel : (852) 3180 7811  
Fax : (852) 3180 7611  
Email: [info@aikon.hk](mailto:info@aikon.hk)  
Web : [www.aikon.hk](http://www.aikon.hk)

Prepared by  
*Aikon Development Consultancy Ltd.*

March 2023



## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

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 Construction Materials for a Period of 3 Years (hereinafter referred to as “the proposed use”) at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (hereinafter referred to as “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 current application aims to renew the latest planning permission from the Board under Planning Application (No. A/YL-PS/603) approved on 04.06.2020 (hereinafter referred to “the last approved application”) which will lapse on 03.06.2023 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 the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.

The application site currently falls within respective areas zoned “Residential (Group A)6” (“R(A)6”) and “Recreation” (“REC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 exhibited for public inspection on 23.09.2022. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The application site is subject to 13 previous planning approvals for uses being the same as or similar to the proposed use;*
- (b) It will not be contrary to the Town Planning Board Guidelines No. 13F;*
- (c) It will be in line with Town Planning Board Guidelines No. 34D;*
- (d) 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 the last approved application;*
- (e) 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*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(A)6” and “REC” zones 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.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨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」）作為期三年臨時露天存放建築材料用途（以下簡稱「擬議用途」）。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 202 號餘段（部份）、第 203 號（部份）、第 204 號（部份）、第 205 號（部份）、第 206 號（部份）、第 207 號（部份）、第 209 號（部份）、第 214 號（部份）及毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

該申請是為了城規會於 2020 年 6 月 4 日批准並將於 2023 年 6 月 3 日到期的規劃許可（申請編號：A/YL-PS/603）續期，申請人希望給予機會，在發展參數、性質／運作及四周環境沒有改變下可於申請地點繼續用作擬議用途。

申請地點現時於 2022 年 9 月 23 日刊憲公佈之屏山分區計劃大綱核准圖（編號：S/YL-PS/20）被劃為「住宅（甲類）6」及「康樂」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點先前 13 次獲城規會批准作擬議用途或類似擬議用途；
- (二) 擬議用途不會與城規會規劃指引編號：13F 相抵觸；
- (三) 擬議用途符合城規會規劃指引編號：34D；
- (四) 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；
- (五) 不會帶來嚴重的基建或環境影響，皆因擬議用途的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
- (六) 擬議用途所屬的臨時性質將不會阻礙政府履行長遠的「住宅（甲類）6」及「康樂」用途規劃意向。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬批准擬議用途作為期三年之規劃申請。

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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 Construction Materials for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (hereinafter referred to as “the application site”). This 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 8,916.1m<sup>2</sup> comprising of about 8,868.1m<sup>2</sup> (99.5%) of private land and about 48m<sup>2</sup> (0.5%) of Government Land. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Full Ease Development Limited (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/YL-PS/603) approved on 04.06.2020 (hereinafter referred to “the last approved application”) which will lapse on 03.06.2023 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 the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.
- 1.1.3 The application site currently falls within respective areas zoned “Residential (Group A)6” and (“R(A)6”) and “Recreation” (“REC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 exhibited for public inspection on 23.09.2022 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “R(A)6” and “REC” zone 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**.



## 1.2 Objectives

1.2.1 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 changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization 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.*

## 1.3 Structure of the Planning Statement

1.3.1 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 and Current Condition of the Application Site**

- 2.1.1 As shown on **Figure 4**, the application site is directly accessible via an existing local van track leading to Tin Wah Road which is a dual carriageway connecting well to Yuen Long Highway. The application site is generally flat and a piece of hard-paved land currently being utilised for the proposed use (i.e. Open Storage of Construction Materials) which has been in existence since the previous application (No. A/YL-PS/346) approved in 2011.

### **2.2 Surrounding Land-use Characteristics**

- 2.2.1 Notwithstanding that the locality of the application site as a whole is rural in character, the immediate north, northeast, northwest and west of the application site are all at present being utilised for open storage of construction materials/equipment which are subject to valid planning approvals under planning applications (No. A/YL-PS/545 and 548). To the further north of the application site is a site being utilised for open storage of new vehicles which is also subject to a valid planning approval from the Board under planning application (No. A/YL-PS/579). Fung Ka Wai, a village settlement, at the further northeast of the application site and its surrounding area are mainly rural in character.
- 2.2.2 Traditional village settlement namely Ha Mei San Tsuen is located to the further south with a distance of at least 100m away from the application site. High-rise residential development namely Tin Tsz Estate and Kenswood Court are found to the further west of the application site which is segregated by Tin Tsz Road.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

- 3.1.1 The application site currently straddles across two zones, with a majority of site area falls within “**Residential (Group A) 6**” (“R(A)6”) and a minor portion falls within “**Recreation**” (“REC”) on the Current OZP (please refer to **Figure 3**). According to the Schedule of Uses for “REC” zone attached to the Notes of the Current OZP, the planning intention of “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Notwithstanding the above, the aforesaid planning intention is yet to be materialised since it has been stipulated.
- 3.1.2 On 13.9.2022, the CE in C approved the Current OZP that incorporated amendments including rezoning part of the application site from “Recreation” zone to “Residential (Group A)6”. Notwithstanding the area was planned for public housing, having Year 2033 as its tentative population intake, the planned housing site is still undergoing feasibility study and the process of land resumption is yet to be confirmed. The current application aims at optimising the use of land resources before land resumption and would not jeopardise the planning intention of long-term housing development. According to the Schedule of Uses for “R(A)6”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.7 and a maximum building height of 160mPD, or the plot ratio and height of the existing building, whichever is the greater.

#### 3.2 Previous Planning Applications

- 3.2.1 The application site was previously subject to 14 applications (No. DPA/YL-PS/3 and 30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 446, 538 and 603) for open storage uses. Except the Application No. DPA/YL-PS/3 which was rejected, all other 13 applications were approved by the Board. Out of these 13 approved applications, approved applications (No. A/YL-PS/346, 446, 538 and 603) were for the same use as that proposed in the current application. **Table 1** encapsulates details of these 14 previous applications.

*Table 1: Previous Planning Applications Covering the Application Site*

Application No.	Proposed Use(s)	Date of Decision	Decision
A/DPA/YL-PS/3	Open Storage of New Vehicles	13.5.1994	Rejected on Review
A/DPA/YL-PS/30	Temporary Open Storage of New Vehicles for a Period of 3 Years	21.10.1994	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	3.10.1997	Approved with conditions on a temporary basis for a period of 12 Months
A/YL-PS/40	Temporary Open Storage of	16.10.1998	Approved with conditions

Application No.	Proposed Use(s)	Date of Decision	Decision
	New Vehicles for a Period of 12 Months		on a temporary basis for a period of 12 Months
A/YL-PS/76	Temporary Open Storage of New Vehicles for a Period of 3 Years	19.5.2000	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/106	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	1.3.2002	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/122	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	11.10.2002	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/167	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	19.12.2003	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/255	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	1.12.2006	Approved with conditions on a temporary basis for a period of 3 Years
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	19.3.2010	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/346	Temporary Open Storage of Construction Materials for a Period of 3 Years	3.6.2011	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/446	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	23.5.2014	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/538	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	26.5.2017	Approved with conditions on a temporary basis for a period of 3 Years
A/YL-PS/603	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	04.06.2020	Approved with conditions on a temporary basis for a period of 3 Years

- 3.2.2 All approval conditions of the last approved application (No. A/YL-PS/603) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendices I to IV** attaches the relevant discharge letters for the approval conditions.

*Table 2: Compliance with Planning Approval Conditions under the Last Approved Application*

Planning Approval Conditions		Discharged Date
(j)	the submission of record of the existing drainage facilities	23.10.2020
(k)	the provision of fire extinguisher(s)	09.09.2020
(l)	the submission of fire service installations proposal	26.11.2020
(m)	the implementation of fire service installations proposal	16.02.2021

- 3.2.3 As compared with the last approved scheme under Application No. A/YL-PS/603, there would be no changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.

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

- 3.3.1 On 27.03.2020, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13F). 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 13 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/603) 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 last approved application. Apart from the fact that there would be no changes in the proposed development parameters and in the nature/operation of the proposed use, the physical settings surrounding the application site when comparing with the last approved application would also be unchanged. 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 approval within specified time limits. In view of this, the current application shall be deemed capable of being

entitled to be considered as an application of renewal of planning approval.

## 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 Application No. A/YL-PS/603, there is no change in the nature of the current application. The site configuration and layout remain the same as that proposed in the last approved application comprising mainly two internal sites namely Site A and Site B with an existing barrier-free footpath in between to be continuously reserved for pedestrian access. The total area of the application site will remain 8,916.1m<sup>2</sup>. The site configuration and layout are shown in the Indicative Layout Plan per **Figure 5** whilst **Table 3** below encapsulates a comparison of the major development parameters/items of the current application and the last approved application (No. A/YL-PS/603).

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/YL-PS/603)

Major Proposed Development Parameters	Last Approved Application (No. A/YL-PS/603)	Proposed Use (Current Application)	Difference/Remark(s)
Site Area	About 8,916.1m <sup>2</sup> (including about 48m <sup>2</sup> Government Land)	About 8,916.1m <sup>2</sup> (including about 48m <sup>2</sup> Government Land)	No Change
Applied Period	3 years	3 years	No Change
Applied Use	Temporary open storage of construction materials	Temporary open storage of construction materials	No Change
Operation Hours	9:00a.m. to 6:00p.m. (6 days a week, Monday – Saturday, excluding Sunday and Public Holiday)	9:00a.m. to 6:00p.m. (6 days a week, Monday – Saturday, excluding Sunday and Public Holiday)	No Change
Height of Noise Barrier Wall	2m	2m	No Change
No. of Parking Spaces	2	2	No Change
No. of Loading/Unloading Bays	2	2	No Change
No. of Ingress/Egress	2	2	No Change
Type of Delivery Vehicles	Light Goods Vehicles (LGVs) (For delivery of Construction Materials)  6.5m(L)x3m(W)	Light Goods Vehicles (LGVs) (For delivery of Construction Materials)  6.5m(L)x3m(W)	No Change
Anticipated Trips Generation	3-4 trips per week (On average)	3-4 trips per week (On average)	No Change
Pedestrian Walkway (Existing Barrier-free Footpath)	2m wide is allowed	2m wide is allowed	No Change

## **4.2 Provision of Existing Landscape Treatment**

- 4.2.1 The approval conditions (n) and (o) pertaining to landscape as laid down by the Board for the last approved application (No. A/YL-PS/603) were that *‘(n) all existing trees on the site shall be maintained at all times during the planning approval period’* and *‘(o) the existing fencing on the site shall be maintained at all times during the planning approval period’*. Given that the existing trees and fencing along the periphery of the application site are well-maintained and in good condition, such provisions will continue to be properly maintained during the approval period once the current application is 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 concerning drainage as laid down for the last planning approval under Application No. A/YL-PS/603 i.e. *(i) the existing drainage facilities on the site shall be maintained at all times during the planning approval period*, the existing drainage provision in the vicinity of the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board.



## 5. PLANNING JUSTIFICATIONS

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

- 5.1.1 The application site is subject to **13 previous planning approvals** (Applications No. A/DPA/YL-PS/30, A/YL-PS/14, 40, 76, 106, 122, 167, 255, 311, 346, 446, 538 and 603) for uses being similar to or 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 intention of “R(A)6” and “REC” zones.

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

- 5.2.1 According to the TPB PG-No. 13F, the application site falls within Category 2. The TPB PG-No. 13F 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 13 nos. of previous planning approvals given for uses being the same as or similar to the proposed use and that all approval conditions as laid down in the last approved application (No. A/YL-PS/603) has been duly complied with, the current application is considered not contrary to the aforesaid Guidelines.

### 5.3 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

- 5.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/YL-PS/603). Apart from the fact that there would be **no changes** in the proposed development parameters and in the nature/operation of the proposed use, the physical settings surrounding the application site when comparing with the last approved application would also be unchanged. 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 approval within specified time limits. In view of this, the current application shall be deemed capable of being **entitled to be considered as an application of renewal of planning approval** according to Town Planning Board Guidelines (TPB PG-No. 34D).

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

- 5.4.1 The nature of the current application in terms of approval period sought and proposed use **the same as** that proposed in the previous planning application. There would be **no changes in the proposed development parameters and in the nature/operation of the proposed use**. The application site configuration and layout would remain 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 planning conditions under previous approval**

within specified time limits.

## **5.5 No Adverse Infrastructural nor Environmental Impacts**

- 5.5.1 There will **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. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed/granted by the Board.

## **5.6 Temporary Nature Would Not Jeopardize its Planning Intention of “R(A)6” and “REC” zones**

- 5.6.1 Notwithstanding the application site falls within an area zoned “R(A)6” and “REC” on the Current OZP and that it is subject to 13 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” and “REC” 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 north, northeast, northwest and west of the application site, bringing forward the planning intention of “R(A)6” and “REC” zone is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for residential development and recreational activities. 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.
- 5.6.1 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” and “REC” zones or any planned infrastructural development.**

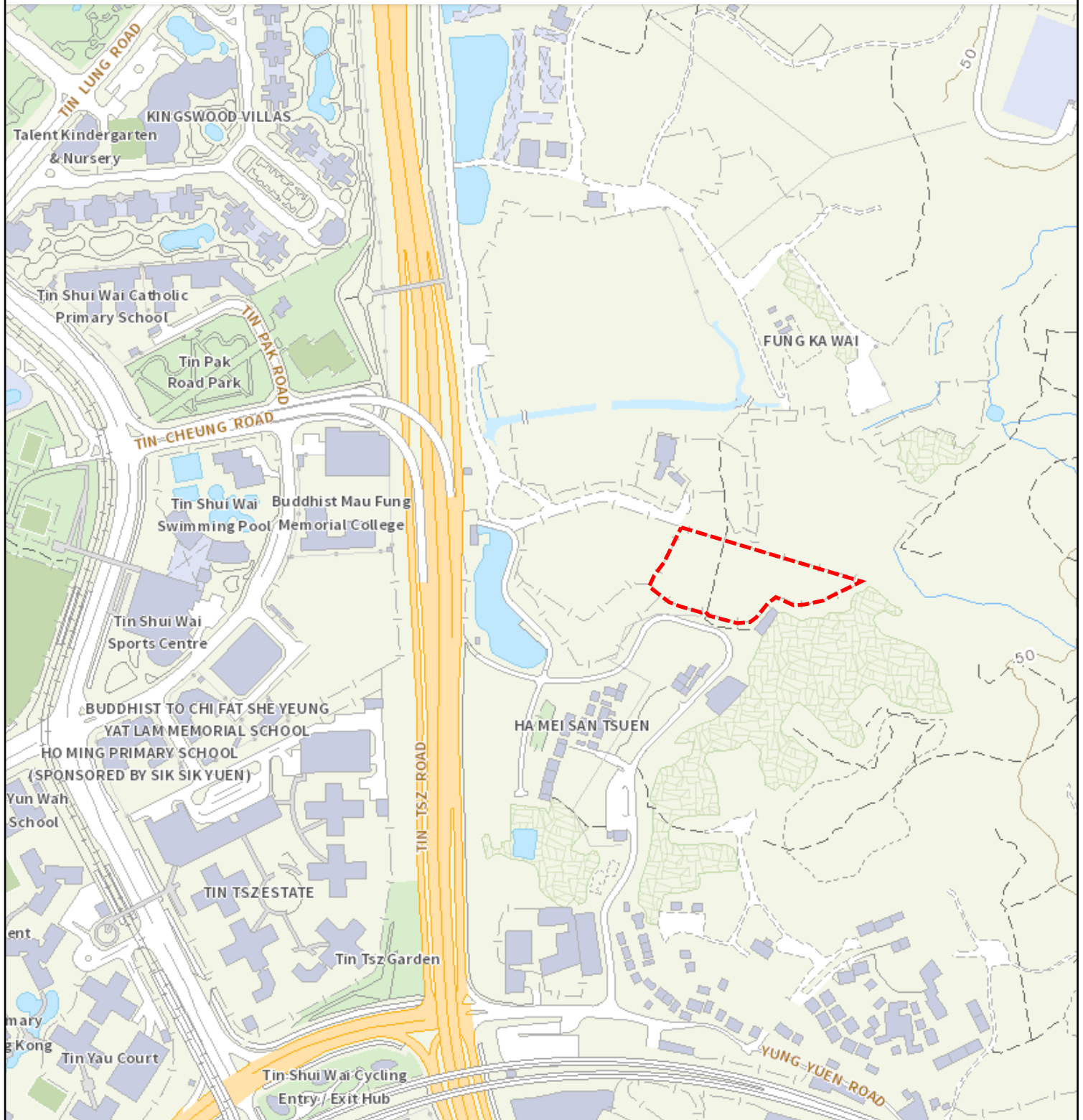
## 6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of a planning application for the proposed use (i.e. Temporary Open Storage of Construction Materials for a Period of 3 Years) at the application site (i.e. Lots 202RP(Part), 203(Part), 204(Part), 205(Part), 206(Part), 207(Part), 209(Part), 214(Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories). This 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.
- 6.1.2 The current application aims to renew the planning permission from the Board under planning application (No. A/YL-PS/603) approved on 04.06.2020 which will lapse on 03.06.2023 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 the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site.
- 6.1.3 The application site currently falls within respective areas zoned “R(A)6” and “REC” on the approved Ping Shan OZP No. S/YL-PS/20 exhibited for public inspection on 23.09.2022. As detailed in the previous chapter, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to 13 previous planning approvals for uses being the same as or similar to the proposed use;*
  - (b) It will not be contrary to the Town Planning Board Guidelines No. 13F;*
  - (c) It will be in line with Town Planning Board Guidelines No. 34D*
  - (d) 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 the last approved application;*
  - (e) 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*
  - (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(A)6” and “REC” zones should it be considered essential to be implemented by the Board in future.*
- 6.1.4 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
Figure 2	Extract of Lot Index Plan (No.S000000107228_0001)
Figure 3	Extract of Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Figure 4	Route for Delivery Vehicles to/from the Application Site
Figure 5	Indicative Layout Plan



#### **LEGEND:**



The Application Site

*(For Identification Only)*

#### **Project:**

Section 16 Planning Application for Temporary Open Storage of Construction Materials at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Approval under Application No. A/YL-PS/603)

#### **Title:**

The Location Plan

#### **Figure:**

1

#### **Scale:**

Not to Scale

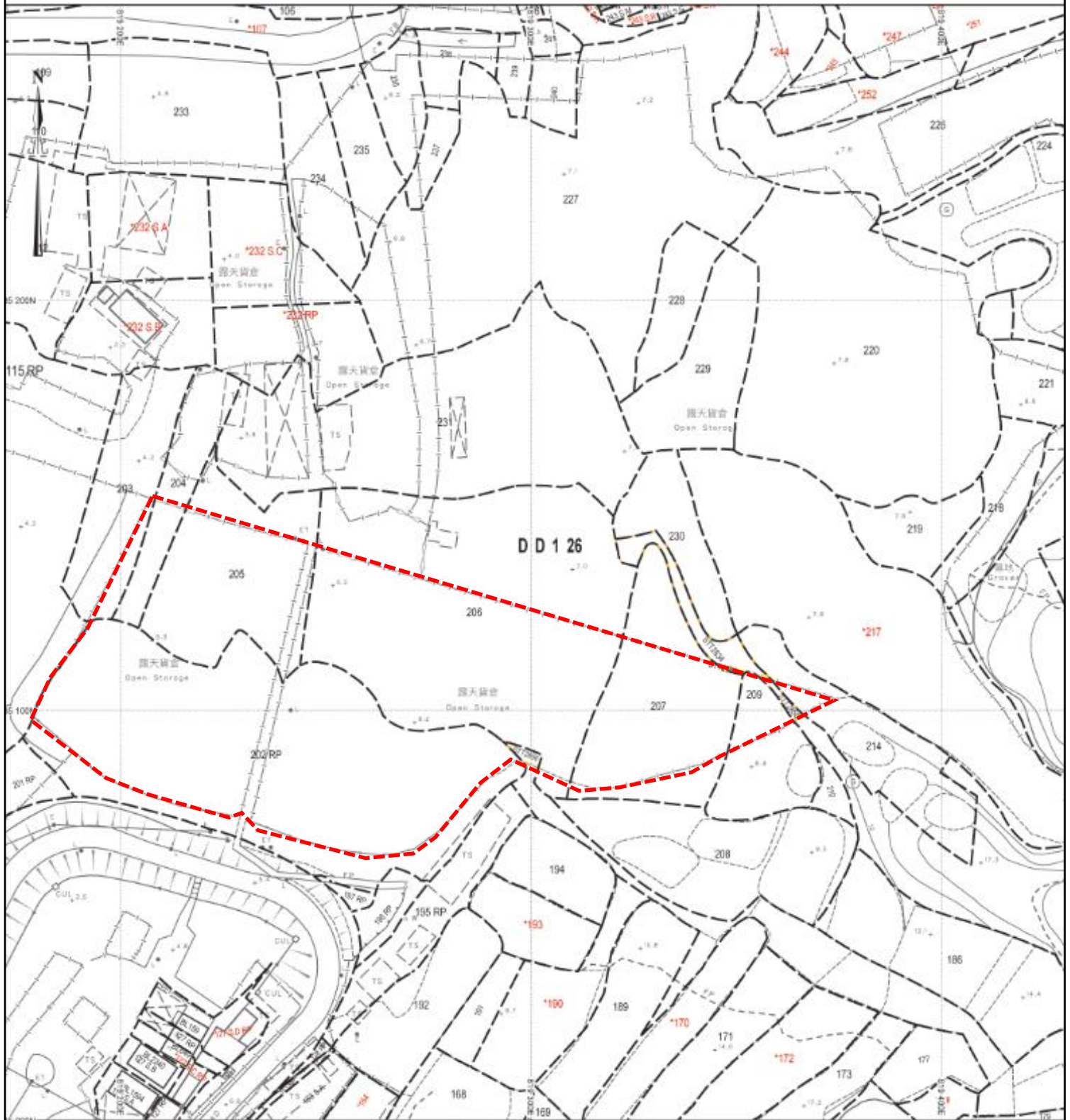
#### **Date:**

Mar 2023

Ref.: ADCL/PLG-10256-R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



#### LEGEND:



The Application Site

(For Identification Only)

#### Project:

Section 16 Planning Application for Temporary Open Storage of Construction Materials at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Approval under Application No. A/YL-PS/603)

#### Title:

Extract of Lot Index Plan  
(No. ags\_S00000107228\_0001)

Ref.: ADCL/PLG-10256-R001/F002

#### Figure:

2

#### Scale:

Not to Scale

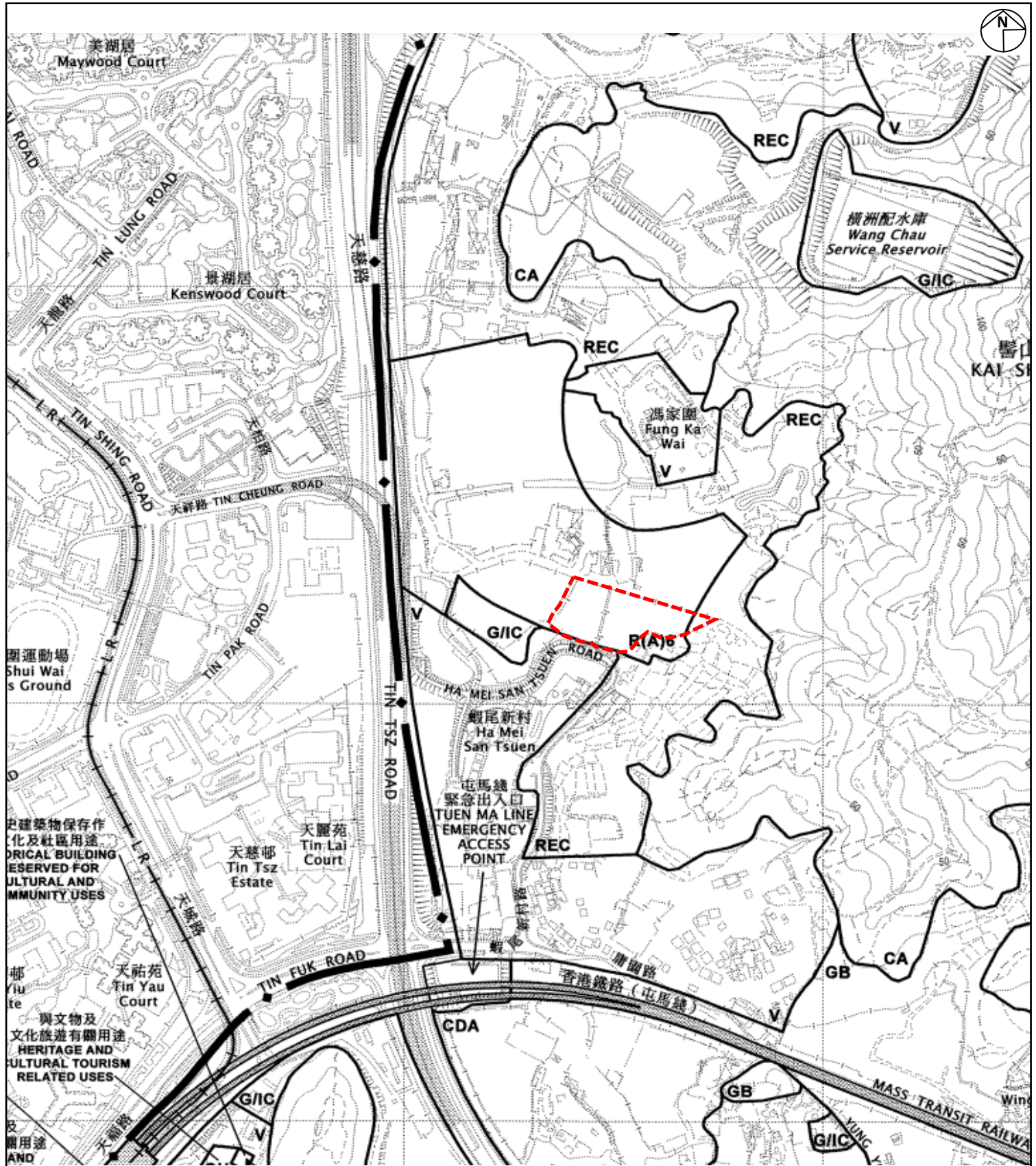
#### Date:

Mar 2023



AIKON DEVELOPMENT CONSULTANCY LTD.





#### LEGEND:



The Application Site

(For Identification Only)

#### Project:

Section 16 Planning Application for Temporary Open Storage of Construction Materials at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/YL-PS/603)

#### Title:

Extract of Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20

#### Figure:

3

#### Scale:

Not to Scale

#### Date:

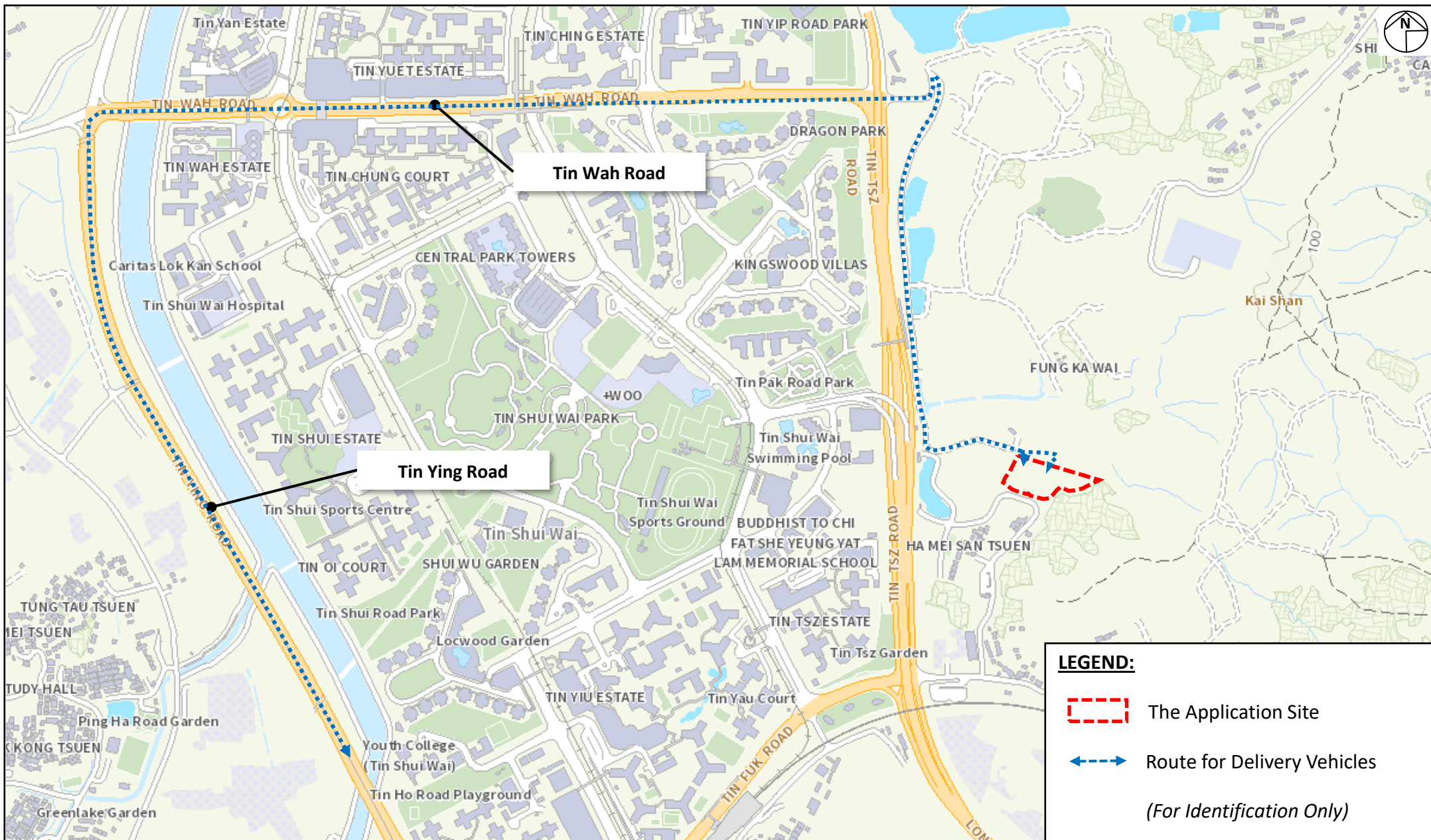
Mar 2023

Ref.: ADCL/PLG-10256-R001/F003



AIKON DEVELOPMENT CONSULTANCY LTD.





**Project:**

Section 16 Planning Application for Temporary Open Storage of Construction Materials at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/YL-PS/603)

**Title:**

Route for Delivery Vehicles to/from the Application Site

**Figure:**

4

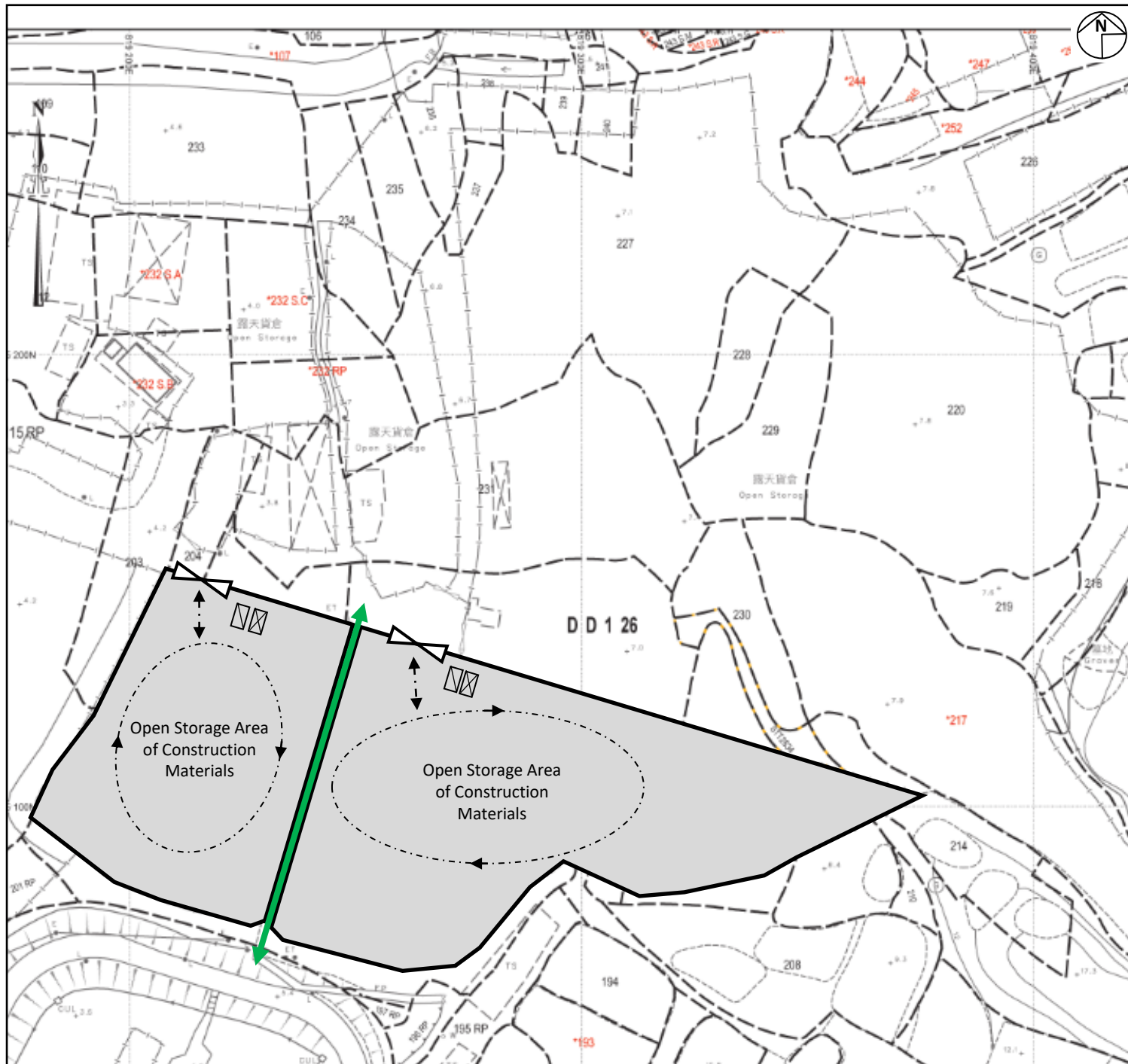
**Scale:**

Not to Scale

**Date:**

Mar 2023





#### LEGEND:

-  The Application Site
-  Boundary Wall with Landscape/Trees
-  Open Storage Area for Construction Materials
-  Ingress / Egress Point
-  Parking Space
-  Loading / Unloading Bay
-  Existing Barrier-free Footpath

(For Identification Only)

#### Project:

Section 16 Planning Application for Temporary Open Storage of Construction Materials at Lots 202 RP (Part), 203 (Part), 204 (Part), 205 (Part), 206 (Part), 207 (Part), 209 (Part), 214 (Part) in D.D. 126 and adjoining Government Land, Ping Shan, Yuen Long, New Territories  
(Renewal of Planning Approval under Application No. A/YL-PS/603)

#### Title:

Indicative Layout Plan

#### Figure:

5

#### Scale:

Not to Scale

#### Date:

Mar 2023

Ref.: ADCL/PLG-10256-R001/F005



AIKON DEVELOPMENT CONSULTANCY LTD.

## List of Appendices

Appendix I	Letter from Planning Department dated 23.10.2020 for Compliance with Condition (j) on the submission of record of the existing drainage facilities
Appendix II	Letter from Planning Department dated 09.09.2020 for Compliance with Condition (k) on the provision of fire extinguisher(s)
Appendix III	Letter from Planning Department dated 26.11.2020 for Compliance with Condition (l) on the submission of fire service installations proposal
Appendix IV	Letter from Planning Department dated 16.02.2021 for Compliance with Condition (m) on the implementation of fire service installations proposal

## Appendix I

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Letter from Planning Department dated 23.10.2020 for Compliance with Condition (j) on the submission of record of the existing drainage facilities

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-10206/L003  
本署檔號      Our Reference    TPB/A/YL-PS/603  
電話號碼      Tel. No. :        2158 6330  
傳真機號碼    Fax No. :        2489 9711

23 October 2020

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

Dear Sir,

**Planning Application No. A/YL-PS/603**  
**Compliance with Approval Condition (j)**

I refer to your letter of 14.7.2020 for compliance with the captioned approval condition on the submission of record of the existing drainage facilities on the site.

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 the detailed comments at the 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.  
CE/MN, DSD (Attn: Mr. Ryan CHI)

Internal  
CTP/TPB(2)

## Appendix II

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Letter from Planning Department dated 09.09.2020 for Compliance with Condition (k) 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   ADCL/PLG-10206/L005  
本署檔號     Our Reference    TPB/A/YL-PS/603  
電話號碼     Tel. No. :            2158 6330  
傳真機號碼   Fax No. :            2489 9711

9 September 2020

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

Dear Sir,

**Planning Application No. A/YL-PS/603**  
**Compliance with Approval Condition (k)**

I refer to your letter of 4.9.2020 for compliance with the captioned approval condition on the provision of fire extinguisher(s).

Relévant 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 the detailed comments at the 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: Mr. YEN Chung-ming)

Internal  
CTP/TPB(2)

### Appendix III

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Letter from Planning Department dated 26.11.2020 for Compliance with Condition (I) on the submission of fire service installations proposal



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-10206/L006  
本署檔號      Our Reference    TPB/A/YL-PS/603  
電話號碼      Tel. No. :        2158 6330  
傳真機號碼    Fax No. :        2489 9711

26 November 2020

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

Dear Sir,

**Planning Application No. A/YL-PS/603**  
**Compliance with Approval Condition (I)**

I refer to your letter of 2.11.2020 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 the detailed comments at the **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.  
D of FS                      (Attn: Mr. YEN Chung-ming)

Internal  
CTP/TPB(2)



**Director of Fire Services (Contact Person: Mr. YEN Chung-ming, Tel.: 2733 7737, Fax No.: 2367 6976) has the following comments through email dated 25.11.2020:**

Please advise the applicant that the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by a 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.

Please feel free to contact him or Mr. HUNG Tsz-kwan at 2733 7758 for any further information.

## Appendix IV

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Letter from Planning Department dated 16.02.2021 for Compliance with Condition (m) on the implementation of fire service installations proposal

**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-10206/L008  
本署檔號      Our Reference     TPB/A/YL-PS/603  
電話號碼      Tel. No. :        2158 6330  
傳真機號碼    Fax No. :        2489 9711

16 February 2021

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

Dear Sir,

**Planning Application No. A/YL-PS/603**  
**Compliance with Approval Condition (m)**

I refer to your letter of 19 January 2021 for compliance with the captioned approval condition on the implementation of the 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 the detailed comments at the 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: Mr. WONG Ho-yin)

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. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
  - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
  - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
  - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
  - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
  - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
  - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
  - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
  - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

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

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

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

Approved Applications

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
1	A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	“REC”	3.10.1997
2	A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	“REC”	16.10.1998
3	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)
4	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)
5	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)
6	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
7	A/YL-PS/255	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years	“REC”	1.12.2006
8	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
9	A/YL-PS/346	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	“REC”	3.6.2011
10	A/YL-PS/446	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	“REC”	23.5.2014
11	A/YL-PS/538	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	“REC”	26.5.2017
12	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

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

Approved Applications

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
1	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” and “V”	22.2.2019
2	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
3	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
4	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)
5	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)
6	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”, “REC” and “V”	4.3.2022
7	A/YL-PS/669	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	“R(A)6” and “REC”	3.3.2023



**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 adverse comment on the application.

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

The proposed access arrangement should be commented by the Transport Department.

**3. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there was no substantiated environmental complaint pertaining to the Site in the past three years.

**4. Drainage**

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

- according to the applicant's submission, the existing drainage facilities which were implemented under an approved application No. A/YL-PS/603 will be maintained for the development. He has no objection in principle to the application from a drainage point of view; and
- should the Town Planning Board (the Board) consider that the application be acceptable from planning point of view, approval condition(s) should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

**5. 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 six weeks from the date of planning approval to the satisfaction of D of FS.

## **6. Landscaping**

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

- according to the aerial photo of 2022, the Site is situated in an area of miscellaneous rural fringe predominated by temporary structures, open storage yards, village houses and woodland;
- with reference to the site photos dated March 2023, the Site is being operated as an open storage yard for construction materials. According to record, similar approved open storage yards are observed in the vicinity. Therefore, the applied use is considered not incompatible to the landscape character of the surrounding area; and
- 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 Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- 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) 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) and Government Land (GL). The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
  - (ii) the GL within the Site (about 48m<sup>2</sup> subject to verification) is covered by a Short Term Tenancy (STT) No. 2856 for the purpose of “Temporary Open Storage of Construction Materials”;
  - (iii) Lot No. 206 in D.D. 126 is covered by a Short Term Waiver (STW) No. 4055 for the purpose of “Temporary Open Storage of Construction Materials and Construction Equipment”;
  - (iv) it is noted that no structure is proposed at the Site; and
  - (v) the STT/STW holder will need to apply to his office for modification of the STT/STW conditions where appropriate. Application for 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 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;
- (d) 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 reverse onto/from public road at any time during the planning approval period; and
  - (ii) the Site is connected to Tin Wah Road via a section of a local access which is not managed by the 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;
- (e) 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 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;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured 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;
- (g) 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 VII** 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 the Fire Services Department for approval;
- (h) 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 or their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water 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
- (i) 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.