

**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 Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>
1	A/YL-PS/24	Temporary car park for private cars, light goods vehicles, heavy goods vehicles, motor cycles and container trailers for a period of 12 months	“REC”	15.5.1998 (Upon review)
2	A/YL-PS/132	Temporary Open Storage of New & Unlicensed Vehicles for a period of 3 years	“REC”	17.1.2003 (Revoked on 17.7.2003)
3	A/YL-PS/163	Temporary Open Storage of New and Unlicensed Vehicles for a Period of 3 Years	“REC”	10.10.2003 (Revoked on 10.4.2003)
4	A/YL-PS/205	Temporary Open Storage of New and Unlicensed Vehicles for a Period of 3 Years	“REC”	4.3.2005
5	A/YL-PS/287	Proposed Temporary Open Storage of Building Materials and Machineries for a Period of 3 Years	“REC”	10.10.2008
6	A/YL-PS/360	Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years	“REC”	16.12.2011
7	A/YL-PS/461	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years	“REC”	12.12.2014
8	A/YL-PS/548	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years	“REC”	8.12.2017
9	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

Rejected Application

<u>No.</u>	<u>Application No.</u>	<u>Development/Use</u>	<u>Zoning</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/YL-PS/11	Temporary Public Car Park for Private Cars, Goods Vehicles, Heavy Goods Vehicles, Bicycles, Motor Cycles, Private Buses, Trailers and Container Tractors for a Period of 12 months	“REC”	8.8.1997	1, 3 to 6
2	A/YL-PS/93	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles, Motorcycles and Container Trailers for a Period of 3 Years	“REC”	2.3.2001	1 to 4, 6

Reasons for Rejection:

- (1) Not in line with the planning intention.
- (2) Incompatible with surrounding land uses.
- (3) Failed to demonstrate no adverse environmental/noise/dust impacts on the surrounding areas.
- (4) Failed to demonstrate no adverse visual impact on the surrounding areas.
- (5) Undesirable Precedent.
- (6) Access track to the site is narrow/not acceptable/not suitable of use by heavy goods vehicles and container trailers from traffic and safety point of view.

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

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC)</u>
1	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)
2	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
3	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
4	A/YL-PS/680	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	“R(A)6”	19.5.2023
5	A/YL-PS/695	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	“R(A)6” and “REC”	22.9.2023

Government Departments' General Comments

1. Land Administration

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

- he has no adverse comment on the application;
- the application 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; and
- the private land of Lot No. 115RP in D.D.126 is covered by Short Term Waiver (STW) No. 4355 to permit structures for the purpose of “Temporary Open Storage of Building Materials and Machinery.

2. Traffic

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

He has no adverse comment on the application.

(b) 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. 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/616 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.

4. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- having considered the nature of the application, should planning approval be given to the renewal application, a full set of valid F.S. 251(s) covering all the FSIs implemented on the application site is required to be submitted.

5. Building Matters

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

There is no record of approval by the Building Authority for the structures existing at the Site and BD is not in a position to offer comments.

6. 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.

7. Other Departments' Comments

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Project Manager (West), CEDD (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD).

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 should planning approval be given to the subject planning application, the Short Term Tenancy (STT) / Short Term Waiver (STW) holders will need to apply to this office for modification of the STT/STW conditions where appropriate. The owner(s) of the lots without STW will need to apply to this office for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application 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 the 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. It is the responsibility of the applicant to obtain consent from the owner or management party of the local access road for using it to access the subject site;
- (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 required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations as well as the date 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 if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. In addition, Good practice guidelines for open storage (**Appendix IX** of this RNTPC Paper)

should also be adhered to;

- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures are erected on leased land without approval of the BD (not being New Territories Exempted Houses), they are unauthorised under the BO and should not be designated for any approval use under the application;
 - (ii) before any new building works (including containers and open sheds as temporary buildings) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively; and
 - (v) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage; 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.

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

參考編號

230925-135640-92038

Reference Number:

提交限期

29/09/2023

Deadline for submission:

提交日期及時間

25/09/2023 13:56:40

Date and time of submission:

有關的規劃申請編號

A/YL-PS/697

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. LEUNG DK

Name of person making this comment:

意見詳情

Details of the Comment :

由於只是作為臨時用途，建議的發展並不會帶來長遠的負面影響。所以我支持這次申請

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

參考編號

Reference Number:

230927-101226-53478

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

27/09/2023 10:12:26

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/697

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李浩然

意見詳情

Details of the Comment :

支持。既然政府尚未收地作住宅發展，就應該好好善用土地資源。

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

參考編號
Reference Number: 230927-152736-02330

提交限期
Deadline for submission: 29/09/2023

提交日期及時間
Date and time of submission: 27/09/2023 15:27:36

有關的規劃申請編號
The application no. to which the comment relates: A/YL-PS/697

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Pang

意見詳情
Details of the Comment :

支持。申請人已經提交了不同的評估報告證明申請不會帶來不良的影響。城規會應該尊重報告的結果，批准這次申請。

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

參考編號

Reference Number:

230927-174730-66558

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

27/09/2023 17:47:30

有關的規劃申請編號

The application no. to which the comment relates: A/YL-PS/697

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王球

意見詳情

Details of the Comment :

支持。這個申請能夠有效將市區的露天貨倉轉移至近郊，空出珍貴的市區土地用作房屋發展。政府應大力推動類似做法，以解決香港的房屋問題。

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

參考編號

Reference Number:

230927-175246-97308

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

27/09/2023 17:52:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/697

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Mary Lam

意見詳情

Details of the Comment :

我支持。其實附近一帶也有不少物流及貨倉公司，我認為申請用途十分符合這一帶的特色。

Good Practice Guidelines for Open Storage Sites

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

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

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- the application 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; and
- the private land of Lot No. 115RP in D.D.126 is covered by Short Term Waiver (STW) No. 4355 to permit structures for the purpose of “Temporary Open Storage of Building Materials and Machinery.

2. Traffic

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

He has no adverse comment on the application.

(b) 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. 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/616 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.

4. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- having considered the nature of the application, should planning approval be given to the renewal application, a full set of valid F.S. 251(s) covering all the FSIs implemented on the application site is required to be submitted.

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- Project Manager (West), CEDD (PM(W), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC);
- Commissioner of Police (C of P); and
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD).

2023年 8月 3 日

Appendix I of RNTPC
Paper No. A/YL-PS/697

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
申請的日期。

This document is received on 31 AUG 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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2302399

31.8.2023

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	A1YL-PS/697
	Date Received 收到日期	31 AUG 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)

Real River Limited (正河有限公司)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, 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 7,970 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18.6 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)	N.A. sq.m 平方米 <input 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	"Residential (Group A)6" ("R(A)6") and "Government, Institution or Community" ("G/IC")
(f) Current use(s) 現時用途	Temporary Open Storage of Building Materials and Machinery (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☒ published notices in local newspapers on 28/08/2023 (DD/MM/YYYY)#&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
23/08/2023 (DD/MM/YYYY)#&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(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
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input 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			
<p>.....</p> <p>.....</p>			
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
		

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

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

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-PS</u> / <u>616</u>
(b) Date of approval 獲批給許可的日期	<u>06/11/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>16/12/2023</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 Building Materials and Machinery for a Period of 3 Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 _____

7. Justifications 理由

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

Please refer to 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）

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

29/8/2023

(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.

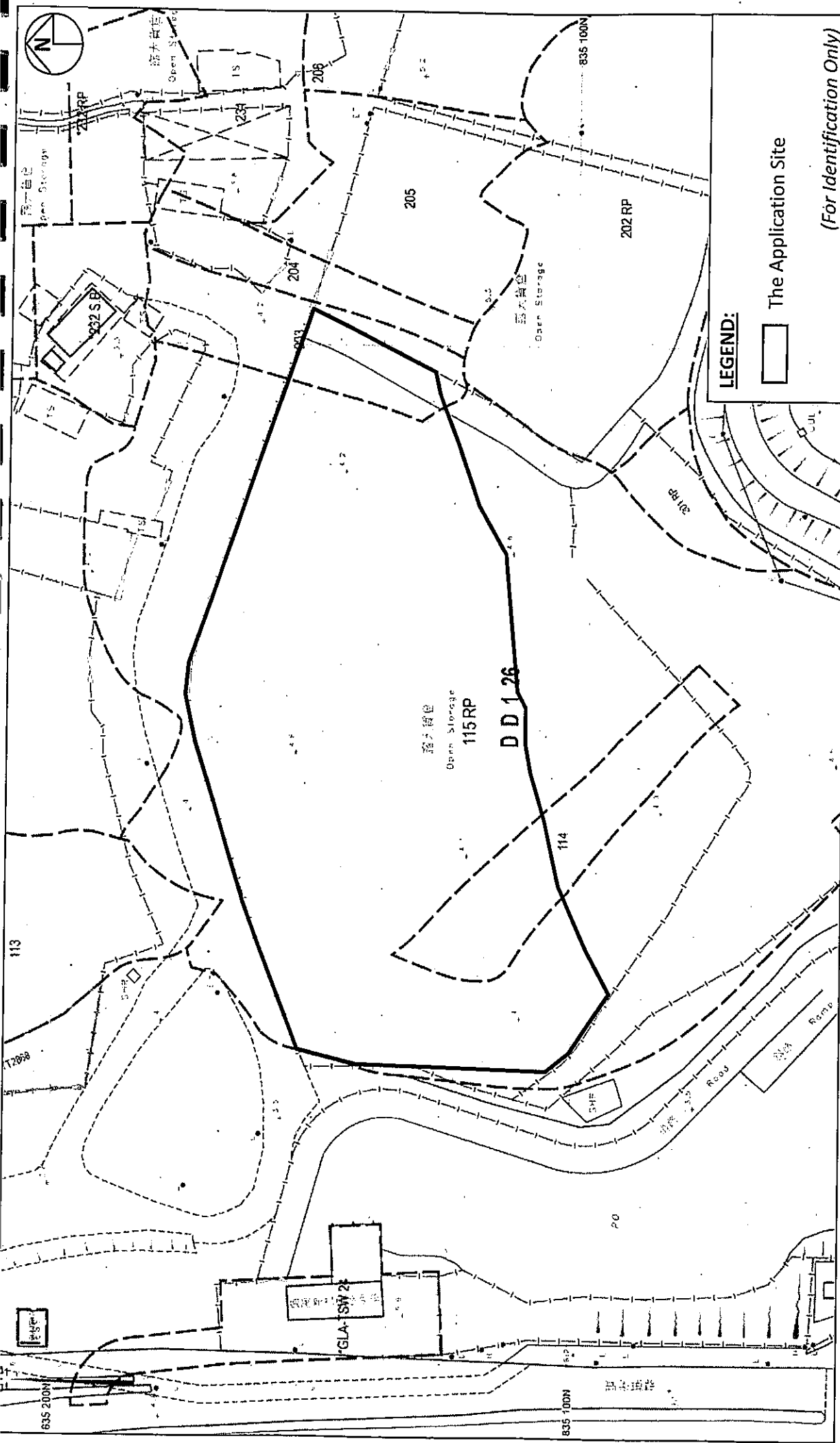
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <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	Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第 126 約地段第 114 號(部分)、第 115 號餘段(部分)及第 203 號(部分)
Site area 地盤面積	7,970 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. 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	"Residential (Group A)6" ("R(A)6") and "Government, Institution or Community" ("G/IC") 「住宅(甲類)6」及「政府、機構或社區」
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 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years 臨時露天存放建築材料及機械的規劃許可續期 (為期 3 年)

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
<u>Plans and Drawings 圖則及繪圖</u>		
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 checked="" type="checkbox"/>
<u>Location plan, Lot Index Plan, Outline Zoning Plan extract, site photos, as-built drainage proposal, as-built fire service installations proposal</u>		
<u>Reports 報告書</u>		
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。



LEGEND:

□ The Application Site

(For Identification Only)

<p>Project: Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories (Renewal of Planning Approval under Application No.: A/YL-PS/616)</p>	<p>Title: Extract of Lot Index Plan No. ags_500000114260_0001</p> <p>Ref.: ADCL/PLG-10268-R001/F002</p>	<p>Figure: 2</p> <p>Scale: Not to Scale</p> <p>Date: Aug 2023</p>	 <p>AIKON DEVELOPMENT CONSULTANCY LTD.</p>
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**Section 16 Planning Application
Renewal of Planning Approval under
Application No. A/YL-PS/616**

Temporary Open Storage of
Building Materials and Machinery
for a Period of 3 Years

Lots 114 (Part), 115 RP (Part) and 203
(Part) in D.D. 126, Ping Shan,
Yuen Long, New Territories

Planning Statement

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Prepared by
Aikon Development Consultancy Ltd.

August 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 Building Materials and Machinery for a Period of 3 Years (hereinafter referred to as “the proposed uses”) at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed uses 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/616) given on 6.11.2020 (hereinafter referred to “the last approved application”) which will be expired on 16.12.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed uses under the circumstances that there would be no changes in the proposed development parameters, the nature/operation of the proposed uses and the overall physical setting surrounding the application site.

The application site currently falls within an area zoned “Residential (Group A) 6” (“R(A)6”) and “Government, Institution or Community” (“G/IC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.09.2022. As detailed in the Planning Statement, the proposed uses is well justified on the grounds that:-

- (a) *The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed uses;*
- (b) *It will be in line with Town Planning Board Guidelines (TPB PG-No. 34D) as 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;;*
- (c) *It will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed uses, no. of trips involved and more importantly, the existing drainage provision, boundary fencing, and landscape treatment would be continued to be properly maintained all the time; and*
- (e) *Temporary nature of the proposed uses should not jeopardize the planning intention of “R(A)6” and “G/IC” zone should it be considered essential to be implemented by the Board in future.*

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

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及機械用途（以下簡稱「擬建用途」）。該申請涉及地點位於新界元朗屏山丈量約份第 126 約地段第 114 號（部份）、第 115 號餘段（部份）及第 203 號（部份）（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建用途作城規會考慮。

該申請是為了城規會於 2020 年 11 月 6 日批准並將於 2023 年 12 月 16 日到期的規劃許可（申請編號：A/YL-PS/616）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建用途。

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「政府、機構或社區」地帶。此規劃報告書詳細闡述擬建用途的規劃理據，當中包括：

- (一) 申請地點先前已八次獲城規會批准作擬建用途或類似擬建用途；
- (二) 擬建用途符合城規會規劃指引編號：34D，因為批准該申請不會對規劃情況帶來重大改變及申請人已証明其履行先前的規劃許可所附帶的所有規劃條件；
- (三) 擬建用途不會與城規會規劃指引編號：13G 相抵觸；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬建用途的本質所涉及的車輛進出數目將維持不變。再者，現時所提供的渠務裝置、邊界圍欄及園林種植將會繼續保持；及
- (五) 擬建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「政府、機構或社區」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，敬希城規會同情批准擬建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 Building Materials and Machinery for a Period of 3 Years** (hereinafter referred to as “the proposed uses”) at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, 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 uses in order to facilitate the consideration by the Board. The application site has a total area of approximately 7,970m². 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 the operator of the proposed uses (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/616) on 6.11.2020 (hereinafter referred to “the last approved application”) which will be expired on 16.12.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed uses under the circumstances that there would be no changes in the proposed development parameters, the nature/operation of the proposed uses and the overall physical setting surrounding the application site.
- 1.1.3 The application site currently falls within an area zoned “Residential (Group A) 6” (“R(A)6”) and “Government, Institution or Community” (“G/IC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted 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” zone and “G/IC” zone attached to the Notes of the Current OZP, the proposed uses 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 uses 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 uses under the circumstances that there would be no changes in the proposed development parameters, the nature/operation of the proposed uses 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 uses. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed uses.

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 uses (i.e. Open Storage of Building Materials and machineries) (**Illustration 1** refers) which has been in existence since the first approved application for the same proposed use (No. A/YL-PS/287) in 2008.

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 and east of the application site are all at present being utilised for open storage of construction materials and/or equipment which are subject to the valid planning applications (No. A/YL-PS/545, 603 and 616). Traditional village settlement namely Ha Mei San Tsuen 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 located to the further west of the application site which is segregated by Tin Tsz Road. 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 application (No. A/YL-PS/653) whilst the further northeast of the application site is mainly rural in character.

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 “Government, Institution or Community” (“G/IC”) on the Current OZP (please refer to **Figure 3**).
- 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” and (“G/IC”). 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. On the other hand, according to the Schedule of Uses for (“G/IC”), this zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

3.2 Previous Planning Applications

- 3.2.1 The application site was previously subject to 13 applications. Four of them (Nos. A/DPA/YL-PS/45 and 61 and A/YL-PS/11 and 93) for temporary car park/vehicle park were rejected by the Board in 1994, 1996, 1997 and 2001 respectively. One of them (No. A/YL-PS/24) for temporary car park for a period of 12 months was approved with conditions by the Board in 1998. 3 of them (Nos. A/YL-PS/132, 163 and 205) for temporary open storage of new and unlicensed vehicles for a period of 3 years were approved by the Board in 2003, 2003 and 2005 respectively. **The remaining 5 (Nos. A/YL-PS/287, 360, 461, 548 and 616) for the same uses as the proposed uses were approved by the Board in 2008, 2011, 2014, 2017 and 2020 respectively (see Table 1).** The last planning application No. A/YL-PS/616 was approved by the Board on 6.11.2020 for a period of 3 years and all the time-specific approval conditions have been duly complied with by the Applicant (see **Appendix I to Appendix IV and Table 2**). As compared with the last approved application, there would be no changes in the proposed development parameters, the nature/operation of the proposed uses and the overall physical setting surrounding the application site.

Table 1 Previous Planning Applications at or involving the Application Site

Application No.	Proposed Use(s)	Zone(s)	Decision
A/DPA/YL-PS/45	Temporary open public fee-paying car parking of Goods, container vehicles	U, V	Rejected/Not agreed (02.12.1994)
A/DPA/YL-PS/61	Temporary Goods/Container Vehicle Parking Area for 3 Years	U	Rejected/Not agreed (29.11.1996)
A/YL-PS/11	Temporary Public Car Park for Private Car, Goods Vehicle, Heavy Goods Vehicle, Bicycle, Motor Cycle, Private Bus, Trailers and Container Tractors for a Period of 12 Months	REC	Rejected/Not agreed (08.08.1997)
A/YL-PS/24	Temporary car park for private cars, light goods vehicles, heavy goods vehicles, motor cycles and container trailers for a period of 12 months	REC	Approved with condition(s) on a temporary basis (15.05.1998)
A/YL-PS/93	Temporary Public Vehicle Park for Private Cars, Light Goods Vehicles, Heavy Goods Vehicles, Motorcycles and Container Trailers for a Period of 3 Years	REC	Rejected/Not agreed (02.03.2001)
A/YL-PS/132	Temporary Open Storage of New & Unlicensed Vehicles for a period of 3 years or less	REC	Approved with condition(s) on a temporary basis (17.01.2003)
A/YL-PS/163	Temporary Open Storage of New and Unlicensed Vehicles for a Period of 3 Years	REC	Approved with condition(s) on a temporary basis (10.10.2003)
A/YL-PS/205	Temporary Open Storage of New and Unlicensed Vehicles for a Period of 3 Years	REC	Approved with condition(s) on a temporary basis (04.03.2005)
A/YL-PS/287	Proposed Temporary Open Storage of Building Materials and Machineries for a Period of 3 Years	REC	Approved with condition(s) on a temporary basis (10.10.2008)
A/YL-PS/360		REC	Approved with condition(s) on a temporary basis (16.12.2011)
A/YL-PS/461		REC	Approved with condition(s) on a temporary basis (12.12.2014)
A/YL-PS/548		REC	Approved with condition(s) on a temporary basis (08.12.2017)
A/YL-PS/616		REC	Approved with condition(s) on a temporary basis (17.12.2020)

Table 2 Compliance with Planning Approval Conditions under the Last Approved Application No.A/YL-PS/616

Planning Approval Conditions		Discharged Date
(j)	the submission of record of the existing drainage facilities on site	27.11.2020
(k)	the provision of fire extinguisher and the submission of a valid fire certificate (FS251)	12.1.2021
(l)	the submission of a fire service installations proposal	12.1.2021
(m)	the implementation of the fire service installations proposal	6.8.2021

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

3.3.1 The application site falls within “Category 2” area under the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in March 2023. According to the said revised Guidelines for “Category 2” areas, it stipulates that “...subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.” Based upon the assessments on the 5 previously approved applications for the same proposed uses, that there were no major adverse departmental comments, and local objection and concerns of the departments had been fully addressed through the compliance of all relevant approval conditions as laid down in the last approved application (No. A/YL-PS/616), the current application is considered in compliance with the aforesaid Guidelines.

3.4 Similar Applications

3.4.1 Since the proposed OZP amendments to designate the subject “REC” zone to “R(A)6” and “G/IC” zones in May 2021, there have been 3 planning applications approved by the Board which included similar open storage use within the same “R(A)6” and “G/IC” zones. No similar applications have been rejected in the same period. **Table 2** below encapsulates these approved planning applications.

Table 2: Approved Planning Applications for Uses being similar to the Proposed Use within the same “R(A)6” and “G/IC” Zones covered by the same OZP since 2021

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/YL-PS/647	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	"Residential (Group A) 6" and "Recreation"	26/11/2021
A/YL-PS/653	Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	"Residential (Group A) 6", "Recreation" and "Village Type Development"	04/03/2022

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/YL-PS/680	Temporary Open Storage of Construction Materials for a Period of 3 Years	"Residential (Group A) 6" and "Recreation"	19/05/2023

- 3.4.2 Considering the approved similar applications for similar temporary open storage uses within the same "R(A)6" and "G/IC" zones on the same OZP, the approval of current application of temporary nature is not considered as an undesirable precedent nor jeopardising the long-term planning intention of the areas. The previous approved similar applications may suggest that certain degree of flexibility **could be tolerated** by the Board to permit temporary uses within the area.

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

- 3.5.1 The nature of the current application in terms of approval period sought and proposed uses 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 uses, the physical settings surrounding the application site compared to 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 the previous approval within specified time limits. In view of this, the current application shall be deemed 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 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. It is proposed to continue utilising the application site for the proposed uses. As compared with the last approved scheme under the last approved application (No. A/YL-PS/616), **there is no change in terms of nature and operation of the current application. The site configuration and layout remain the same as that proposed in the last approved application** i.e. used and to be continuously used as temporary open storage of building materials and machinery which may include storage of packed cement, pipes, tiles, bricks and machinery, etc. and provision of an ancillary one-storey guardroom (Total Floor Area: 3.6m²) and ancillary one-storey office (Total Floor Area: 15.0m²) comprising a total non-domestic GFA of 18.6m² at the northern portion of the application site (**Illustration 1** refers). As such, the total area of the application site will remain about 7,970m².
- 4.1.2 Being the same as that proposed in the last approved application, an ingress/egress point of 6m is proposed at the northern boundary and a loading/unloading area is proposed at the centre of the application site. As for the southern boundary of the application site, three gates are proposed to be maintained for vehicles accessing to the adjoining site to the immediate south which were also proposed in the last approved application. The existing boundary fencing will be provided and maintained in good conditions. Only the light or medium goods vehicles (Not exceeding 24 tonnes as defined under Cap. 374 of Road Traffic Ordinance) are allowed to enter/be parked at the site and the maximum traffic flow will remain as 5 trips per day. No vehicle will be allowed to queue back to or reverse onto/from public road at all times. The operation hours of the proposed uses will be limited between 7:00 a.m. and 7:00 p.m. and no operations will be allowed on Sundays and public holidays.
- 4.1.3 The site configuration, layout and current conditions of the application site are shown in the Indicative Layout Plan per **Figure 5** and **Illustration 1**. The comparison of the major development parameters/items of the current application and the last approved application (No. A/YL-PS/616) is encapsulated in **Table 3** below:

Table 3: Comparison of Major Parameters/Items of the Current Application and the last approved application
(No. A/YL-PS/616)

Major Proposed Development Parameters	Previous Approved Application (No. A/YL-PS/616)	Proposed uses (Current Application)	Difference / Remark(s)
Site Area (m ²)	About 7,970m ²	About 7,970m ²	No Change
No. of Structures	2	2	
1) <u>Ancillary Guardroom</u>			
- No(s).	1	1	No Change
- No. of Storeys	1	1	No Change
- Dimension	3.0m(L) x 1.2(W)m x 2.2m(H)	3.0m(L) x 1.2(W)m x 2.2m(H)	No Change
- Floor Area	3.6m ²	3.6m ²	No Change
2) <u>Ancillary Office</u>			
- No(s)	1	1	No Change
- No. of Storey(s)	1	1	No Change
- Dimension	6.0m(L) x 2.5(W)m x 2.6m(H)	6.0m(L) x 2.5(W)m x 2.6m(H)	No Change
- Floor Area	15.0m ²	15.0m ²	No Change
Total Floor Area	18.6 m ²	18.6 m ²	No Change
Applied Period	3 years	3 years	No Change
Applied Use	Temporary open storage of building materials and machinery	Temporary open storage of building materials and machinery	No Change
Operation Hours	7:00a.m. to 7:00p.m. (except Sundays and Public Holidays)	7:00a.m. to 7:00p.m. (except Sundays and Public Holidays)	No Change
Ingress/Egress	6m width	6m width	No Change
Type of Delivery Vehicles	Light or Medium Lorries (Not Exceeding 24 tonnes as defined under Cap. 374 of Road Traffic Ordinance)	Light or Medium Lorries (Not Exceeding 24 tonnes as defined under Cap. 374 of Road Traffic Ordinance)	No Change
Anticipated Trips Generation	5 trips per day	5 trips per day	No Change
No. of Loading/Unloading Spaces	1	1	No Change

4.2 Provision of Tree Preservation Treatment

- 4.2.1 The approval conditions (g) and (h) pertaining to landscape as laid down by the Board for the last approved application (No. A/YL-PS/616) were that ‘the existing trees within the site shall be maintained in good condition at all times during the planning approval period’ and ‘the existing boundary fencing should be maintained at all times during the planning approval period’. The approval conditions have been well complied with that the existing trees and boundary fencing within the application site have been properly maintained and in good condition (see **Illustration 2** and **Illustration 3**). The Applicant will continue to properly maintain all existing trees and boundary fencing during the approval period should the current application be approved by the Board.

4.3 Provision of Drainage Facilities

- 4.3.1 The approval condition pertaining to provision of drainage facilities as laid down by the Board for the last approved application (No. A/YL-PS/616) was duly complied with by the Applicant (see **Appendix II**). The existing drainage facilities are well maintained and managed, and operated in good condition (see **Illustration 4**), and there has been no flooding issues arisen. In this regard, it is proposed to maintain those existing drainage facilities (see **Figure 6**) on the application site which were duly implemented by the Applicant. If required, the Applicant is willing to further submit a condition record of the existing drainage facilities to the satisfaction of relevant Government department(s) concerned by way of compliance of approval condition(s) once the current application is allowed by the Board.

4.4 Provision of Fire Service Installations

- 4.4.1 The approval condition pertaining to fire service installations as laid down by the Board for the last approved application (No. A/YL-PS/616) was duly complied with by the Applicant. In this regard, it is proposed to provide and maintain those existing fire service installations on the application site as proposed in the Fire Service Installations Proposal which were duly implemented by the Applicant (**Figure 7** refers). If required, the Applicant is willing to further submit a valid fire certificate (FS251) to the satisfaction of relevant Government department(s) concerned by way of compliance of approval condition(s) once the current application is allowed by the Board.

5. PLANNING JUSTIFICATIONS

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

5.1.1 The current application is for renewal of the planning approval under previous application No. A/YL-PS/616 for temporary open storage of building materials and machinery for a period of 3 years. The application site is subject to **5 previous planning approvals** (Nos. A/YL-PS/287, 360, 461, 548 and 616) for the same use with the same operation and layout at the same site. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility to be given to the proposed uses at the application site on a temporary basis regardless of the planning intention of “R(A)6” and “G/IC” zones.

5.2 Temporary Nature Would Not Jeopardize its Planning Intention of “R(A)6” and “G/IC” Zones

5.2.1 Notwithstanding the application site falls within an area zoned “R(A)6” and “G/IC” on the Current OZP and that it is **subject to 8 previous planning approvals for uses being the same as or similar to the proposed uses**, the temporary nature of the current application will by no means jeopardize the long term planning intention of “R(A)6” and “G/IC” zones, 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, east and southeast of the application site, bringing forward the planning intention of “R(A)6” and “G/IC” zones is hardly to be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for their related purposes. In contrast, the proposed uses in the interim at the application site are deemed not unsuitable and are able to continuously and flexibly meet their demands.

5.2.2 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed uses is further allowed or not. In this connection, the temporary nature of the proposed uses would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “R(A)6” and “G/IC” zones or any planned infrastructural development.

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 uses is the same as that proposed in the last approved application (No. A/YL-PS/616). Apart from the fact that **there would be no changes in the proposed development parameters and in the nature/operation of the proposed uses, the physical settings surrounding the application site would also be unchanged compared to the last approved 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 the previous approval within specified time limits. In view of this, the current application shall be deemed entitled to be considered as an application of renewal of planning approval according to Town Planning Board Guidelines (TPB PG-No. 34D).

5.4 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

- 5.4.1 The Town Planning Board Guidelines (TPB PG-No. 13G) 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 5 previous planning approvals given for the same proposed uses and that all approval conditions as laid down in the last approved application (No. A/YL-PS/616) has been duly complied with, the current application is considered not contrary to the aforesaid Guidelines.

5.5 No Adverse Infrastructural nor Environmental Impacts

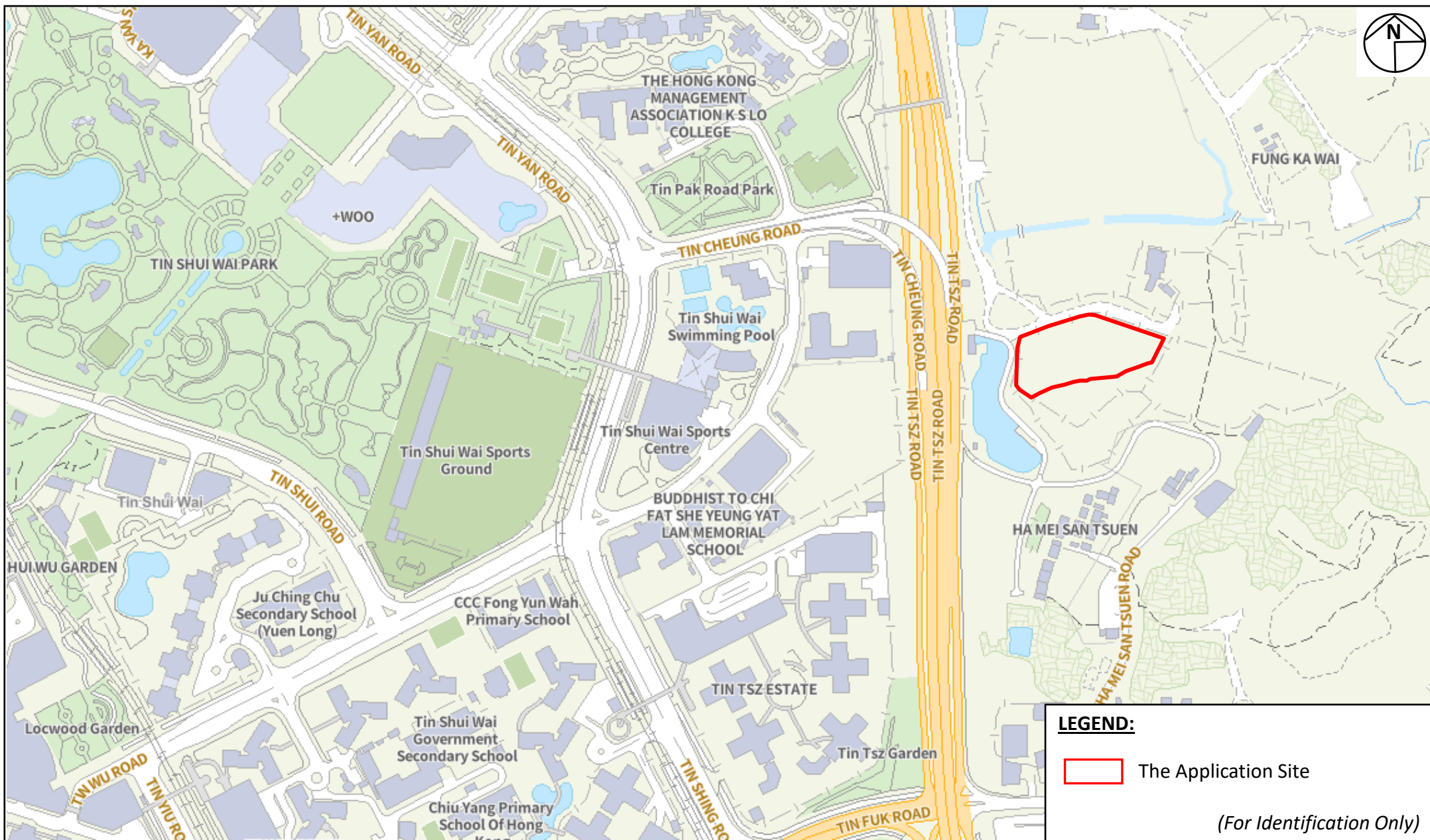
- 5.5.1 There will no changes in terms of nature of the proposed uses, operation hours, no. of trips involved, and more importantly, the existing drainage provision, fire service installations and landscape treatment would be continued to be properly maintained in good conditions all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed uses since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed uses be renewed/granted by the Board.

6. CONCLUSION

- 6.1.1 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 Building Materials and Machinery for a Period of 3 Years (hereinafter referred to as “the proposed uses”) at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed uses in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/YL-PS/616) given on 6.11.2020 (hereinafter referred to “the last approved application”) which will be expired on 16.12.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed uses under the circumstances that there would be no changes in the proposed development parameters, the nature/operation of the proposed uses and the overall physical setting surrounding the application site.
- 6.1.3 The application site currently falls within an area zoned “Residential (Group A) 6” (“R(A)6”) and “Government, Institution or Community” (“G/IC”) on the approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.09.2022. As detailed in the Planning Statement, the proposed uses is well justified on the grounds that:-
- (a) *The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed uses;*
 - (b) *It will be in line with Town Planning Board Guidelines (TPB PG-No. 34D) as 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;;*
 - (c) *It will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature of the proposed uses, no. of trips involved and more importantly, the existing drainage provision, boundary fencing, and landscape treatment would be continued to be properly maintained all the time; and*
 - (e) *Temporary nature of the proposed uses should not jeopardize the planning intention of “R(A)6” and “G/IC” zone 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

Figure 1	The Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000114260_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
Figure 6	As-built Drainage Plan
Figure 7	As-built Fire Service Installations Plan



Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

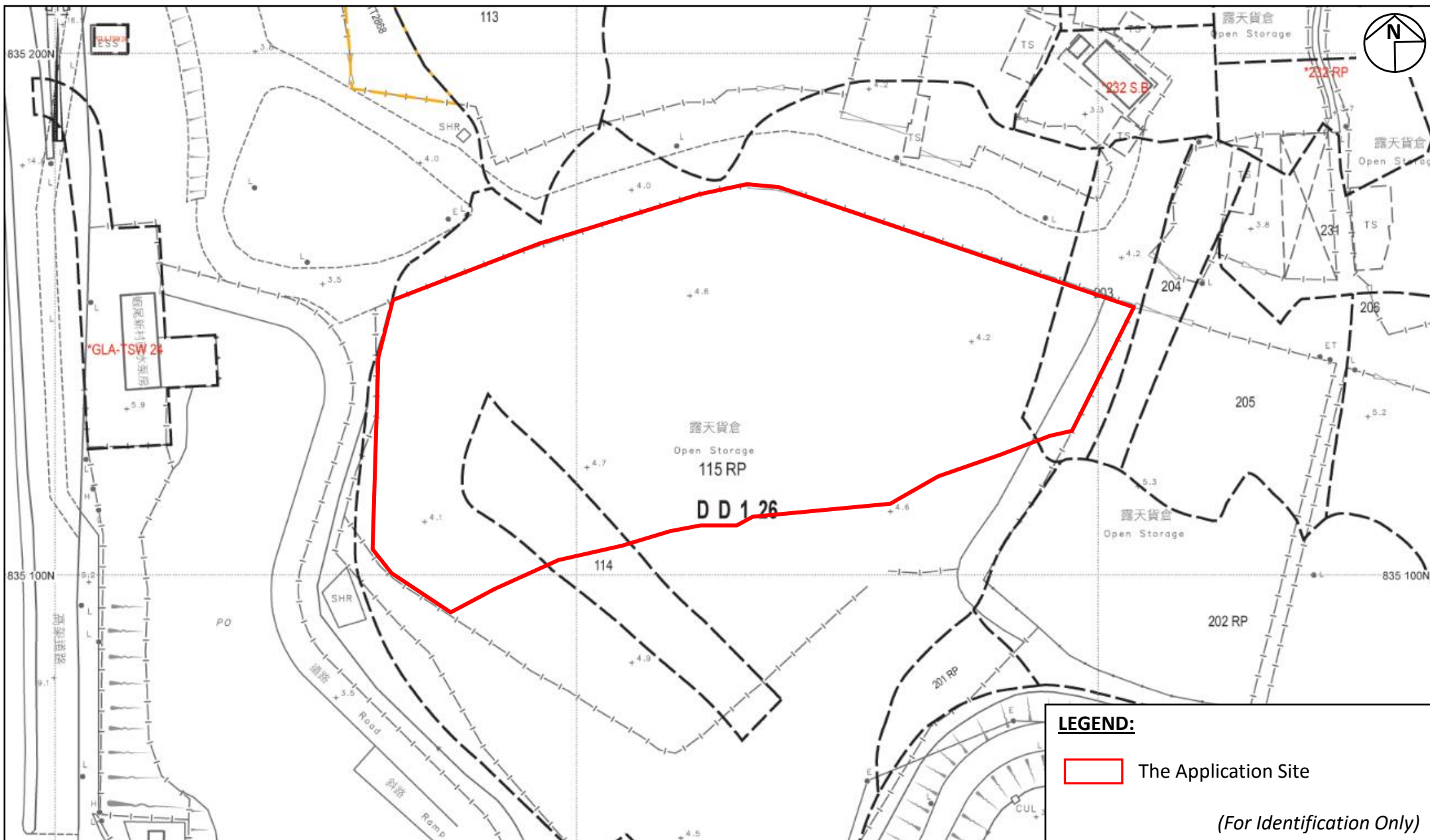
Date:

Aug 2023

Ref.: ADCL/PLG-10268-R001/F001



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Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Extract of Lot Index Plan No. ags_S00000114260_0001

Figure:

2

Scale:

Not to Scale

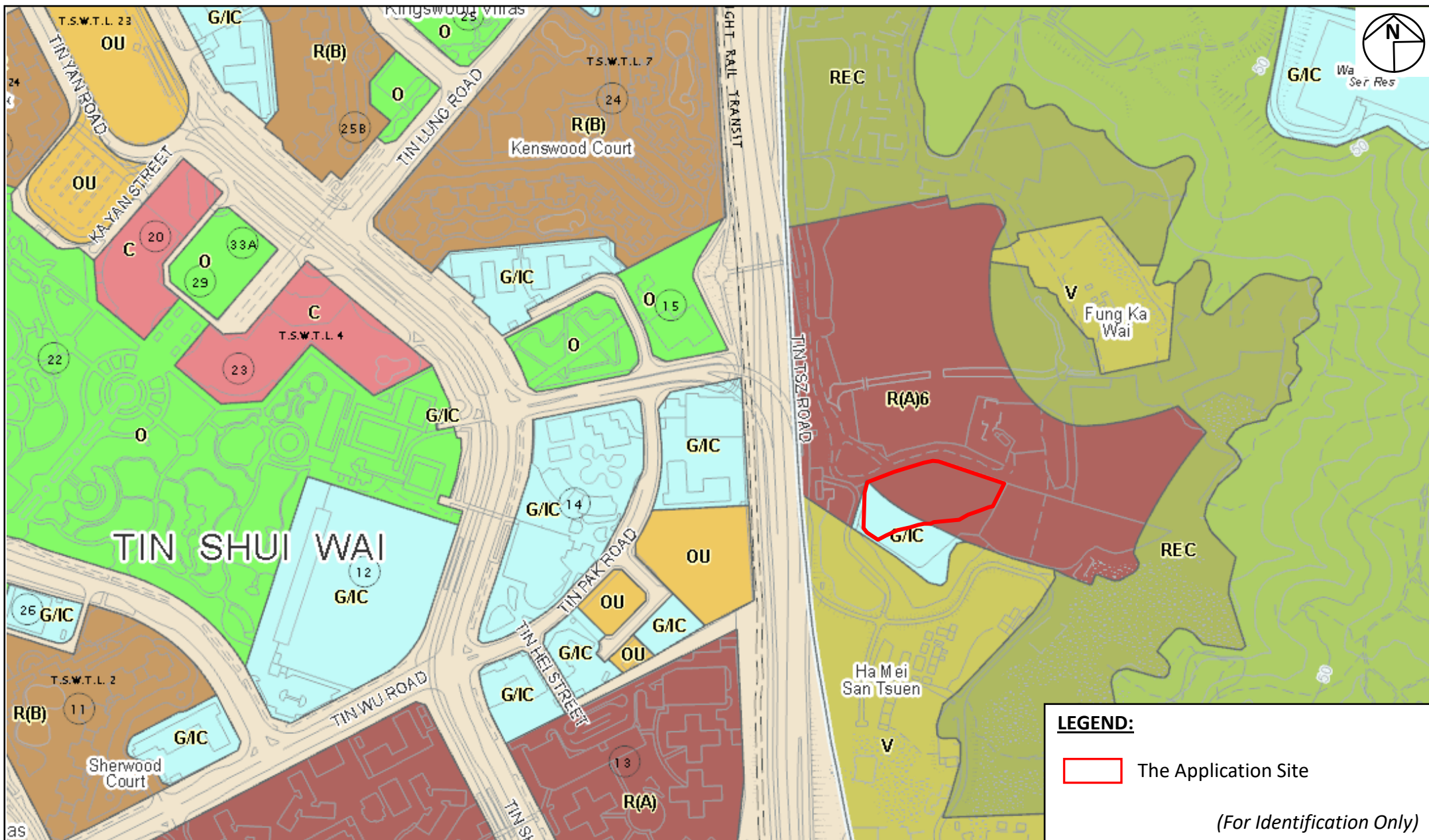
Date:

Aug 2023

Ref.: ADCL/PLG-10268-R001/F002



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Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

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

Figure:

3

Scale:

Not to Scale

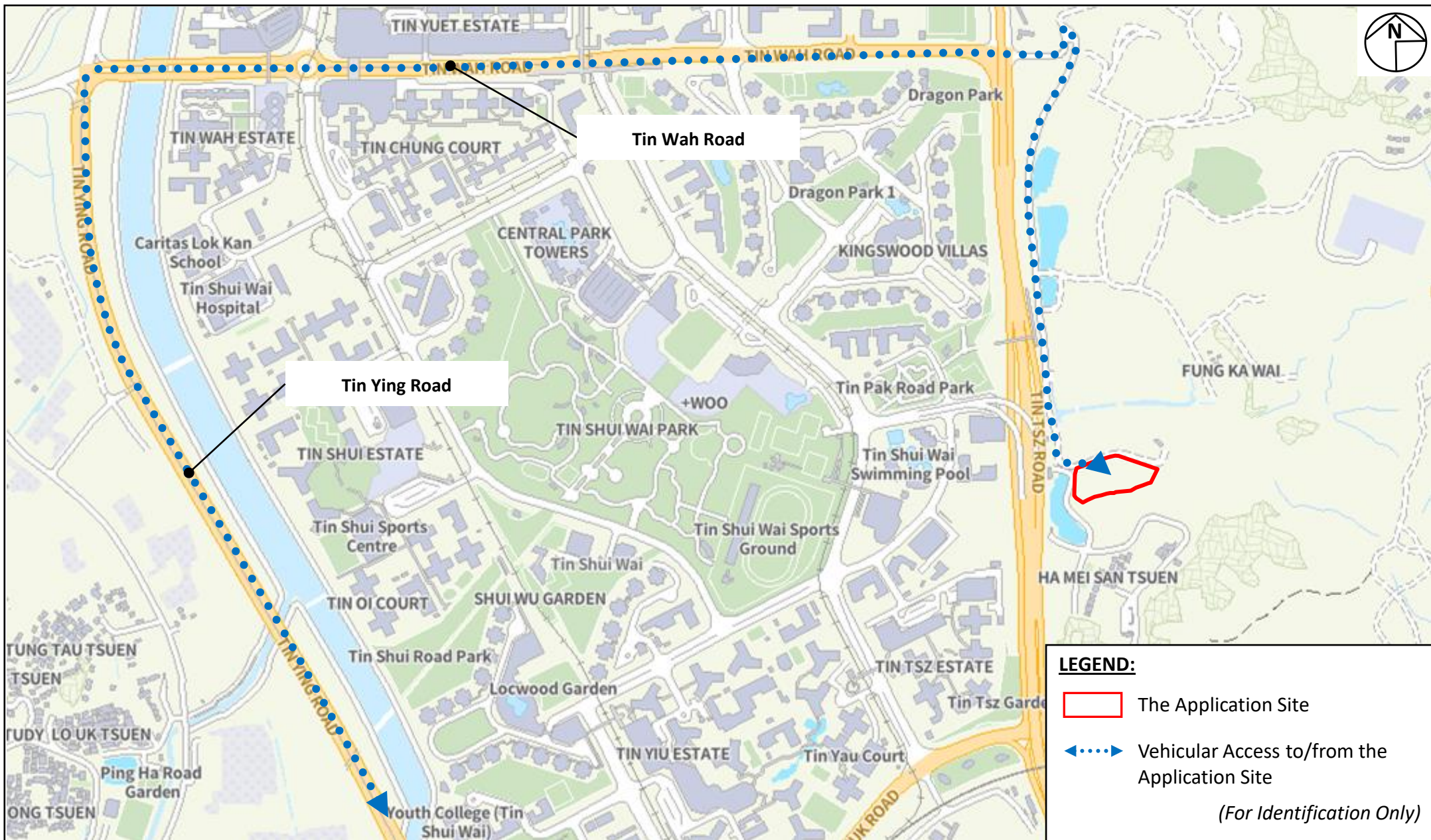
Date:

Aug 2023

Ref.: ADCL/PLG-10268-R001/F003



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Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Route for Delivery Vehicles to/from the Application Site

Figure:

4

Scale:

Not to Scale

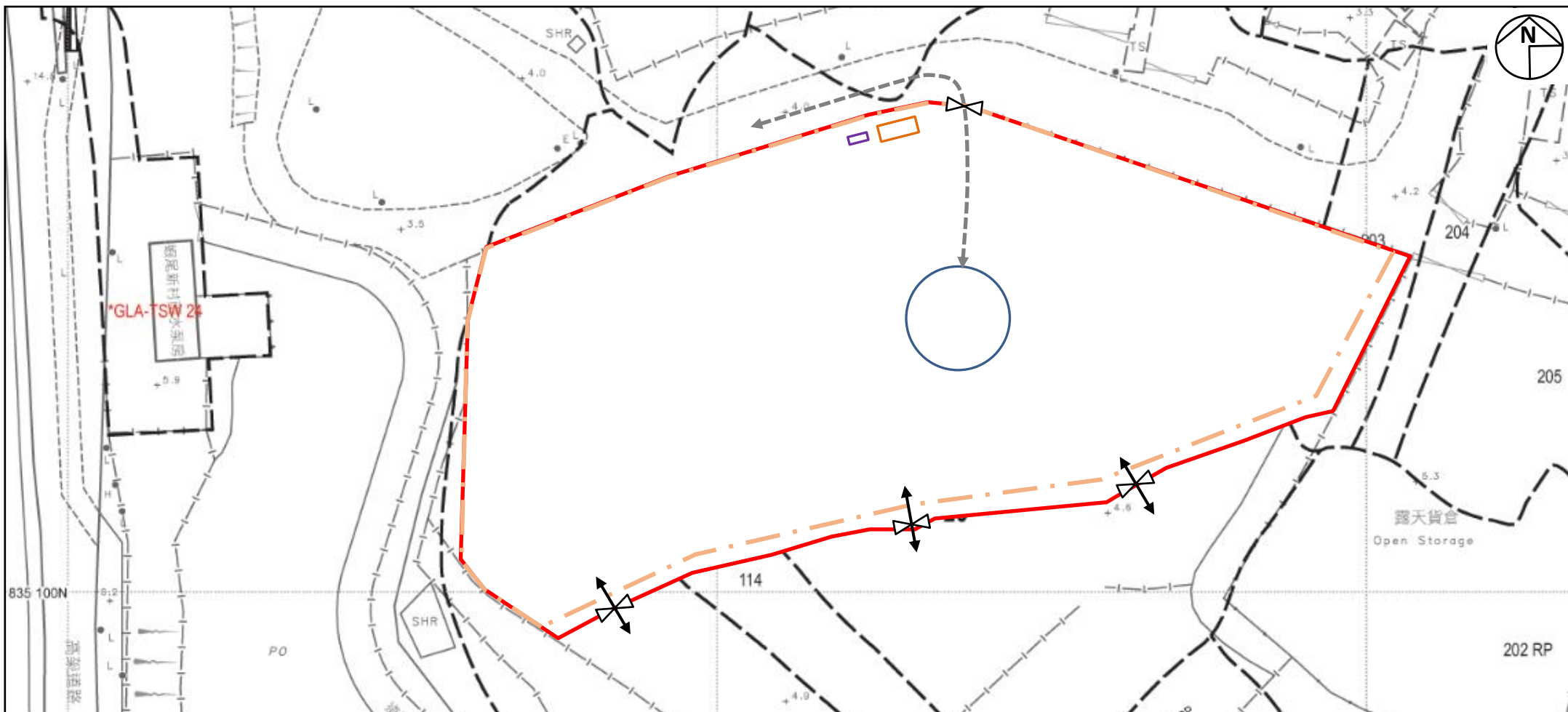
Date:

Aug 2023

Ref.: ADCL/PLG-10268-R001/F004



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LEGEND:

	The Application Site		Ancillary Office (6.0m(L) x 2.5m(W) x 2.6m(H) (1-storey))		Opening for Vehicular Access to the adjoining sites		Ingress/Egress (6m wide)
	Vehicular Access to/from the Application Site		Ancillary Guardroom (3.0m(L) x 1.2m(W) x 2.2m(H) (1-storey))		Existing fencing to be maintained		Loading/Unloading Area (For Identification Only)

Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Indicative Layout Plan

Figure:

5

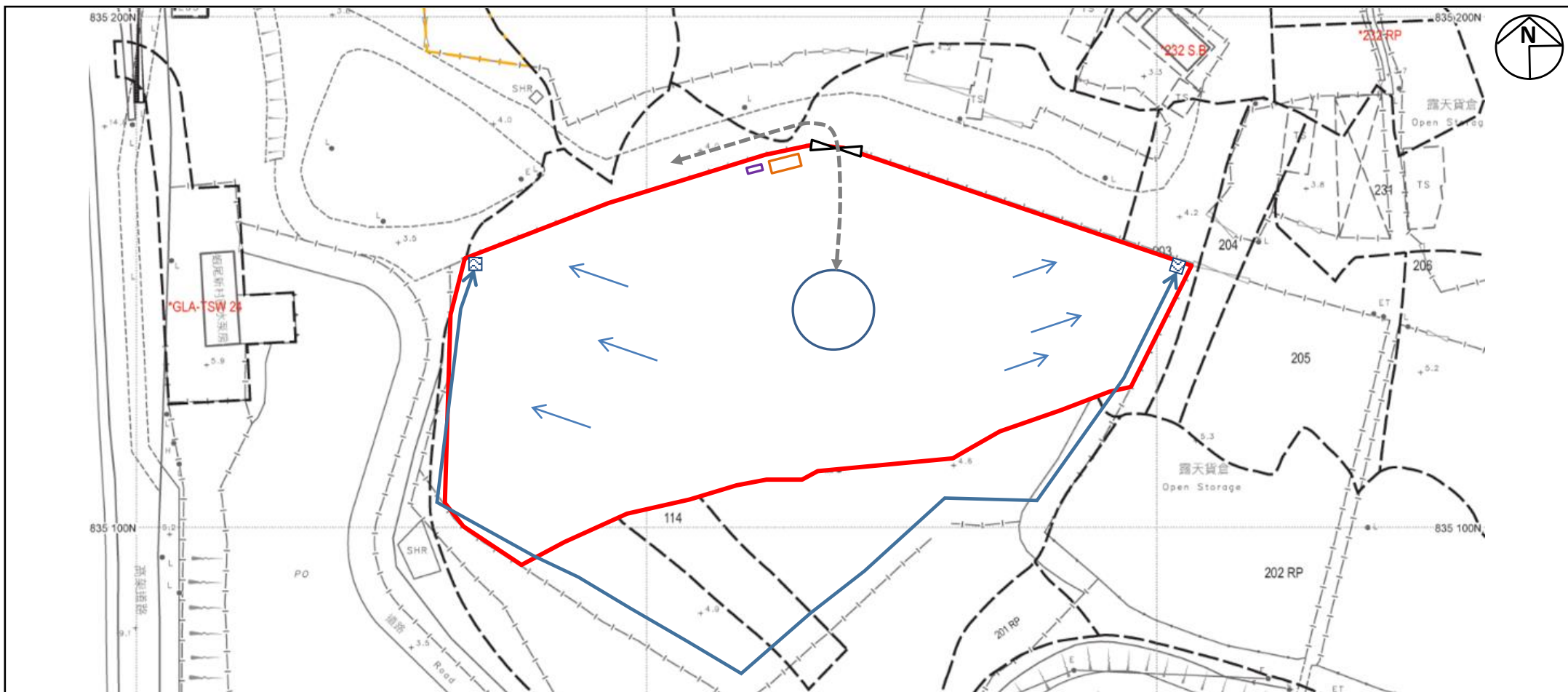
Scale:

Not to Scale

Date:

Aug 2023

Ref.: ADCL/PLG-10268-R001/F005



LEGEND:

	The Application Site		Ancillary Guardroom (3.0m(L) x 1.2m(W) x 2.2m(H) (1-storey))		Existing Drainage Provision (Already implemented upon granting of previous planning approvals)		Loading/Unloading Area
	Vehicular Access to/from the Application Site		Ancillary Office (6.0m(L) x 2.5m(W) x 2.6m(H) (1-storey))				Stormwater Direction
					Ingress/Egress (6m wide)		Stormwater Discharge Point (For Identification Only)

Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

As-built Drainage Plan

Figure:

6

Scale:

Not to Scale

Date:

Aug 2023

Ref.: ADCL/PLG-10268-R001/F006

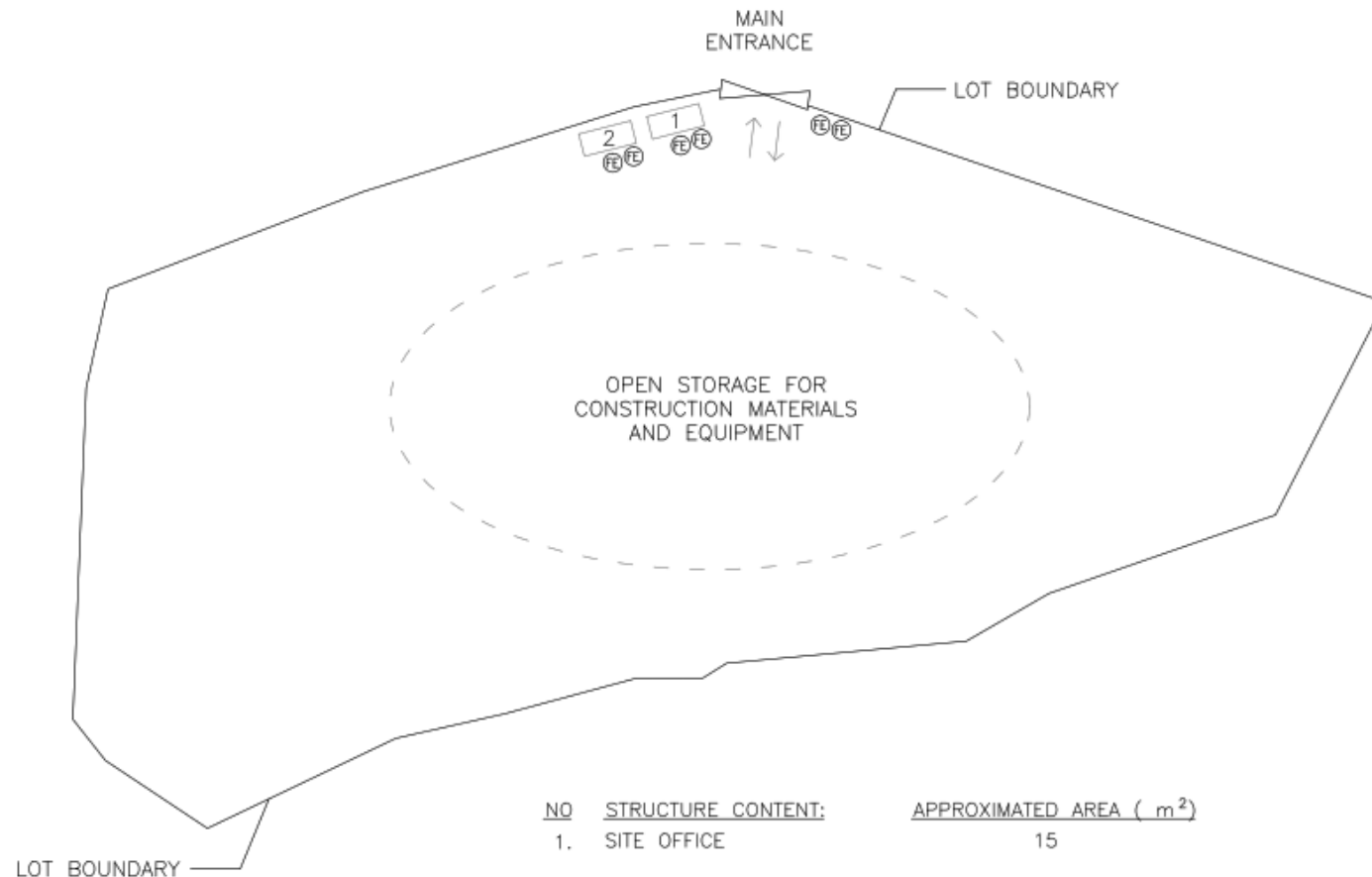


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FIRE SERVICE NOTES:

1. ALL ENCLOSED STRUCTURE CAN BE REACHED BY EMERGENCY VEHICLES WITHIN 30M TRAVEL DISTANCE
2. PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
3. NO COMBUSTIBLE MATERIALS TO BE STORAGE AT THE OPEN STORAGE AREA AT THE ENTIRE SITE.



LEGEND:



4kg dry power type
fire extinguisher

(For Identification Only)

NO	STRUCTURE CONTENT:	APPROXIMATED AREA (m ²)
1.	SITE OFFICE	15
2.	SITE OFFICE	15

Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

As-built Fire Service
Installations Plan

Figure:

7

Scale:

Not to Scale

Date:

Aug 2023

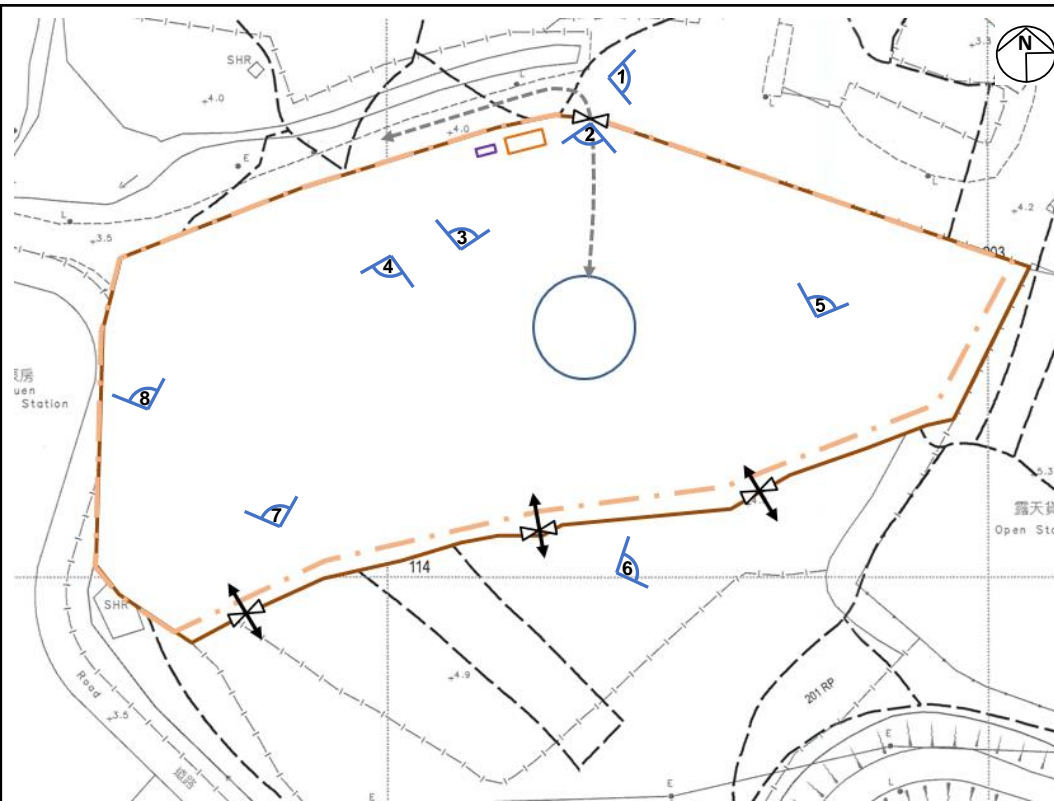
Ref.: ADCL/PLG-10268-R001/F007



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List of Illustrations

Illustration 1	Current Condition of the Application Site
Illustration 2	Condition Record of Existing Boundary Fencing Implemented since previous planning approvals
Illustration 3	Existing Trees to be Preserved
Illustration 4	Condition Record of Existing Drainage Facilities Implemented since previous planning approvals



Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Current Condition of the Application Site

Illustration:




1

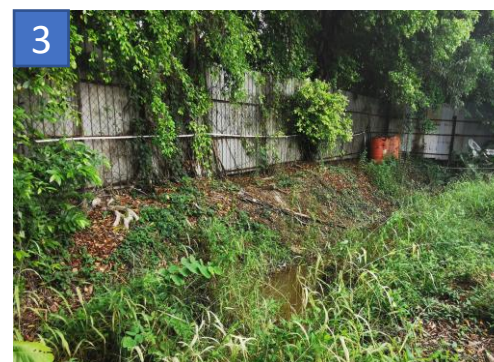
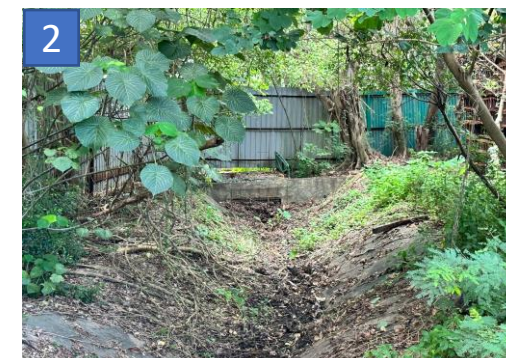
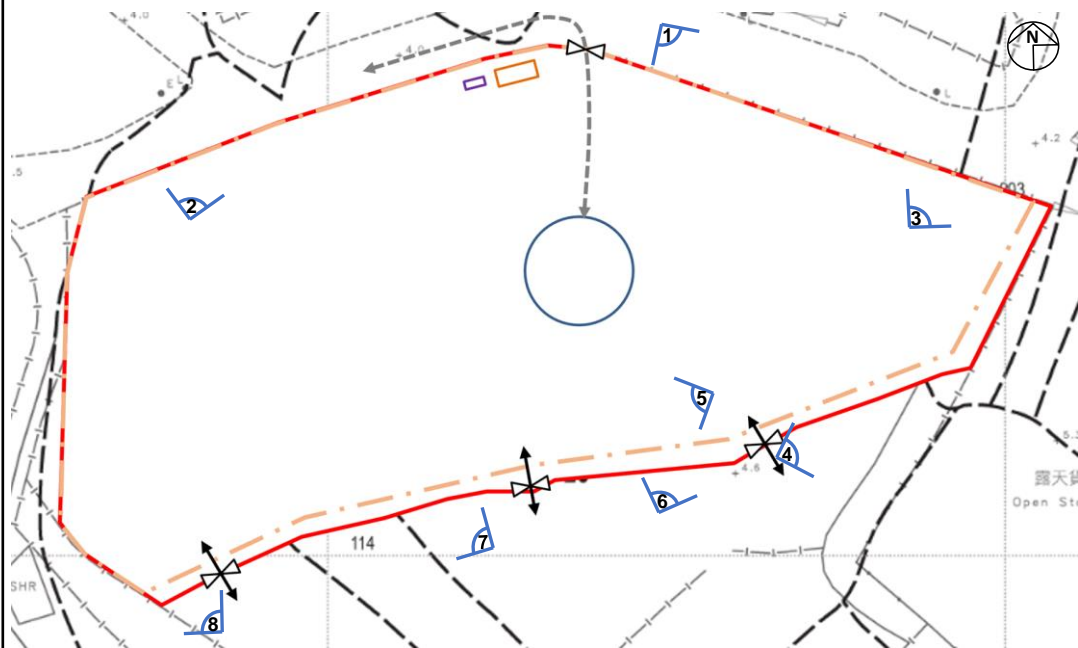
Scale:
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Date:
Aug 2023

Ref.: ADCL/PLG-10268-R001/I001

LEGEND:

-  The Application Site
-  Ingress/Egress
-  Existing Fencing (for Identification Only)



Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Condition Record of Existing Boundary Fencing Implemented since previous planning approvals
(Photographic Record dated 23.8.2023)

Ref.: ADCL/PLG-10268-R001/1002

Illustration:

2

Scale:


N.A.


Date:

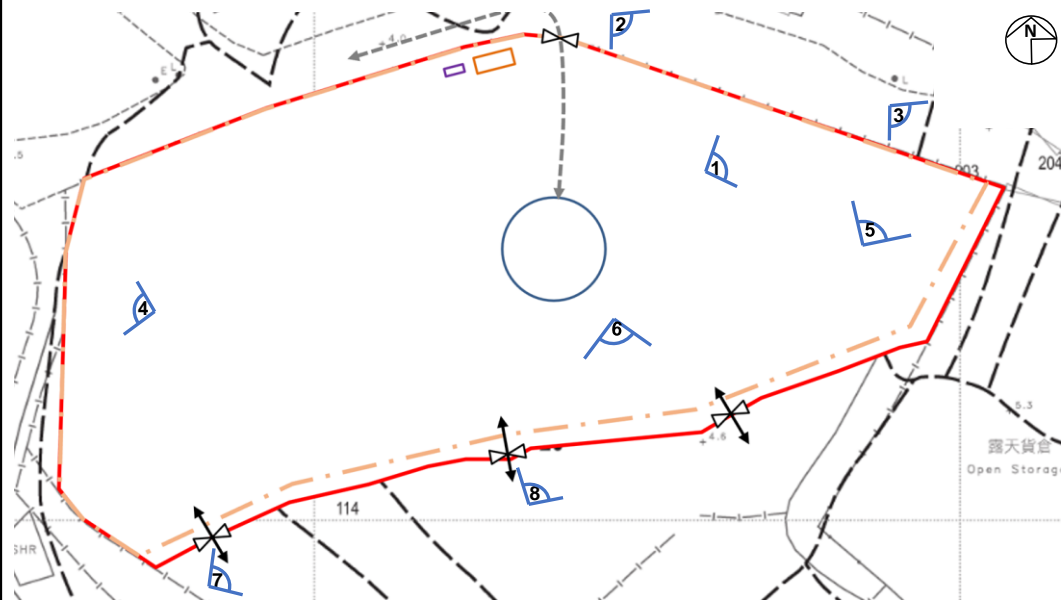
Aug 2023

LEGEND:

 The Application Site

 Ingress/Egress

 Existing Fencing



Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Existing Trees to be Preserved
(Photographic Record dated 23.8.2023)

Ref.: ADCL/PLG-10268-R001/1003

Illustration:

3

Scale:

N.A.






Date:

Aug 2023

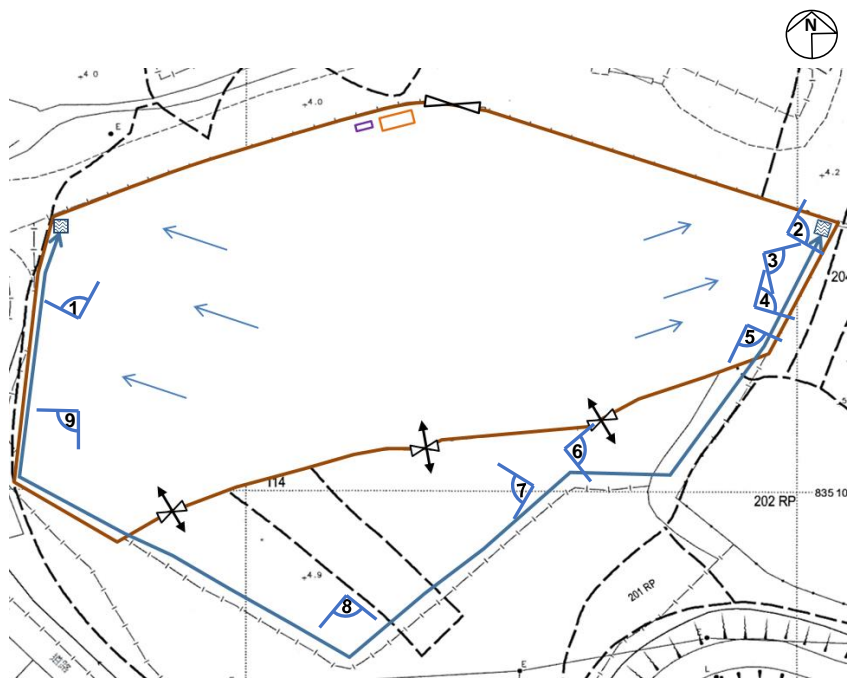


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LEGEND:

-  The Application Site
-  Ingress/Egress
-  Existing Drainage Provision
-  Stormwater Direction
-  Stormwater Discharge Point

(for Identification Only)



Project:

Section 16 Planning Application for Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years at Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
(Renewal of Planning Approval under Application No.: A/YL-PS/616)

Title:

Condition Record of Existing Drainage Facilities Implemented since previous planning approvals
(Photographic Record dated 23.8.2023)

Ref.: ADCL/PLG-10268-R001/I004

Illustration:

4

Scale:

N.A.

Date:

Aug 2023



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List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/YL-PS/616
Appendix II	Letter from Planning Department dated 27.11.2020 for Compliance with Condition (j) on the Submission of record of the existing drainage facilities on site
Appendix III	Letter from Planning Department dated 12.1.2021 for Compliance with Condition (k) and (l) on the provision of fire extinguisher and the submission of a valid fire certificate (FS251) and the submission of a fire service installations proposal
Appendix IV	Letter from Planning Department dated 6.8.2021 for Compliance with Condition (m) on the implementation of the fire service installations proposal

Appendix I

Approval Letter of the Previous Application No. A/YL-PS/616

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax (3180 7611)

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-PS/616

20 November 2020

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

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Open Storage of Building
Materials and Machinery for a Period of 3 Years in "Recreation" Zone,
Lots 114 (Part), 115 RP (Part) and 203 (Part) in D.D.126, Ping Shan, Yuen Long**

I refer to my letter to you dated 24.9.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 17.12.2020 to 16.12.2023 and is subject to the following conditions :

- (a) no operation between 7:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) only light and medium goods vehicles as defined under the Road Traffic Ordinance are allowed to enter/be parked at the site at all times during the planning approval period;
- (d) no dismantling, repairing or other workshop activity is allowed on the site at all times during the planning approval period;
- (e) no storage of electrical appliances including computer parts and television sets is allowed on the site at any time during the planning approval period;
- (f) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) the existing trees within the site shall be maintained in good condition at all times during the planning approval period;

- 2 -

- (h) the existing boundary fencing should be maintained at all times during the planning approval period;
- (i) the maintenance of existing drainage facilities on the site at all times during the planning approval period;
- (j) the submission of record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 17.3.2021;
- (k) the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of Director of Fire Services or of the TPB by 28.1.2021;
- (l) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.6.2021;
- (m) in relation to (l) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.9.2021;
- (n) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (o) if any of the above planning conditions (j), (k), (l) or (m) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

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

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

- 3 -

A copy of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes), together with the relevant documents providing guidance on the fulfillment of conditions, are attached for your reference. Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 17.12.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 6.11.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 11.12.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

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

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

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

A p p e n d i x I I

Letter from Planning Department dated 27.11.2020 for Compliance with Condition (j) on the submission of record of the existing drainage facilities on site

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



Planning Department

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

本函檔號 Your Reference ADCL/PLG-10221/L001
本署檔號 Our Reference TPB/A/YL-PS/616
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

27 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/616
Compliance with Approval Condition (j)

I refer to your letter of 20.11.2020 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. C.Y. CHI)

Internal
CTP/TPB(2)

Appendix III

Letter from Planning Department dated 12.1.2021 for Compliance with Condition (k) and (l) on the provision of fire extinguisher and the submission of a valid fire certificate (FS251) and the submission of a 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-10221/L002
本署檔號 Our Reference TPB/A/YL-PS/616
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

12 January 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/616
Compliance with Approval Conditions (k) and (l)

I refer to your letter of 21.12.2020 for compliance with the captioned approval conditions on the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251), and submission of a 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. WONG Ho-yin)

Internal
CTP/TPB(2)

Appendix

Director of Fire Services (D of FS) (Contact Person: Mr. WONG Ho-yin, Tel.: 2733 7737) has the following comments through email dated 11.1.2021:

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.

Should you have any enquiries, please feel free to contact him or Mr. HUNG Tsz-kwan at 2733 7758.

Appendix IV

Letter from Planning Department dated 6.8.2021 for Compliance with Condition (m) on the implementation of the 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-10221/L004
本署檔號 Our Reference TPB/A/YL-PS/616
電話號碼 Tel. No. : 2158 6330
傳真機號碼 Fax No. : 2489 9711

6 August 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/616
Compliance with Approval Condition (m)

I refer to your letter of 12.7.2021 for compliance with the captioned approval condition on the implementation of the fire service installations proposal 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.
D of FS (Attn: Mr. WONG-Ho-yin)

Internal
CTP/TPB(2)