

This document is received on - 5 JUN 2024
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2401297 23.5.2024 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS/721
	Date Received 收到日期	- 5 JUN 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Tang Chi Kong (鄧志剛)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,754 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30 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)	..... NA 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	Recreation ("REC")
(f) Current use(s) 現時用途	Public Vehicle Park (Private Car Only) with Ancillary Site Office (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
8.5.2024 - 21.5.2024 (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 10.5.2024 (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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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	Temporary Open Storage of Construction Materials (Metal) for a Period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 4,724 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 30 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 30 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 30 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) One 1-storey site office (height: about 2.5m)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 3 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	..... NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA
Others (Please Specify) 其他 (請列明)	..... NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA
Coach Spaces 旅遊巴車位	..... NA
Light Goods Vehicle Spaces 輕型貨車車位	..... NA
Medium Goods Vehicle Spaces 中型貨車車位	..... 2 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	..... NA
Others (Please Specify) 其他 (請列明)	..... NA

Proposed operating hours 擬議營運時間 Mondays to Saturdays (9am - 6pm) No operation on Sundays and Public Holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) The Application Site is connected via a local track to the junction of Tin Tsz Road and Tin Wah Road.																															
	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 checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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 checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the planning statement attached.

8. Declaration 聲明

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

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

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

Signature

簽署

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

Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

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

專業資格

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

Others 其他 MPA

on behalf of
代表

Lawson David & Sung Surveyors Limited

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

Date 日期

23 MAY 2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T.
Site area 地盤面積	4,754 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
Zoning 地帶	Recreation ("REC")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials (Metal) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.006 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	0.6 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		3
	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)		3 (2.5m x 5m) NA NA NA NA NA
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		NA NA NA 2 (3.5m x 11m) NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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, Plan showing Vehicular Access to the Application Site, Landscape and Tree Preservation Proposal and Site Photos</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Section 16 Planning Application

**Temporary Open Storage of Construction Materials (Metal)
for a Period of 3 Years at Lots 280(Part), 282(Part), 284(Part), 285(Part),
286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan,
Yuen Long, N.T.**

Planning Statement

Applicant
Tang Chi Kong (鄧志剛)

Prepared by
Lawson David & Sung Surveyors Limited

May 2024

Executive Summary

This planning statement is prepared in support of a planning application for proposed temporary open storage of construction materials (metal) (“the proposed development”) for a period of 3 years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Yuen Long, N.T. (the “Application Site”).

The Application Site, covering an area of about 4,754 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, ‘Open Storage’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the “Board”).

The Application Site, or part of it, is the subject of 11 previous approved applications. The last application (No. A/YL-PS/634) was approved for temporary Public Vehicle Park (Private Car Only) with Ancillary Site Office on 14.5.2021 for a period of three years. The Application Site is currently being used by the Applicant for the above approved use. The Applicant would like to convert the Application Site into an open storage of construction materials (metal) to accommodate his growing business of construction materials (metal) in the locality.

The Application Site falls within “Category 2” area under the TPB PG-No.13G. The majority of the Application Site will be used for open storage of construction materials (metal). The Application Site will propose an ancillary site office (1 storey, Height: about 2.5m) with a floor area of about 30 sq.m. at the western boundary near the existing ingress/egress point to assist the operation of the site.

The Application Site will be fenced off with corrugated metal sheets of 2.5m high. The Applicant will maintain the existing ingress/egress point at the western boundary with 8m in width. There are 3 parking spaces (2.5m x 5m) for staff and 2 loading/unloading spaces (3.5m x 11m) for medium goods vehicles. Adequate spaces for loading/unloading and manoeuvring of vehicles are reserved within the Application Site. The operation hours of the Application Site will be from 9:00am and 6:00pm from Mondays to Saturdays and no operations on Sundays and public holidays. No workshop activities will be conducted within the Application Site.

The justifications of this application are:

1. The proposed development will support the construction industry in Hong Kong;
2. The proposed development does not contravene the planning intention of “REC” zone;
3. The proposed development is compatible with surrounding land uses;
4. The proposed development will not hinder the proposed residential development under the Land Sharing Pilot Scheme;
5. The proposed development will not hinder future public housing development;
6. The proposed development will promote optimization of valuable land resources;
7. The proposed development is complied with TPB PG-No. 13G; and
8. The proposed development will not generate adverse drainage, traffic and environmental impacts on the surrounding areas.

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

行政摘要

此規劃報告書旨在支持在新界元朗屏山馮家圍丈量約份第 126 約地段第 280 號(部分), 第 282 號(部分), 第 284 號(部分), 第 285 號(部分), 第 286 號(部分), 第 287 號(部分)及第 320 號(部分)(“申請地點”), 作為期三年的臨時露天存放建築材料(五金物料)用途(“擬議發展”)的規劃申請。

申請地點的面積約 4,754 平方米, 位於在 2022 年 9 月 23 日刊憲的屏山分區計劃大綱核准圖(圖則編號: S/YL-PS/20)上的「康樂」地帶。根據該大綱圖的註釋, “露天貯物”不屬「康樂」地帶內的第一欄或第二欄用途, 然而不超過三年土地或建築物的臨時用途或發展, 需先向城市規劃委員會(“城規會”)提出申請。

申請地點或其部分涉及 11 宗規劃許可。最後一次申請(申請編號: A/YL-PS/634)於 2021 年 5 月 14 日獲城規會批准用作臨時公眾停車場(只限私家車)連附屬辦公室, 為期三年。申請地點現時由申請人用作以上獲批准的用途。申請人現時於申請地點附近設有露天貯存建築材料(五金物料)場地。基於市場對五金物料需求趨增, 申請人因此計劃將申請地點改為露天存放建築材料(五金物料)用途。

申請地點座落於城規會規劃指引編號第 13G 的“第二類”地區。申請地點大部份位置將用作露天存放建築材料(五金物料)。申請人亦會於申請地點西邊近出入口位置, 設置一幢一層高(高度約 2.5 米)及樓面面積約 30 平方米的附屬辦公室, 以協助運作。

申請地點將設有 2.5 米高的圍欄, 而申請人會繼續使用現有於申請地點西面的出入口(約 8 米闊)。申請地點亦提供三個供職員使用的私家車停車位及兩個供中型貨車使用的上落貨位。申請地點內亦有足夠空間供上落貨及車輛移動。申請地點的營運時間為星期一至六上午九時至下午六時, 星期日及公眾假期不會營運。申請地點內不會進行任何工場活動。

本規劃申請的理據為:

1. 擬議發展有助支持本港的建造業;
2. 擬議發展不會違背「康樂」地帶的規劃意向;
3. 擬議發展與鄰近的土地用途協調;
4. 擬議發展不會阻礙土地共享先導計劃下的擬議住宅發展;
5. 擬議發展不會阻礙未來的公營房屋發展;
6. 擬議發展可有效利用寶貴的土地資源;
7. 擬議發展不會違背城規會指引編號 13G; 及
8. 擬議發展不會對附近的排水、交通及環境構成不良的影響。

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

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Site Photos

1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for temporary open storage of construction materials (metal) (the “proposed development”) for a period of 3 years at Lots 280(Part), 282(Part), 284(Part), 285(Part), 286(Part), 287(Part) and 320(Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lot is shown per **Figure 2**.

The Application Site, covering an area of about 4,754 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20 gazetted on 23.9.2022. According to the Notes of the OZP, ‘Open Storage’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board (the “Board”).

The Application Site, or part of it, is the subject of 11 previous approved applications. The last application (No. A/YL-PS/634) was approved for temporary public vehicle park (private car only) with ancillary site office on 14.5.2021 for a period of three years. All approval conditions of the last application have been complied with by the same Applicant. The Application Site is currently being used by the Applicant for the above approved use.

The Applicant is currently operating an open storage of construction materials (metal) at Lot 226 (Part) in D.D.126 and adjoining government land, Fung Ka Wai, Ping Shan, Yuen Long (Application No. A/YL-PS/685 approved by the Board on 23.6.2023), which is same as the applied use in the same locality. The Applicant would like to convert the Application Site into an open storage of construction materials (metal) to accommodate his growing business in the area.

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

1.2 Organization of the Planning Statement

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

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 4,754 sq.m., is located to the east of Tin Tsz Road and at the foothill of Kai Shan, Fung Ka Wai, Ping Shan, Yuen Long, N.T., which is between Yuen Long and Tin Shui Wai New Town. The Application Site is a piece of flat land and currently used as a public vehicle park (private car only). The Application Site is fenced off by corrugated metal sheets of 2.5m high along the site boundary of the previous application No. A/YL-PS/634 (see **Site Photos**). A piece of Government land is enclosed within the Application Site and is fenced off.

2.2 Surrounding Land Uses

The surrounding areas are mixed with scattered village houses, open storage yards and places of recreation. A drone training centre can be found at the immediate north. To the north and east of the Application Site within the “Conservation Area” zone is a piece of vacant land and the hilly area of Kai Shan. To the east is the hillslope of Kai Shan with a piece of woodland scattered with graves. To the south are the residential settlements of Fung Ka Wai within the “V” zone. To the west, southwest and southeast are open storage yards of new vehicles (private cars, taxis, light goods vehicles and light buses only), building materials and machinery/construction materials and/or construction equipment with planning permissions under approved Application Nos. A/YL-PS/603, 653, 669, 685, 695 and 697. To the further north and northwest, several recreational uses can be found such as the Hong Kong Archery Association Lam Sim Fook Archery Range and a barbecue spot, respectively.

2.3 Accessibility

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

2.4 Land Status

According to the records of the Land Registry, the subject lots are held under Block Government Lease and is demised as agricultural use with lease term for 75 years, from 1.7.1898 less three days and are renewable for a further term of 24 years.

The Applicant will apply for a Short Term Waiver (STW) for the erection of temporary structure on the Application Site upon approval of this application.

3. Planning Context

3.1 Outline Zoning Plan

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

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

3.2 Previous Applications

The Application Site, or part of it, is the subject of 11 previously planning applications as summarized in the table below:-

Application No.	Applied Use	Decision	Date of Approval
A/DPA/YL-PS/3	Proposed Open Storage of New Vehicles	Rejected upon Review	13.5.1994
A/DPA/YL-PS/30	Proposed Open Storage of New Vehicles for a Period of 3 Years	Approved with conditions	21.10.1994
A/YL-PS/14	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	3.10.1997
A/YL-PS/40	Temporary Open Storage of New Vehicles for a Period of 12 Months	Approved with conditions	16.10.1998
A/YL-PS/49	Proposed Golf Driving Range	Approved with conditions	26.3.1999
A/YL-PS/247	Temporary Holiday Camp Development with Ancillary Facilities for a Period of 3 Years	Rejected	17.11.2006
A/YL-PS/295	Temporary War Game Centre for a Period of 3 Years	Approved with conditions	13.2.2009
A/YL-PS/369	Temporary War Game Centre for a Period of 3 Years	Approved with conditions	24.2.2012
A/YL-PS/470	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	Approved with conditions	6.2.2015 (Revoked on 16.6.2017)
A/YL-PS/544	Temporary War Game Centre for a Period of 3 Years	Approved with conditions	22.9.2017
A/YL-PS/634	Temporary Public Vehicle Park (Private Car Only) with Ancillary Site Office for a Period of 3 Years	Approved with conditions	14.5.2021

All approval conditions in respect of the last application (No. A/YL-PS/634) have been complied with, including submission and implementation of drainage proposal and fire service installations proposal.

3.3 Similar Applications

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

Application No.	Applied Use	Site Area (m ²)	Decision	Date of Approval
A/YL-PS/653	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses Only) for a Period of 3 Years	45,870	Approved with conditions	4.3.2022
A/YL-PS/669	Temporary Warehouse and Open Storage of Plastic and Hardware Materials for a Period of 3 Years	3,673	Approved with conditions	3.3.2023
A/YL-PS/680	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	8,916.1	Approved with conditions	19.5.2023
A/YL-PS/685*	Temporary Open Storage of Construction Material (Metal) for a Period of 3 Years	3,369	Approved with conditions	23.6.2023
A/YL-PS/695	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	17,994.8	Approved with conditions	22.9.2023

*Applied by the Applicant of this application

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

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

4. Development Proposal

4.1 Site Configuration and Layout

The Applicant proposes to convert the Application Site into temporary open storage of construction materials (metal) for a period of 3 years.

The Application Site has an area of about 4,754 sq.m. The existing ingress/egress point at the western boundary connecting the local track leading from the junction of Tin Tsz Road and Tin Wah Road with 8m in width will be maintained by the Applicant.

The majority portion of the site will be used for open storage of construction materials (metal). The Applicant will propose a one-storey (height: about 2.5m) ancillary site office at the western boundary with a floor area of 30 sq.m. to assist the operation of the site.

There are also 3 parking spaces (2.5m x 5m) for staff and 2 loading/unloading bays (3.5m x 11m) for medium goods vehicles. Adequate spaces for loading/unloading and manoeuvring of vehicles are reserved within the Application Site (see Layout Plan at **Figure 4**).

The major differences of the current application and previously approved application (No. A/YL-PS/634) are shown below:

Major Development Parameters	Previously Approved Application (No. A/YL-PS/634)	Current Application	Difference
Applied Use	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Site Office for a period of 3 years	Temporary Open Storage of Construction Materials (Metal) for a period of 3 years	Change in use
Site Area	About 5,609 sq.m.	About 4,754 sq.m.	-855 sq.m. (-15%)
Zoning	"REC" and "V"	"REC"	"V" portion is excluded
Total Floor Area (Non-domestic)	46 sq.m.	30 sq.m.	-16 sq.m. (-35%)
No. of Structure	1 ancillary site office	1 ancillary site office	-
Height of Structures	5.2m (2-storey)	2.5m (1 storey)	-2.7m (-52%) (-1 storey)
No. of Parking Spaces	93 nos. (90 for private vehicles and 3 for staff)	3 nos. (private cars for staff use only)	-90 nos.
Loading/unloading Bays	-	2 nos. (medium goods vehicle)	+2
Operation Hours	24 hours Daily from Mondays to Sundays	9:00am to 6:00 pm - From Mondays to Saturdays - No operation of Sundays and public holidays	Shorter operation time

4.2 Site Operations

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

4.3 Fencing

The Application Site is partly fenced off with corrugated metal sheets of about 2.5m high. The piece of Government land enclosed within the Application Site will continue to be fenced off. Due to the change in the application boundary, the Applicant will rearrange the existing boundary fencing according to the revised boundary of the Application Site.

4.4 Landscape and Tree Preservation Proposal

The Applicant has complied with the approval condition (f) of the previous application (No. A/YL-PS/634) to maintain the existing trees within the site in good conditions during the planning approval period.

The Application Site have been provided with 26 peripheral screen plantings (see **Figure 5**), which have already been implemented since previous planning approval (Application No. A/YL-PS/544), along the site boundary to improve the amenity of the Application Site and to minimize visual intrusion to the surrounding areas. The tree species is *Ficus Microcarpa*, which grow to a mature height of 4 to 5 metres, with a canopy span of about 5 metres in diameter. The Applicant will maintain all the existing trees within the Application Site and manual irrigation will be used.

4.5 Vehicular Access and Parking Arrangement

The Applicant will maintain the existing ingress/egress point of the Application Site, which is about 8m wide and located at the western boundary. The Application Site can be accessed via a local road diverging from the junction of Tin Tsz Road and Tin Wah Road (see **Figure 3**). 2 loading/unloading spaces (3.5m x 11m) for medium goods vehicles and 3 private car parking spaces (2.5m x 5m) for staff/visitors are proposed. Adequate spaces will be provided within the Application Site for loading/unloading and manoeuvring of vehicles such that no vehicles have to queue back to public road or reverse onto/from the public road.

The proposed development, as with most other open storage sites, is not a high traffic generating use. According to the Applicant, the frequency of trips by vehicles to and from the Application Site will not be more than 2 round trips daily at non-peak hours (between 10am – 4pm). There will be no more than 5 working staff on-site. Considering the business nature and operational needs, staff can take public transport to the Application Site and the traffic generated by private vehicles (staff) can be minimized. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	2	0
09:00-10:00 (peak hour)	0	0	1	0
10:00-11:00	1	0	0	0
11:00-12:00	0	1	0	0
12:00-13:00	1	0	0	0
13:00-14:00	0	0	0	0
15:00-16:00	0	0	0	0
16:00-17:00	0	1	0	0
17:00-18:00 (peak hour)	0	0	0	3

4.6 Drainage Proposal

Drainage facilities had been provided at the Application Site. The submission and implementation of a drainage proposal in compliance of the approval conditions (h) and (i) of the last application (No. A/YL-PS/634) have been approved by the Drainage Services Department on 20.2.2023 and 16.6.2023 respectively. The Applicant will maintain the existing drainage facilities on site.

4.7 Environmental Consideration

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

- (a) No workshop activities will be conducted at the Application Site;
- (b) The existing 2.5m high corrugated metal fencing will be rearranged and maintained along the revised application boundary;
- (c) The operating hours will be restricted from 9 am to 6 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (d) No more than 2 round trips by medium goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of operators in the construction industries is affected as their operation sites in Northern New Territories and North West New Territories have been / will be resumed by the Government for development of NDAs/public works in the near future.

In view of the much more stringent control on land usage coupled with shrinking supply of land for open storage use and increasing difficulty in acquiring planning permission, the demand for open storage sites has already become a key economic and logistics issue concerning the whole Territory. Granting approval to this application will maintain the supply of land for such use and help satisfy the needs for open storage facilities. It should be noted that the Application Site will be used for storage of construction materials delivered to different construction sites in the New Territories, which would be directly related to or in support of the public works of the Government and private development. Therefore, the approval of this application would help support the construction industry in Hong Kong and provide a temporary solution to meet the pressing market demand of open storage facilities in the North West New Territories.

5.2 Not Contravene the Planning Intention of “REC” Zone

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

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

5.3 Compatible with Surrounding Land Use

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

5.4 Will Not Hinder the Proposed Residential Development under the Land Sharing Pilot Scheme (LSPS)

It is noted that the majority of the Application Site falls within the application boundary of the newly announced LSPS Application No. LSPS/007 by the Development Bureau on 6.5.2024. The Applicant understands that the proposed development will only be temporary and agrees to terminate the proposed development when the Application Site will be implemented for the proposed residential development under LSPS. Given the temporary nature of the application, it will not hinder the future long-term residential development under LSPS.

5.5 Will Not Hinder Future Public Housing Development

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

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

5.6 Optimization of Valuable Land Resources

In view of the growing business of construction materials (metal) of the Applicant, the proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. flat and formed land with direct access of the local road leading to Tin Tsz Road and Tin Wah Road for transportation of construction materials. Given the approval of planning applications of similar uses in the vicinity, the proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.7 Compliance with TPB PG-No.13G

The proposed development is considered not contrary to the TPB PG-No.13G. The Application Site falls within a “Category 2” area, in which applications for open storage uses could be granted on a temporary basis up to a maximum period 3 years. The Application Site has been granted with planning approvals for open storage use in the past (Application Nos. A/DPA/YL-PS/30, A/YL-PS/14 and 40). In view of the surrounding environment, which is similar open storage uses as the proposed development, adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas are not anticipated. The concerns of relevant Government departments can be addressed through implementation of approval conditions. Therefore, the proposed development is in line with the TPB PG-No. 13G.

5.8 No Adverse Impacts on the Surrounding Areas

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

Drainage

The submission and implementation of drainage proposal (No. A/YL-PS/634) was considered satisfactory by DSD on 16.6.2023. The Applicant will maintain the existing drainage facilities on the Application Site. In this regards, no adverse drainage impact is anticipated.

Traffic

The applied use, as with most other open storage sites, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be low (estimated to be not more than 2 round trips per day). When compared to the last application, a much lower traffic flow would be induced on the adjacent public road network. In this regard, it is anticipated that the proposed development would not have significant traffic impact to the surrounding areas.

Environment

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

6. Conclusion

The Application Site falls within “REC” zone on the Ping Shan OZP. The Applicant Site is currently being used and approved for temporary public vehicle park (private car only) (No. A/YL-PS/634) by the Applicant and all approval conditions have been complied with. However, the Applicant would like to convert the Application Site into an open storage of construction materials (metal) to accommodate his growing business in the area.

In view of the site location, the existing site conditions and surrounding land uses, the Application Site is considered unattractive for recreational developments in present stage and the planning intention of the “REC” zone is not materialized. In addition, the Board has approved a number of similar applications in the surrounding areas in the past 3 years, indicating that such use is both compatible and suitable in land use term, at least on a temporary basis of 3 years.

The Application Site also falls within “Category 2” area under TPB PG-No.13G. Given the temporary nature of the proposed development, the proposed development will not hinder future proposed residential development under LSPS or public housing development in the locality. It is also considered acceptable in maximizing the interim land use and in compliance with TPB PG-No. 13G. The approval of this application will be able to cater for the need of open storage facilities with support to the construction industry in Hong Kong.

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

Figures

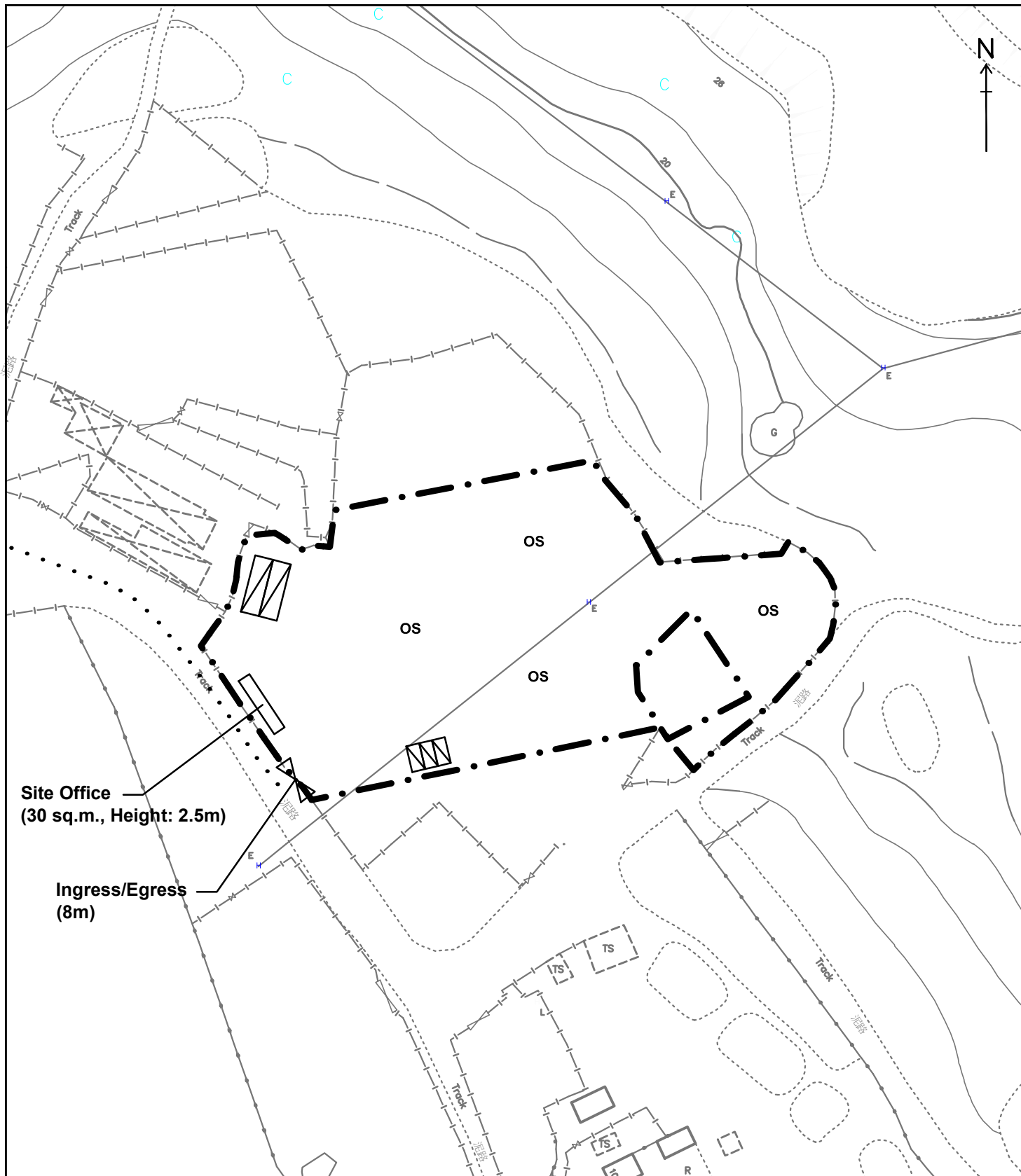
- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan
- Figure 5 Landscape and Tree Preservation Proposal

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

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Legend:

- • —** Application Site (about 4,754 sq.m.)
- OS** Open Storage of Construction Materials (Metal)
-  Loading/Unloading Bays for Medium Goods Vehicles (3.5m x 11m)
-  Parking Spaces for Staff (Private Vehicles) (2.5m x 5m)

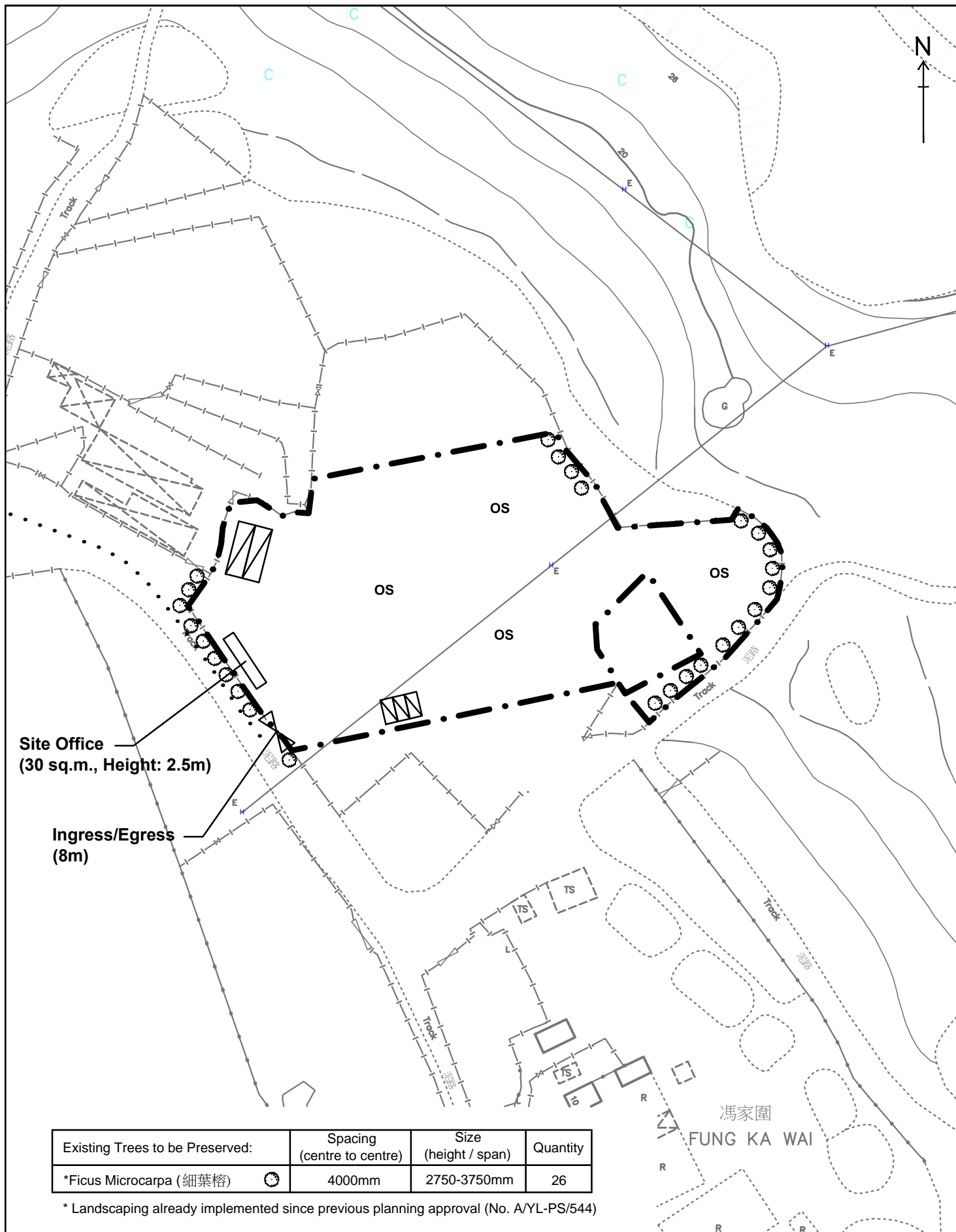
Layout Plan

Figure 4

Scale 1:1000



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Landscape and Tree Preservation Proposal

Figure 5

Scale 1:1000



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Site Photos



Existing Condition of the Application Site

Site Photos



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

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

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

Previous s.16 Applications Covering the Site

Approved Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>
1	A/DPA/YL-PS/30	“U”	Temporary Use of Open Storage of New Vehicles	21.10.1994 (Approved for 3 Years)
2	A/YL-PS/14	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	3.10.1997
3	A/YL-PS/40	“REC”	Temporary Open Storage of New Vehicles for a Period of 12 Months	16.10.1998
4	A/YL-PS/49	“REC”	Golf Driving Range	26.3.1999 (Approved for 3 Years)
5	A/YL-PS/295	“REC”, “V”	Temporary War Game Centre for a Period of 3 Years	13.2.2009
6	A/YL-PS/369	“REC”, “V”	Temporary War Game Centre for a Period of 3 Years	24.2.2012
7	A/YL-PS/470	“REC”, “V”	Renewal of Planning Approval for Temporary War Game Centre for a Period of 3 Years	6.2.2015 (Revoked on 16.6.2017)
8	A/YL-PS/544	“REC”, “V”	Temporary War Game Centre for a Period of 3 Years	22.9.2017
9	A/YL-PS/634	“REC”, “V”	Proposed Temporary Public Vehicle Park (Private Car only) with Ancillary Site Office for a Period of 3 Years	14.5.2021

Rejected Applications

<u>No.</u>	<u>Application No.</u>	<u>Zoning</u> (at the time of approval)	<u>Development/Use</u>	<u>Date of Consideration</u>	<u>Reasons for Rejection</u>
1	A/DPA/YL-PS/3	“U”	Open Storage of Vehicles	13.5.1994 (TPB)	1-5
2	A/YL-PS/247	“REC”, “CA” and “V”	Temporary Holiday Camp Development with Ancillary Facilities for a Period of 3 Years	17.11.2006	1, 6, 7

Reasons for Rejection:

- (1) Not in line with planning intention.
- (2) Not compatible with surrounding land uses.
- (3) Impact of stormwater discharge on the existing stormwater drain has not been adequately addressed.
- (4) The applicant have not demonstrated that the number of vehicles received/despatched in future will be maintained at the present level and information on the existing access road.
- (5) Visual and noise impacts caused by proposed development have not been adequately addressed.
- (6) No information was submitted to demonstrate no adverse drainage, sewerage, environmental, traffic and landscape impacts on the surrounding areas.
- (7) Setting an undesirable precedent.

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

No adverse comment on the application.

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

No objection to the application.

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/634 will be maintained for the development. He has no objection in principle to the application from a drainage point of view;
- however, since the boundary and fencing of the site are revised under the current application, the applicant should submit a revised drainage proposal; and
- should the Town Planning Board (the Board) consider that the application be acceptable, approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal; to implement the proposed drainage facilities; to maintain the proposed drainage facilities and/or 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 and water supplies for firefighting being provided to his satisfaction; and
- having considered the nature of open storage, an approval condition on the provision of fire extinguisher(s) within six weeks from the date of planning approval to his satisfaction should be added.

5. Building Matters

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

- no objection to the application; and
- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

6. District Officer's Comments

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

No local feedback was received 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); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the development on the Site;
- (c) to note the comments of the Head (Lands Sharing Office), Development Bureau (H(LSO), DevB) that the Site is the subject of a LSPS application to be considered by the authority. Subject to the authority's consideration, the Site might be subject to the implementation of the LSPS development which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works and to keep in view of the latest progress of the proposed LSPS development;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises an Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) The private land of Lot 320 in D.D.126 is currently covered by Short Term Waivers (STW) No. 3645 for the purpose of 'Temporary War Game Centre'. The private land of Lots 285 and 286 both in D.D.126 is currently covered by STW No. 3648 for the purpose of 'Temporary War Game Centre'; and
 - (iii) if the planning application is approved, the STW holder(s) shall apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) 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 the public road network (Tin Wah Road) via a local access which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD by the applicant. The management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and

- (ii) the access road connecting the Site with Tin Tsz Road/Tin Wah Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Tin Tsz Road/Tin Wah Road;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (h) 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) based on the proposed access route, it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided within the Site;
 - (ii) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VII** of this RNTPC Paper) should also be adhered to;
 - (iii) to address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to the Fire Services Department for approval; and
 - (iv) however, the applicant is reminded that if the proposed structure(s) is/are required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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;
 - (iii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the

Site under the BO;

- (iv) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (v) detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:

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2024-07-04 星期四 03:15:34

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

A/YL-PS/721 DD 126 Fung Ka Wai

A/YL-PS/721

Lots 280 (Part), 282 (Part), 284 (Part), 285 (Part), 286 (Part), 287 (Part) and 320 (Part) in D.D. 126, Fung Ka Wai, Ping Shan

Site area: About 4,754sq.m

Zoning: "Recreation"

Applied use: Open Storage of Construction Materials (Metal) / 5 Vehicle Parking

Dear TPB Members,

The lots are part of 634 approved May 2021 for a 93-vehicle parking lot. Conditions were not fulfilled, probably because the site was being used for open storage not parking. Was any enforcement taken?

So back with the real operation by dropping the "V" zoning element.

However, the lots are adjacent to the village. It is unacceptable that open storage be located so close to residential area with all the negative impacts on air quality, dust and safety issues from heavy vehicles traversing narrow village roads.

The application should be rejected.

Mary Mulvihill

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

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

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