

This document is received on - 5 MAY 2023  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/685
	Date Received 收到日期	- 5 MAY 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 )

Tang Chi Kong (鄧志剛)

### 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 )

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

### 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)	Lot 226 (Part) and Adjoining Government Land in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3,369 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 236 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 210 ..... 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 No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation ("REC")
(f) Current use(s) 現時用途	Open Storage of Construction Materials (Metal)  (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 ..... (DD/MM/YYYY), this application involves a total of ..... "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  
02/03/2023 (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 27/03/2023 (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）

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 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials (Metal)  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 3,236 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 133 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 15 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 236 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 236 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Twelve containers for storage of construction materials (metal) (Height: about 2.5m each) One 2-storey site office (Height: about 5m)..... Two 1-storey site office (Height: about 2.5m)..... .....	
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	..... 2 .....
Motorcycle Parking Spaces 電單車車位	..... NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA .....
Coach Spaces 旅遊巴士車位	..... NA .....
Light Goods Vehicle Spaces 輕型貨車車位	..... NA .....
Medium Goods Vehicle Spaces 中型貨車車位	..... 2 (3.5m x 11m) .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....

Proposed operating hours 擬議營運時間 0900am - 1800pm from Mondays to Saturdays No operation on Sundays and Public Holidays																																	
(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  No 否	<input checked="" 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)) The Application Site is connected via a local track to the junction of Tin Tsz Road and Tin Wah Road. <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)																															
(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  No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <input checked="" 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  No 否	<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 <input checked="" 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

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

位於鄉郊地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please refer to the planning statement attached.



**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

Cannis Lee

Associate Director (Planning)

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

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

on behalf of  
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

28/03/2023

(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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 226(Part) and Adjoining Government Land in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	3,369 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 210 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Zoning 地帶	Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials (Metal)

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	236 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.07 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 - 5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	3.95 % <input checked="" 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		2
	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 NA NA NA NA NA
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		NA NA NA 2 NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Location Plan, Lot Index Plan, Plan Showing Vehicular Access to the Application Site and Site Photos</b>		
<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"/>
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。



羅迅測計師行  
Lawson David & Sung  
SURVEYORS LIMITED



**RICS**  
The mark of  
property professionalism worldwide



宋梓華  
Sung Tze Wah  
FRICS FHKIS MSISV MCIREA ACIArb RPS (GP)

李霧儀  
Lee Mo Yi  
MPIA RPP MUDD BA (Hons)

吳恆廣  
Ng Hang Kwong, BBS  
FRICS FHKIS RPS (GP)  
Honorary World Valuer (WAVO)

林桂金  
Daniel K.K. Lam  
MRICS MHKIS MCIREA RPS(GP) BSC

宋樹鴻  
Sung Shu Hung  
FRICS MHKIS RPS (GP) MCIREA  
MHIREA BSC (Hons)

Consultant:

陳志凌  
Elwyn C. Chan  
RPE P/Agri CEnv FIHE FCIQB MICE  
MHKIE MSOE FCI MI MCIArb MSc

劉志光  
Lau Chi Kwong  
FRICS FRICS ALS MHKIS RPS (LS) MS

潘孝維  
Pun How Wai  
MRIBA

**By Email**

Date: 2 May 2023

Our Ref.: LDS/PLAN/6919

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

Attn.: Ms. Cheung


Dear Sir/Madam,

**Application for Planning Permission for Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years at Lot 226(Part) and Adjoining Government Land in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.**

We refer to the captioned application and submit herewith replacement pages (Page 5, 11, 12 and 14) of the Application Form, our revised Layout Plan (see Figure 4A) and revised Landscape and Tree Preservation Proposal (see Figure 5A) for your attention.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at 2877-1636.

Yours faithfully,  
For and on behalf of  
Lawson David & Sung Surveyors Limited

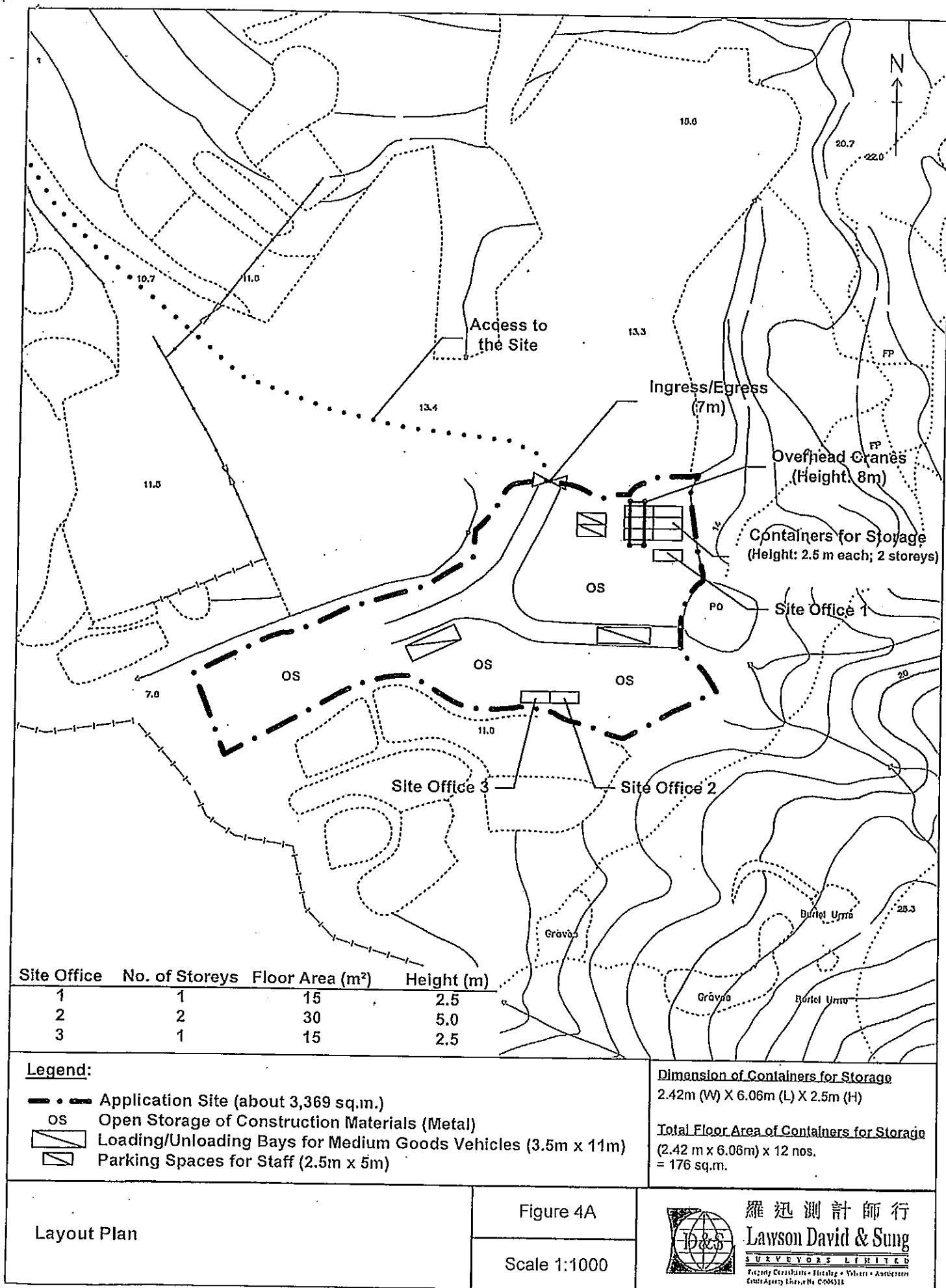
*Lawson David & Sung* 

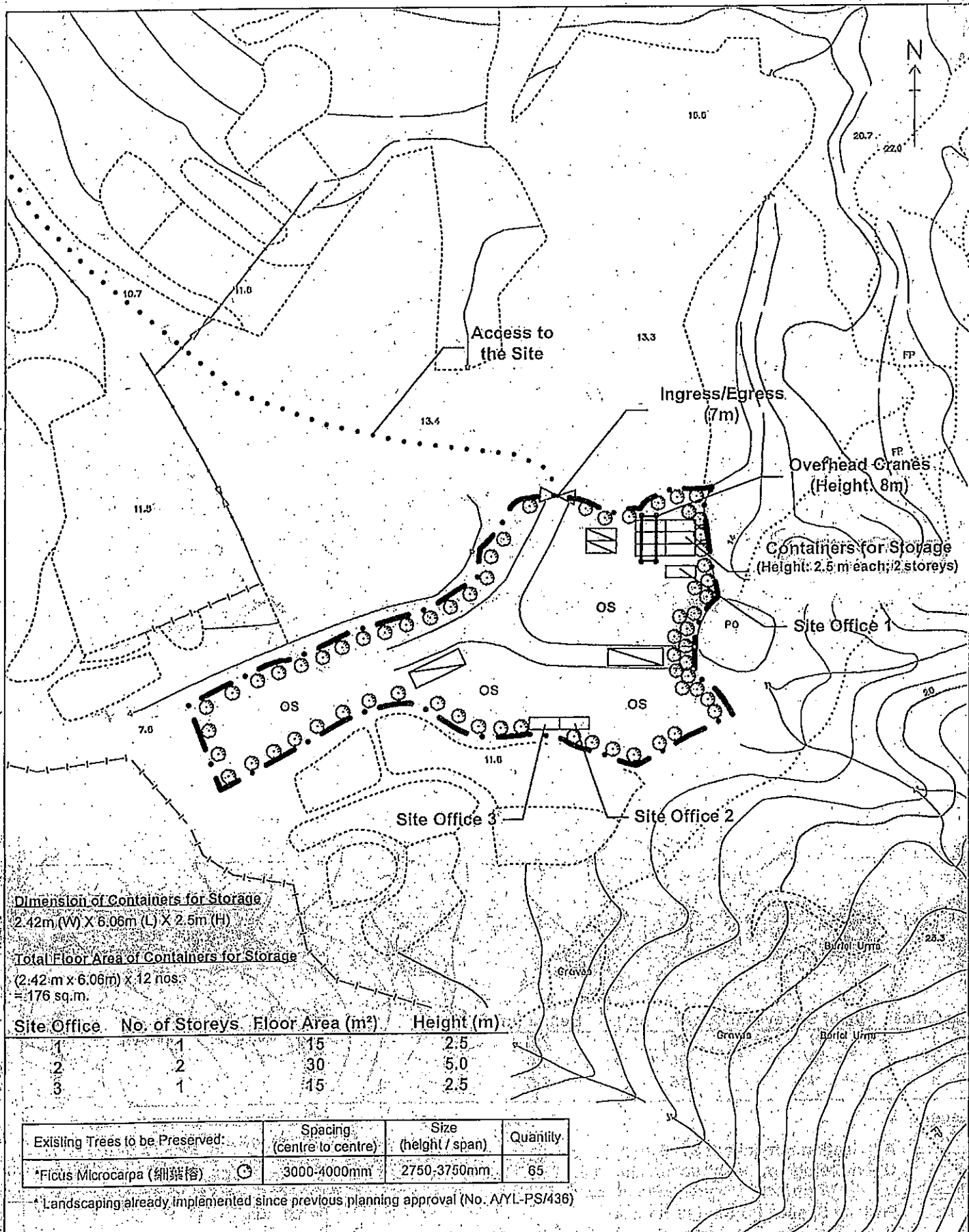
Encl.

c.c. Client

*Your Assets for Growth*







Landscape and Tree Preservation Proposal

Figure 5A

Scale 1:1000



羅迅測計師行  
Lawson David & Sung  
SURVEYORS LIMITED  
Property Consultants • Planning • Valuation • Architectural  
Surveying • Urban Design • Civil Engineering

Ref: LDS/PLAN/6919



## **Section 16 Planning Application**

**Temporary Open Storage of Construction Materials (Metal)  
for a Period of 3 Years at Lot 226(Part) and  
Adjoining Government Land in D.D. 126, Fung Ka Wai, Ping Shan,  
Yuen Long, N.T.**

## **Planning Statement**

Applicant  
**Tang Chi Kong (鄧志剛)**

Prepared by  
**Lawson David and Sung Surveyors Limited**

March 2023



羅迅測計師行  
**Lawson David & Sung**  
SURVEYORS LIMITED



**RICS**

The mark of  
property professionalism worldwide

**Appendix Ib of RNTPC**  
**Paper No. A/YL-PS/685**



**宋梓華**  
**Sung Tze Wah**  
FRICS FHKIS MSISV MCIREA ACI Arb RPS (GP)

**李霧儀**  
**Lee Mo Yi**  
MPIA RPP MUDD BA (Hons)

**吳恆廣**  
**Ng Hang Kwong, BBS**  
FRICS FHKIS RPS (GP)  
Honorary World Valuer (WAVO)

**林桂金**  
**Daniel K.K. Lam**  
MRICS MHKIS MCIREA RPS(GP) BSc

**宋樹鴻**  
**Sung Shu Hung**  
FRICS MHKIS RPS (GP) MCIREA  
MHIREA BSc (Hons)

**Consultant :**

**陳志凌**  
**Elwyn C. Chan**  
RPE PMgr CEnv FIHE FCI OB MICE  
MHKIE MSOE FCMI MCIArb MSc

**劉志光**  
**Lau Chi Kwong**  
FHKIS FRICS ALS MHKIS RPS(LS) MSc

**潘孝維**  
**Pun How Wai**  
MRIBA

**By Email**

Date : 9 May 2023

Your Ref. : TPB/A/YL-PS/685

Our Ref. : LDS/PLAN/6919

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

Dear Sir / Madam,

**Application for Planning Permission for Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years at Lot 226(Part) and Adjoining Government Land in D.D. 126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.**  
**(Application No. A/YL-PS/685)**

We refer to the captioned application and submit herewith our replacement pages (Page 2, 5 and 11) of the Application Form, our revised Planning Statement and Layout Plan (see Figure 4B) and revised Landscape and Tree Preservation Proposal (see Figure 5B) for your attention.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at [REDACTED]

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**



Encl.

c.c. DPO/TM & YLW (Attn.: Ms. Jessie KWOK) – By Email  
Client

*Your Assets for Growth*

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

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

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Tang Chi Kong (鄧志剛)	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 226 (Part) and Adjoining Government Land in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 3,369 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 60 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 210 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



<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	<b>Proposed Temporary Open Storage of Construction Materials (Metal)</b>  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)												
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....												
<b>(c) Development Schedule 發展細節表</b> <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>..... <b>3,324</b> .....sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>..... <b>45</b> .....sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物／構築物數目</td> <td>..... <b>3</b> .....</td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>..... <b>NA</b> .....sq.m <input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>..... <b>60</b> .....sq.m <input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>..... <b>60</b> .....sq.m <input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	..... <b>3,324</b> .....sq.m <input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	..... <b>45</b> .....sq.m <input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物／構築物數目	..... <b>3</b> .....	Proposed domestic floor area 擬議住用樓面面積	..... <b>NA</b> .....sq.m <input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>60</b> .....sq.m <input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	..... <b>60</b> .....sq.m <input checked="" type="checkbox"/> About 約
Proposed uncovered land area 擬議露天土地面積	..... <b>3,324</b> .....sq.m <input checked="" type="checkbox"/> About 約												
Proposed covered land area 擬議有上蓋土地面積	..... <b>45</b> .....sq.m <input checked="" type="checkbox"/> About 約												
Proposed number of buildings/structures 擬議建築物／構築物數目	..... <b>3</b> .....												
Proposed domestic floor area 擬議住用樓面面積	..... <b>NA</b> .....sq.m <input type="checkbox"/> About 約												
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>60</b> .....sq.m <input checked="" type="checkbox"/> About 約												
Proposed gross floor area 擬議總樓面面積	..... <b>60</b> .....sq.m <input checked="" type="checkbox"/> About 約												
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) <b>One 2-storey site office (Height: about 5m).....</b> <b>Two 1-storey site office (Height: about 2.5m).....</b> ..... .....													
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>..... <b>2</b> .....</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>..... <b>NA</b> .....</td> </tr> </table>		Private Car Parking Spaces 私家車車位	..... <b>2</b> .....	Motorcycle Parking Spaces 電單車車位	..... <b>NA</b> .....	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... <b>NA</b> .....	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... <b>NA</b> .....	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... <b>NA</b> .....	Others (Please Specify) 其他 (請列明)	..... <b>NA</b> .....
Private Car Parking Spaces 私家車車位	..... <b>2</b> .....												
Motorcycle Parking Spaces 電單車車位	..... <b>NA</b> .....												
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... <b>NA</b> .....												
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... <b>NA</b> .....												
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... <b>NA</b> .....												
Others (Please Specify) 其他 (請列明)	..... <b>NA</b> .....												
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td>..... <b>2 (3.5m x 11m)</b> .....</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td>..... <b>NA</b> .....</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>..... <b>NA</b> .....</td> </tr> </table>		Taxi Spaces 的士車位	..... <b>NA</b> .....	Coach Spaces 旅遊巴車位	..... <b>NA</b> .....	Light Goods Vehicle Spaces 輕型貨車車位	..... <b>NA</b> .....	Medium Goods Vehicle Spaces 中型貨車車位	..... <b>2 (3.5m x 11m)</b> .....	Heavy Goods Vehicle Spaces 重型貨車車位	..... <b>NA</b> .....	Others (Please Specify) 其他 (請列明)	..... <b>NA</b> .....
Taxi Spaces 的士車位	..... <b>NA</b> .....												
Coach Spaces 旅遊巴車位	..... <b>NA</b> .....												
Light Goods Vehicle Spaces 輕型貨車車位	..... <b>NA</b> .....												
Medium Goods Vehicle Spaces 中型貨車車位	..... <b>2 (3.5m x 11m)</b> .....												
Heavy Goods Vehicle Spaces 重型貨車車位	..... <b>NA</b> .....												
Others (Please Specify) 其他 (請列明)	..... <b>NA</b> .....												

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	60 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.02 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA <input type="checkbox"/> (Not more than 不多於) m 米	
		NA <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	2.5 - 5 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	1.34 % <input checked="" 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		2
	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 NA NA NA NA NA
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) _____ _____		NA NA NA 2 NA NA



## **Section 16 Planning Application**

**Temporary Open Storage of Construction Materials (Metal)  
for a Period of 3 Years at Lot 226(Part) and  
Adjoining Government Land in D.D. 126, Fung Ka Wai, Ping Shan,  
Yuen Long, N.T.**

## **Planning Statement**

Applicant  
**Tang Chi Kong (鄧志剛)**

Prepared by  
**Lawson David and Sung Surveyors Limited**

May 2023

## **Executive Summary**

This planning statement is prepared in support of a planning application for proposed temporary open storage of construction materials (metal) ("the proposed development") for a period of 3 years at Lot 226(Part) and adjoining Government land in D.D. 126, Fung Ka Wai, Yuen Long, N.T. (the "Application Site").

The Application Site, covering an area of about 3,369 sq.m. (including about 210 sq.m. of Government land), falls within an area zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, 'Open Storage' is neither a Column 1 nor Column 2 use of the "REC" zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the "Board").

The Application Site, or part of it, is the subject of 12 previous approved applications. The last application (No. A/YL-PS/602) was approved for temporary open storage of construction materials (metal) on 29.5.2020 for a period of three years. The Application Site is currently being used by the Applicant for the above approved use. The current application is submitted for the same open storage use with some changes in site boundary, layout and configuration to reflect the actual occupation / operation on the Application Site.

The majority of the Application Site will be used for open storage of construction materials (metal). The Application Site consists of 3 ancillary site offices (1 – 2 storeys, Height: about 2.5 – 5m) in form of converted containers with a total floor area of about 60 sq.m. to assist the operation of the site.

The Application Site is fenced off with corrugated metal sheets of 2.5m high. The Applicant will maintain the existing ingress/egress point at the northern boundary with 7m in width. There are 2 parking spaces (2.5m x 5m) for staff and 2 loading/unloading bays (3.5m x 11m) for medium goods vehicles. Adequate spaces for loading/unloading and manoeuvring of vehicles are reserved within the Application Site. The operation hours of the Application Site will remain unchanged, i.e. from 9:00am and 6:00pm from Mondays to Saturdays and no operations on Sundays and public holidays.

The justifications of this application are:

1. The proposed development will continue to cater for the need of open storage facilities;
2. The proposed development does not contravene the planning intention of "REC" zone;
3. The proposed development is compatible with surrounding land uses;
4. The proposed development will not hinder future public housing development;
5. The Application Site has previous planning approval for similar open storage use;
6. The proposed development is complied with TPB PG-No. 13G; and
7. The proposed development will not generate adverse drainage, traffic and environmental impacts on the surrounding areas.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

## 行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 226(部份)及毗連政府土地(“申請地點”),作為期三年的臨時露天存放建築材料(五金物料)用途(“擬議發展”)的規劃申請。

申請地點的面積約 3,369 平方米(包括 210 平方米的政府土地),位於在 2022 年 9 月 23 日刊憲的屏山分區計劃大綱核准圖(圖則編號:S/YL-PS/20)上的「康樂」地帶。根據該大綱圖的註釋,“露天貯物”不屬「康樂」地帶內的第一欄或第二欄用途,然而不超過三年土地或建築物的臨時用途或發展,需先向城市規劃委員會(“城規會”)提出申請。

申請地點或其部分涉及 12 宗規劃許可。最後一次申請(申請編號:A/YL-PS/602)於 2020 年 5 月 29 日獲城規會批准用作露天存放建築材料(五金物料),為期三年。申請地點現時由申請人用作以上獲批准的用途。是次申請是相同的露天存放用途,唯申請範圍邊界、布局和配置有所變動,以反映現時申請地點的實際使用情況。

申請地點大部份位置用作露天存放建築材料(五金物料)。申請地點亦設置三幢由改裝貨櫃建成的附屬辦公室,總樓面面積約 60 平方米(1 至 2 層高,高度約 2.5 至 5 米)。

申請地點設有 2.5 米高的圍欄,而申請人會繼續使用現有於申請地點北面的出入口(約 7 米闊)。申請地點亦提供兩個供職員使用的私家車停車位及兩個供中型貨車使用的上落貨位。申請地點內亦有足夠空間供上落貨及車輛移動。申請地點的營運時間將維持不變,即星期一至六上午九時至下午六時,星期日及公眾假期不會營運。

本規劃申請的理據為:

1. 擬議發展將繼續滿足對露天存放設施的需求;
2. 擬議發展不會違背「康樂」地帶的規劃意向;
3. 擬議發展與鄰近的土地用途協調;
4. 擬議發展不會阻礙未來的公營房屋發展;
5. 申請地點之前獲同類露天存放用途的規劃許可;
6. 擬議發展不會違背城規會指引編號 13G; 及
7. 擬議發展不會對附近的排水、交通及環境構成不良的影響。

基於本規劃報告書所述的理據,敬希 各城規會委員及有關政府部門能批准此項申請,作為期三年的臨時用途。



## TABLE OF CONTENTS

Page

<b>1. INTRODUCTION</b>	<b>1</b>
1.1 Purpose	
1.2 Organization of the Planning Statement	
<b>2. SITE CONTEXT</b>	<b>2</b>
2.1 The Application Site and Its Existing Condition	
2.2 Surrounding Land Uses	
2.3 Accessibility	
2.4 Land Status	
<b>3. PLANNING CONTEXT</b>	<b>3</b>
3.1 Outline Zoning Plan	
3.2 Previous Applications	
3.3 Similar Applications	
3.4 Town Planning Board Guidelines No. 13F (TPB PG-No. 13F)	
<b>4. DEVELOPMENT PROPOSAL</b>	<b>5</b>
4.1 Site Configuration and Layout	
4.2 Site Operations	
4.3 Fencing	
4.4 Landscape and Tree Preservation Proposal	
4.5 Traffic Arrangement	
4.6 Drainage Proposal	
4.7 Environmental Consideration	
<b>5. PLANNING JUSTIFICATIONS</b>	<b>7</b>
5.1 Continue to Cater for the Need of Open Storage Facilities	
5.2 Not Contravene the Planning Intention of “REC” Zone	
5.3 Compatible with Surrounding Land Use	
5.4 Will not Hinder Future Public Housing Development	
5.5 Site with Previous Planning Approval for Similar Open Storage Use	
5.6 Compliance with TPB PG-No. 13G	
5.7 No Adverse Impacts on the Surrounding Areas	
<b>6. CONCLUSION</b>	<b>9</b>

### **List of Figures**

Figure 1	Location Plan
Figure 2	Lot Index Plan
Figure 3	Vehicular Access to the Site
Figure 4	Indicative Layout Plan
Figure 5	Landscape and Tree Preservation Proposal

### **Site Photos**

## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary open storage of construction materials (metal) (the “proposed development”) for a period of 3 years at Lot 226(Part) and adjoining Government land in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown per **Figure 2**.

The Application Site, covering an area of about 3,369 sq.m. (including about 210 sq.m. of Government land), falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, ‘Open Storage’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the “Board”).

The Application Site, or part of it, is the subject of 12 previous approved applications. The last application (No. A/YL-PS/602) was approved for temporary open storage of construction materials (metal) on 29.5.2020 for a period of three years. All approval conditions of the last application have been complied with by the same Applicant. The Application Site is currently being used by the Applicant for the above approved use. The current application is submitted for the same open storage use with some changes in site boundary, layout and configuration to reflect the actual occupation / operation on the Application Site.

Under the Town Planning Board Guidelines No.13G, the Application Site is a “Category 2” site. Subject to previous planning approvals and no adverse departmental comments on the application, the Application Site is a preferred location for the proposed development. The proposed development is also compatible with the surrounding land uses, which are mainly similar open storage yards for vehicles and construction materials/equipment.

### 1.2 Organization of the Planning Statement

This planning statement is divided into 6 chapters. Chapter 1 is an introduction outlining the above background of the planning application. Chapter 2 will then illustrate the site context and land status followed by Chapter 3 which describes the planning context in details. Chapter 4 gives the particulars of the proposed development. Detailed accounts of planning justifications of the proposed development are presented in Chapter 5. The planning statement finally concludes with a summary in Chapter 6.

## 2. Site Context

### 2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 3,369 sq.m. (including Government Land of about 210 sq.m.), is located at the foothill of Kai Shan, Fung Ka Wai, Ping Shan, Yuen Long, N.T., which is between Yuen Long and Tin Shui Wai New Town. The Application Site is a piece of flat land and currently used as an open storage of construction materials (metal). The Application Site is fenced off by corrugated metal sheets of 2.5m high (see **Site Photos**).

### 2.2 Surrounding Land Uses

The surrounding areas are characterized by open storage/storage yards for storage of vehicles and construction materials/equipment. To the north of the Application Site is an open storage yard for storage of vehicles and further north sees the Wang Chau Fresh Water Service Reservoir. To the east is the hillslope of Kai Shan with a piece of woodland scattered with graves. Several recreational uses are found at the further northwest of the Application Site, such as hobby farm, drone training centre and barbecue spot with ancillary playground along the existing local track. To the southwest of the Application Site is an open storage of construction materials and equipment with planning approval (Application No.A/YL-PS/612). To the further southwest and west are a series of open storage/storage yards for storage of new vehicles, hardware materials and construction materials which were approved by the Board in the last three years.

### 2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. It can be easily accessible by an existing local track leading to the junction of Tin Tsz Road and Tin Wah Road, which connect to other parts of the New Territories. The proposed development would share the access road with the surrounding uses. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

### 2.4 Land Status

According to the records of the Land Registry, the subject lot is held under Block Government Lease and is demised as agricultural use with lease term for 75 years, from 1.7.1898 less three days and are renewable for a further term of 24 years. A Short Term Waiver (STW) was granted by the Lands Department to permit the structures erected on the Application Site after obtained the planning approval in 2014.

Since the Application Site includes a strip of Government land of about 210 sq.m, the land owners had applied for Short Term Tenancy (STT No. 2857) from the Lands Department for the use of adjoining Government land. The STT was granted since 2014.

### 3. Planning Context

#### 3.1 Outline Zoning Plan

The Application Site is currently zoned "Recreation" ("REC") on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022 (see **Figure 1**). As stipulated in the Notes attached to the OZP, the planning intention of "REC" is primarily for "recreational developments for the use of the general public." Development of active and/or passive recreation and tourism/eco-tourism are encouraged in this zone.

According to the Notes of the OZP, the proposed development is neither 'Column 1' nor 'Column 2' use of the "REC" zone. However, temporary use or development of any land or building not exceeding a period of three years requires permission from the Board.

#### 3.2 Previous Applications

The Application Site, or part of it, is the subject of 12 previously approved planning applications as summarized in the table below:-

Application No.	Applied Use	Decision	Date of Approval
A/DPA/YL-PS/30	Temporary Use of Open Storage of New Vehicles	Approved with conditions	21.10.1994
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	3.10.1997
A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	16.10.1998
A/YL-PS/76	Temporary Open Storage of New Vehicles for a Period of 3 Years	Approved with conditions	19.5.2000
A/YL-PS/106	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	Approved with conditions	1.3.2002
A/YL-PS/122	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans Only) for a Period of 3 Years or Less	Approved with conditions	11.10.2002
A/YL-PS/167	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	Approved with conditions	19.12.2003
A/YL-PS/255	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	Approved with conditions	1.12.2006
A/YL-PS/311	Temporary Open Storage of New Vehicles (Cars, Taxis and Light Vans only) for a Period of 3 Years	Approved with conditions	10.3.2010
A/YL-PS/436	Temporary Open Storage of New Vehicles (Private Cars and Light Goods Vehicles only) for a Period of 3 Years	Approved with conditions	25.4.2014
A/YL-PS/537	Temporary Open Storage of New Vehicles (Private Cars and Light Goods Vehicles only) for a Period of 3 Years	Approved with conditions	12.5.2017

A/YL-PS/602	Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years	Approved with conditions	29.5.2020
-------------	--	--------------------------	-----------

All approval conditions in respect of the last application (No. A/YL-PS/602) have been complied with by the Applicant, including submission and implementation of drainage proposal and fire service installations proposal, as well as maintenance of existing trees within the Application Site during the planning approval period.

### 3.3 Similar Applications

Five similar applications were approved by the Board in the last three years for open storage uses within the same “REC” zone. It should be noted that some of the application site has been occupied by open storage uses for more than 20 years. These approved applications are summarized as follows:

Application No.	Applied Use	Site Area (m <sup>2</sup> )	Decision	Date of Approval
A/YL-PS/603	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	8,916.1	Approved with conditions	29.5.2020
A/YL-PS/612	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	17,994.8	Approved with conditions	9.10.2020
A/YL-PS/616*	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years	7,970	Approved with conditions	6.11.2020
A/YL-PS/647	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	3,420	Approved with conditions	26.11.2021 (Revoked on 26.2.2022)
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	45,870	Approved with conditions	4.3.2022

\*The zoning of this Application Site was “REC” under Approved Ping Shan OZP No. S/YL-PS/18 at the time of the application, and was later rezoned into “Residential (Group A)6” (“R(A)6”) and “Government, Institution or Community” (“G/IC”) zones on the Draft Ping Shan OZP No. S/YL-PS/19 exhibited on 7.5.2021.

### 3.4 Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)

According to TPB PG-No.13G, the Application Site falls within a “Category 2” area. The guidelines stipulate that applications for open storage and port back-up uses in “Category 2” could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas.



## 4. Development Proposal

### 4.1 Site Configuration and Layout

The Applicant proposes to continue using the Application Site for temporary open storage of construction materials (metal) for a period of 3 years. The Application Site has an area of about 3,369 sq.m. The existing ingress/egress point at the northern boundary connecting the local track leading from the junction of Tin Tsz Road and Tin Wah Road with 7m in width will be maintained by the Applicant.

The Layout Plan (see **Figure 4**) reflects the existing site configuration. The majority portion of the site is used for open storage of construction materials (metal). The Application Site consists of 3 ancillary site offices (1 - 2 storeys, Height: 2.5 – 5m) in form of converted containers with a total floor area of about 60 sq.m. to assist the operation of the site.

There are also 2 parking spaces (2.5m x 5m) for staff and 2 loading/unloading bays (3.5m x 11m) for medium goods vehicles. Adequate spaces for loading/unloading and manoeuvring of vehicles are reserved within the Application Site.

The major differences of the current application and previously approved application (No. A/YL-PS/602) are shown below:

Major Development Parameters	Previously Approved Application (No. A/YL-PS/602)	Current Application	Difference
Applied Use	Temporary Open Storage of Construction Materials (Metal) for a period of 3 years	Temporary Open Storage of Construction Materials (Metal) for a period of 3 years	No Difference
Site Area	About 3,597 sq.m. (including about 210m <sup>2</sup> of Government land)	About 3,369 sq.m. (including about 210m <sup>2</sup> of Government land)	-228 sq.m. (-6.3%)
Total Floor Area (Non-domestic)	366 sq.m.	60 sq.m.	-306 sq.m. (-83.6%)
No. of Structures	1 site office and 1 open-sided shelter for storage	3 sites offices	-
Height of Structures	2.4m - 6m (1-storey)	2.5m - 5m (1 - 2 storeys)	-1 m - +0.1m (+1 storey)
No. of Parking Spaces	2 nos. (private cars for staff use only)	2 nos. (private cars for staff use only)	No Difference
Loading/unloading Space	2 nos. (medium goods vehicle)	2 nos. (medium goods vehicle)	No Difference
Stored Items:	Construction materials (metal)	Construction materials (metal)	No Difference
Operation Hours	9:00am to 6:00 pm - From Mondays to Saturdays - No operation of Sundays and public holidays	9:00am to 6:00 pm - From Mondays to Saturdays - No operation of Sundays and public holidays	No Difference

## 4.2 Site Operations

The proposed hours of operation at the Application Site are between 9:00am and 6:00pm from Mondays to Saturdays. There will be no operations on Sundays and public holidays. The construction materials (metal) to be stored at the Application Site will be delivered to the construction sites in the New Territories. The Applicant also confirms that there will be no workshop activities conducted at the Application Site.

## 4.3 Fencing

The Application Site is fenced off with corrugated metal sheets of about 2.5m high. The provision of fencing is considered satisfactory by the Planning Department in compliance with approval conditions (f) and (g) of the previously approved application (No. A/YL-PS/436). The Applicant will maintain the existing fencing on the Application Site.

## 4.4 Landscape and Tree Preservation Proposal

The Applicant has complied with the approval conditions (i) and (j) of the previous application (No. A/YL-PS/537) on the submission and implementation of landscape and tree preservation proposal, as well as maintained the existing trees within the site in good conditions in compliance with the approval condition (i) of the last application (No. A/YL-PS/602).

The Application Site have been provided with 65 peripheral screen plantings (see **Figure 5**) along the site boundary to improve the existing amenity of the Application Site and to minimize visual intrusion to the surrounding areas. The tree species is Ficus Microcarpa, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The Applicant will maintain all the existing trees within the Application Site and manual irrigation will be used.

## 4.5 Traffic Arrangement

The ingress/egress point of the Application Site is about 7m wide and located at the northern boundary. The Application Site can be accessed via a local road diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). Adequate spaces will be provided within the Application Site for loading/unloading and manoeuvring of vehicles (see **Figure 4**). The proposed use, as with most other open storage sites, is not a high traffic generating use. Compared with the last application, the frequency of delivery trips by medium goods vehicles to and from the Application Site will remain unchanged (estimated to be around 2 or 3 trips per day). Therefore, no vehicles have to queue back to public road or reverse onto/from the public road.

## 4.6 Drainage Proposal

The approval condition (g) of submission the condition record of the existing drainage facilities on the site of the last application (No. A/YL-PS/602) have been approved by the Drainage Services Department on 23.10.2020. Surface runoff is collected and diverted from the Application Site to the existing stream to the west. The Applicant will maintain the existing drainage facilities on site.

#### 4.7 Environmental Consideration

The nature of the proposed development will merely involve the storage of construction materials. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (c) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays;
- (d) No more than 3 trips by medium goods vehicles daily to minimize the traffic and noise impact;

### 5. Planning Justifications

#### 5.1 Continue to Cater for the Need of Open Storage Facilities

With the introduction of Northern Metropolis Development Strategy in the recent policy address, it could be assumed that many private land, especially existing open storage and warehouse sites, in the Northern New Territories and North West New Territories will be resumed by the Government for development of NDAs/public works in the near future. In view of the much more stringent control on land usage coupled with shrinking supply of land for open storage use and increasing difficulty in acquiring planning permission, the demand for open storage sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and help satisfy the needs for open storage facilities. The proposed development would therefore provide a temporary solution to meet the pressing market demand of open storage facilities in the North West New Territories.

#### 5.2 Not Contravene the Planning Intention of "REC" Zone

The Application Site falls within an area zoned "REC" on the Ping Shan OZP No. S/YL-PS/20. Nevertheless, it should be highlighted that the Application Site is a "Category 2" site under TPG No.13F, in which planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse department comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

In view of the surrounding developments of the Application Site, which is mainly occupied by open storage/storage yard for storage of vehicles and construction materials/equipment/machinery, with some obtaining planning approvals, the planning intention of the "REC" zone has not been materialized. The Application Site is unlikely be developed for recreational developments in the short to medium term. In addition, the Proposed Development is a temporary use which would not jeopardize the long-term planning intention of "REC" zone.

### 5.3 Compatible with Surrounding Land Use

As mentioned in paragraphs 2.2 and 3.3 of this planning statement, the area to the west and southwest of the Application Site within the same "REC" zone were approved by the Board for various open storage uses in the last three years. Furthermore, many of these approved applications are renewal applications for open storage uses in the vicinity, which indicates that the area has been catering for open storage/storage uses. The applied use, which is mainly for similar open storage use, is generally compatible with the existing developments in the surrounding areas.

### 5.4 Will Not Hinder Future Public Housing Development

As referred to the prevailing Ping Shan OZP, the "R(A)6" zone to the west of the Application Site is intended for future public housing development. However, due to the temporary nature of the application, it will not jeopardize the long-term future development of the locality, if the respective "R(A)6" zone and subject "REC" zone are considered essential to be implemented by the Board in the future.

Meanwhile, the proposed development at the Application Site is considered not unsuitable with surrounding land use and is able to flexibly meet the demand for open storage uses in the market. In this regard, temporary use of the proposed development is considered viable to maximize the interim land uses.

### 5.5 Site with Previous Planning Approvals for Similar Open Storage Use

The Application Site, or part of it, has been approved with 12 previous applications for open storage uses. The last approved application (No. A/YL-PS/602) for proposed temporary open storage of construction materials (metal) was approved by the Board for a period of 3 years on 29.5.2020. The applied use of the current application is same as the last application. All approval conditions of the last application have been complied with to the satisfaction of the relevant Government departments. With previous planning approvals for similar open storage use at the same location, coupled with Applicant's genuine efforts in complying with the approval conditions, this application is considered acceptable within the "REC" zone.

### 5.6 Compliance with TPB PG-No.13G

The proposed use is considered not contrary to the TPB PG-No.13G as the Application Site has obtained previous planning approvals for the open storage use and the Applicant has demonstrated genuine efforts to comply with all the approval conditions. Since the applied use and operation on site are generally same as the last application, adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas are not anticipated and the concerns of relevant Government departments can be addressed through implementation of approval conditions. Therefore, the applied use is in line with the TPB PG-No. 13G.

### 5.7 No Adverse Impacts on the Surrounding Areas

Owing to the nature and size of the proposed use, no adverse impacts are anticipated on the surrounding areas, as discussed below:

### Drainage

As mentioned in paragraph 4.6, the submission of condition record of the drainage facilities was considered satisfactory by DSD on 23.10.2020. The Applicant will maintain the existing drainage facilities on or in the vicinity of the site.

### Traffic

The applied use, as with most other open storage sites, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be low (estimated to be around 2 or 3 trips per day). When compared to the last application, no additional traffic flow would be induced on the adjacent public road network. In this regard, it is anticipated that the applied use would not have significant traffic impact to the surrounding areas.

### Environment

The applied open storage facility is merely for the open storage of construction materials (metal), which would not generate adverse noise, air pollution or visual intrusion to the surrounding. In addition, no workshop activities will be carried out in the Application Site. Therefore, the proposed development will not generate any pollution or adverse environmental impacts on the surrounding environment.

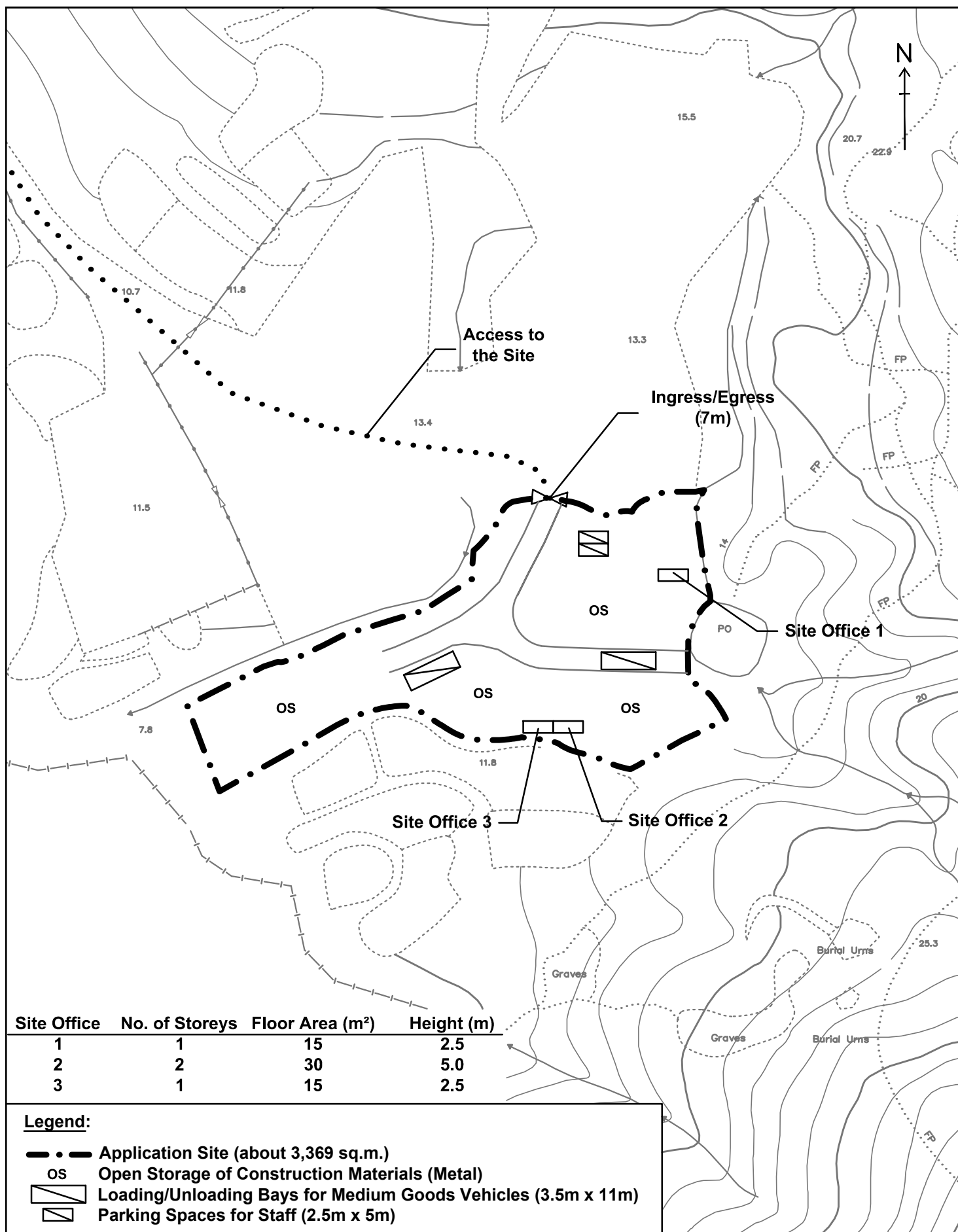
## **6. Conclusion**

The Application Site falls within “REC” zone on the Ping Shan OZP. However, in view of the site location, the existing site conditions and surrounding land uses, the Application Site is considered unattractive for recreational developments in present stage. In addition, the Board has approved a number of similar applications in the surrounding areas in the past 3 years, indicating that such use is both compatible and suitable in land use term, at least on a temporary basis of 3 years.

The last application (No. A/YL-PS/602) for the same use was approved by the Board in 2020 and all approval conditions have been complied with. The planning circumstances for the current application remain similar since the last planning application was approved. Given the temporary nature of the proposed development, no change in physical settings of the Application Site and its surrounding environment, the proposed development is considered acceptable in maximizing the interim land use and continuing to cater for the need of open storage facilities.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Limited  
May 2023



Site Office	No. of Storeys	Floor Area (m <sup>2</sup> )	Height (m)
1	1	15	2.5
2	2	30	5.0
3	1	15	2.5

#### Legend:

- Application Site (about 3,369 sq.m.)
- OS Open Storage of Construction Materials (Metal)
- Loading/Unloading Bays for Medium Goods Vehicles (3.5m x 11m)
- Parking Spaces for Staff (2.5m x 5m)

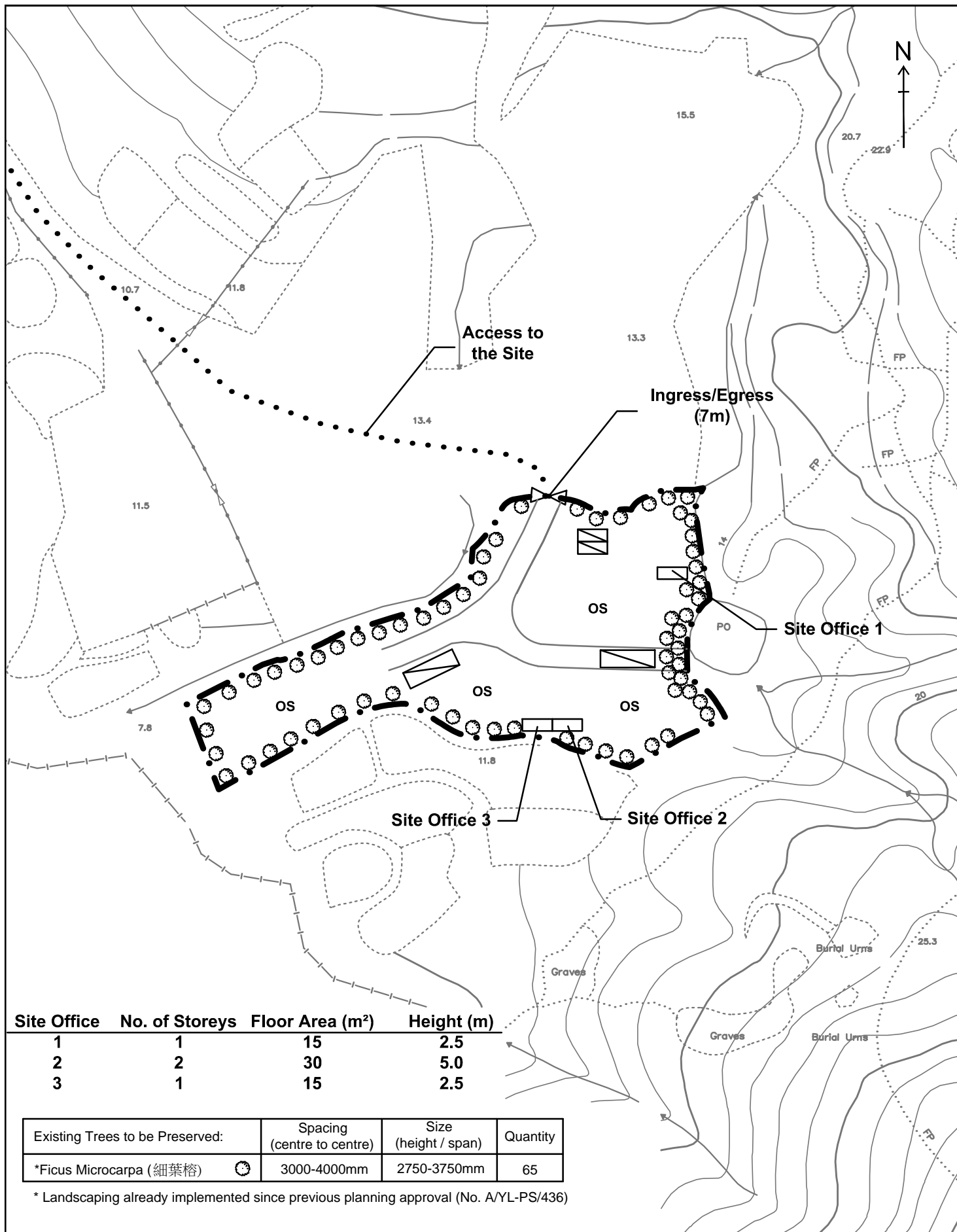
Layout Plan

Figure 4B

Scale 1:1000



羅迅測計師行  
Lawson David & Sung  
SURVEYORS LIMITED  
Property Consultants • Planning • Valuers • Auctioneers  
Estate Agency Licence No. C-006328



## Landscape and Tree Preservation Proposal

Figure 5B

Scale 1:1000



**羅迅測計師行**  
**Lawson David & Sung**  
 SURVEYORS LIMITED  
 Property Consultants • Planning • Valuers • Auctioneers  
 Estate Agency Licence No. C-006328

**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.

**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/436	Proposed Temporary Open Storage of New Vehicles (Privates Cars and Light Goods Vehicles Only) for a Period of 3 Years	“REC”	25.4.2014
10	A/YL-PS/537	Temporary Open Storage of New Vehicles (Private Cars and Light Goods Vehicles) for a Period of 3 Years	“REC”	12.5.2017
11	A/YL-PS/602	Temporary Open Storage of Construction Material (Metal) for a Period of 3 Years	“REC”	29.5.2020

**Similar s.16 Applications within/partly within the same “REC” 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/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

**Government Departments' General Comments**

**1. Land Administration**

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

No adverse comment on the application.

**2. Traffic**

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

No objection in principle from traffic engineering perspective.

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/602 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 and water supplies for firefighting 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. Nature Conservation**

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

As the Site is paved and disturbed, he has no strong view on the application from nature conservation point of view.

## **7. 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 urban fringe predominated by temporary structures, open storage yards, service reservoir, warehouses, village houses, residential buildings, car parks, farmland and woodland;
- with reference to the site photos dated May 2023, the Site is an open storage yard for construction materials in operation. According to the landscape and tree preservation proposal submitted by the applicant (**Drawing A-2**), all existing trees are proposed to be preserved. 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.

## **8. 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.

## **9. 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);
- Chief Engineer/Housing Projects 3, Civil Engineering and Development Department (CE/HP3, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD); 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 the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises an Old Schedule Agricultural Lot (OSAL) and Government Land (GL). The OSAL is 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 210m<sup>2</sup> subject to verification) is covered by a Short Term Tenancy (STT) No. 2857 for the purpose of “Temporary Open Storage of New Vehicles (Private Cars and Light Goods Vehicles only)”;
  - (iii) Lot 226 in D.D. 126 is covered by a Short Term Waiver (STW) No. 4176 for the purpose of “Temporary Open Storage of New Vehicles (Private Cars and Light Goods Vehicles only)”;
  - (iv) the STT/STW holder will need to apply to his office for modification of the STT/STW conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. 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;
- (c) 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;
- (d) 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 Tsz Road/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 Tsz Road/Tin Wah Road;
- (e) 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;

(f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iv) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage;

(g) to note the comments of the Director of Fire Services (D of FS) that:

- (i) based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided within the Site;
- (ii) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to;
- (iii) 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; and
- (iv) however, the applicant is reminded that if the proposed structure(s) is/are required to

comply with the BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

- (h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should be advised to properly maintain the existing fencing along the site boundary as suggested in the submission to ensure that the proposed development would not encroach on or affect the “Conservation Area” zone and vegetated areas in close proximity 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.