

This document is received on - 3 JAN 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
A/YL-TT/583 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/te/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/583
	Date Received 收到日期	- 3 JAN 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)

Surplus Success Engineering Limited 成利工程有限公司

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)

PlanArch Consultants Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 1299, 1301RP, 1303S.A, 1303RP, 1304, 1305S.A, 1305S.B RP, 1306S.A 1306S.B, 1307, 1308, 1309RP, 1310, 1317RP, 1318, 1319RP, 1360 (part), 1392, 1393, 1394, 1395, 1396, 1397, 1398S.A&B (part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1433, 1434, 1435, 1437, 1441, 1443S.A, 1450RP(part), 1536, 1538, 1539 and 1540 in DD118 and adjoining Government land in Tai Tong, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 30,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 7,165 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) 2,670 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" ("AGR") and "Open Storage" ("OS")
(f) Current use(s) 現時用途	Open storages/warehouses (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 12/12/2022 (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
05/12/2022 (DD/MM/YYYY)*
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on (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	Proposed temporary vehicle repair workshop and open storage of building materials/préfabricated components, recycling materials, construction machinery and used electrical/electronic appliances with ancillary workshop and packaging activities (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	22,896sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	7,104sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	41
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	7,165sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	7,165sq.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) Please refer to Section 4.2 in the Planning Statement -	
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	5
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	19
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 From 8a.m. to 6p.m., 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)) Tai Shu Ha Road West	
	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、填地、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?	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 checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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) 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>Nil</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(R) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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

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.
本人現准許委員會的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

Betty S.F. HO

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanArch Consultants Ltd.



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

Date 日期

{2 /12/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Workshop
and Packaging Activities for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

PlanArch Consultants Ltd.

December 2022

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



By Post and Email (tpbpd@pland.gov.hk)

TPB's Ref.: TPB/A/YL-TT/583
Our Ref.: pa/yl.tt/2210651

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

8 February 2023

Dear Madam,

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary
Workshop and Packaging Activities for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

We refer to the captioned planning application submitted to the Town Planning Board on 12.12.2022 and subsequent comments from the Urban Design and Landscape Unit of Planning Department (UD&L/PlanD).

UD&L/PlanD's comment is noted. Attached please find the revised Plan 3 with landscape proposal incorporated for your consideration. The new peripheral plantings proposed can enhance amenity at the application site and serve as visual and noise buffer to the neighbouring areas in addition to the landscaping outside the application site. The additional plantings will be well-maintained by the applicant with regular watering, weeding, pest control, litter removal, fertilising etc.

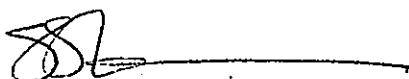
The above information serves as a response to comments of relevant Government departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.



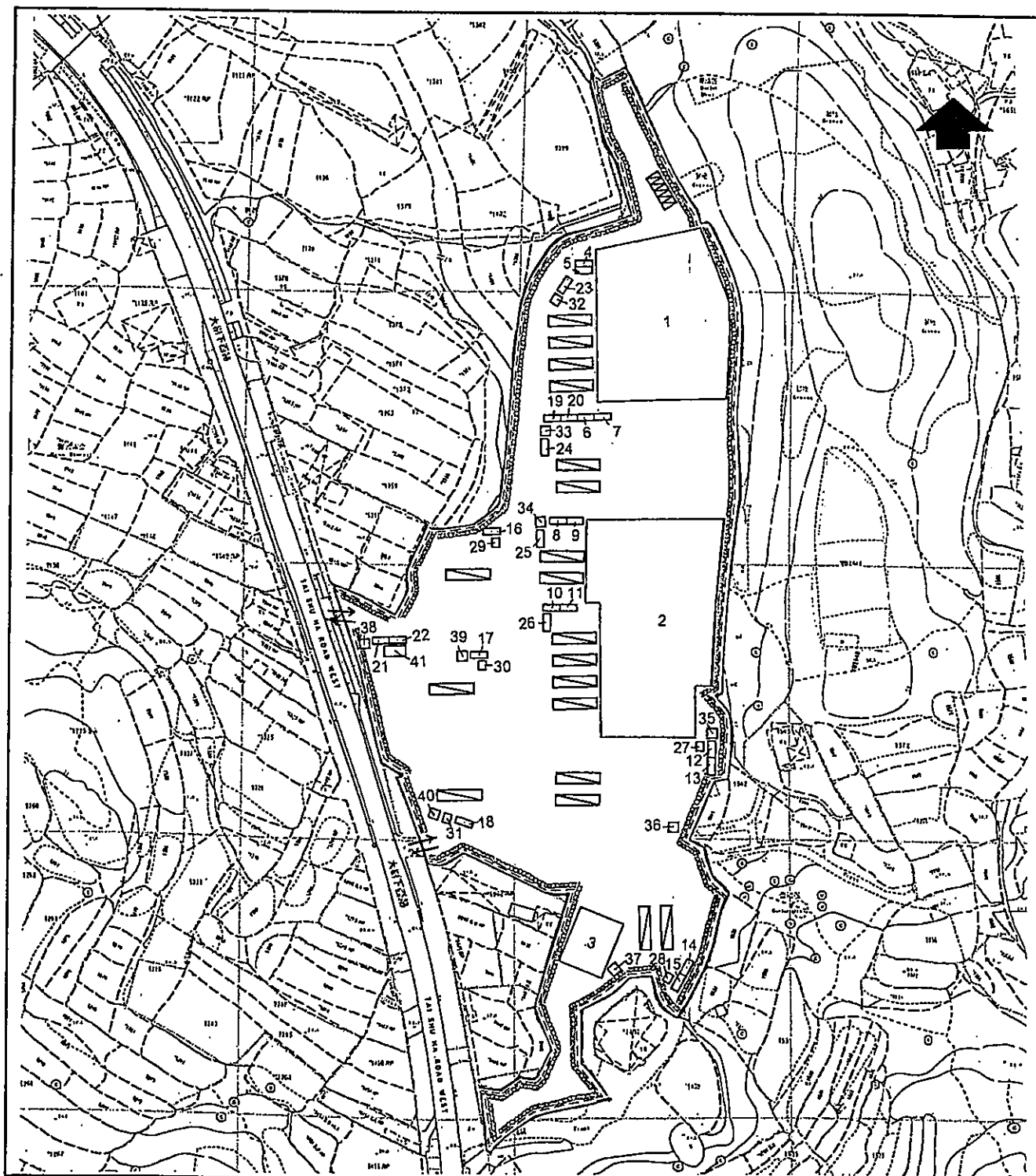
Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.








Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

A handwritten signature in black ink, consisting of a stylized 'B' and 'H' followed by a horizontal line.

Betty S. F. Ho
w/e.



Legend

-  The Application Site
-  New Peripheral Planting
[(*Cassia surattensis* 黃槐)
(2750mm high, 4000mm
interval)]
-  Boundary Fence
-  Proposed Structures/Shelters
-  HGV/Container Vehicle
Loading / Unloading Space
-  Private Car Parking Spaces
-  Ingress/Egress

Layout Plan

S16 Application for
Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated
Components, Recycling Materials, Construction
Machinery, Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities
Various Lots in DD118
Tai Tong, Yuen Long

0 20 40 60 80 100 METRES

Plan 3

PlanArch Consultants Ltd.

Revision: A Date: 7.2.2023

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.tt/2210651
Your ref: TPB/A/YL-TT/583

By Hand

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

17 February 2023

Dear Madam,

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary
Workshop and Packaging Activities for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

We refer to the captioned planning application submitted to the Town Planning Board on 12.12.2022 and subsequent comments received from Transport Department.

Enclosed please find 70 sets of the Traffic Impact Assessment for your consideration.

We would be grateful if you can let us have the Government comments on the captioned application for our necessary action.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e.
c.c client



Document Status Control Record

**S16 Application for Temporary Vehicle Repair Workshop and Open Storage
of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery, Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities,
Various Lots in DD118 Tai Tong, Yuen Long**

Traffic Impact Assessment Report

Originating Organisation: LLA Consultancy Limited Unit 610, 6/F Island Place Tower 510 King's Road North Point, Hong Kong	Prepared by: SKL	SKL	Date: 16 February 2023
	Approved by: SLN	SLN	Date: 16 February 2023
	Revision No.: -		Date of Issue: 16 February 2023

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Suite 1710, Concordia Plaza,
1 Science Museum Road,
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.tt/2210651
Your ref: TPB/A/YL-TT/583

By Hand and Email

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)



23 March 2023

Dear Madam,

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary
Workshop and Packaging Activities with land Filling for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

We refer to the captioned planning application submitted to the Town Planning Board on 12.12.2022 and subsequent comments received from Transport Department received on 13.3.2023. In response to TD's comments, enclosed please find 70 sets of the revised Traffic Impact Assessment for your consideration.

As required by operational need, please be advised that one container vehicle loading and unloading bay would be incorporated. Please note that in consideration of some junctions along the ingress/egress routes are busy, the applicant committed to restrict vehicles to enter/leave the proposed development during peak hours and only allow vehicles to enter/leave the development from 10:30 to 17:30.

While the site was formed over the years, and only paving would be involved in the application, we would like to include land filling in the application. Thus the title of the application should read "S16 Application for Temporary Vehicle Repair Workshop and Open Storage of Building Materials/Prefabricated Components, Recycling Materials, Construction Machinery and Used Electrical/Electronic Appliances with Ancillary Workshop and Packaging Activities with Land Filling for a Period of 3 Years"

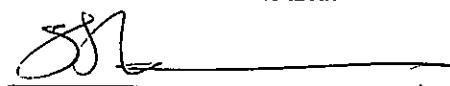
Revised pages of the application form for the above changes are attached for your necessary action.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

We would be grateful if you can let us have the Government comments on the captioned application for our necessary action.

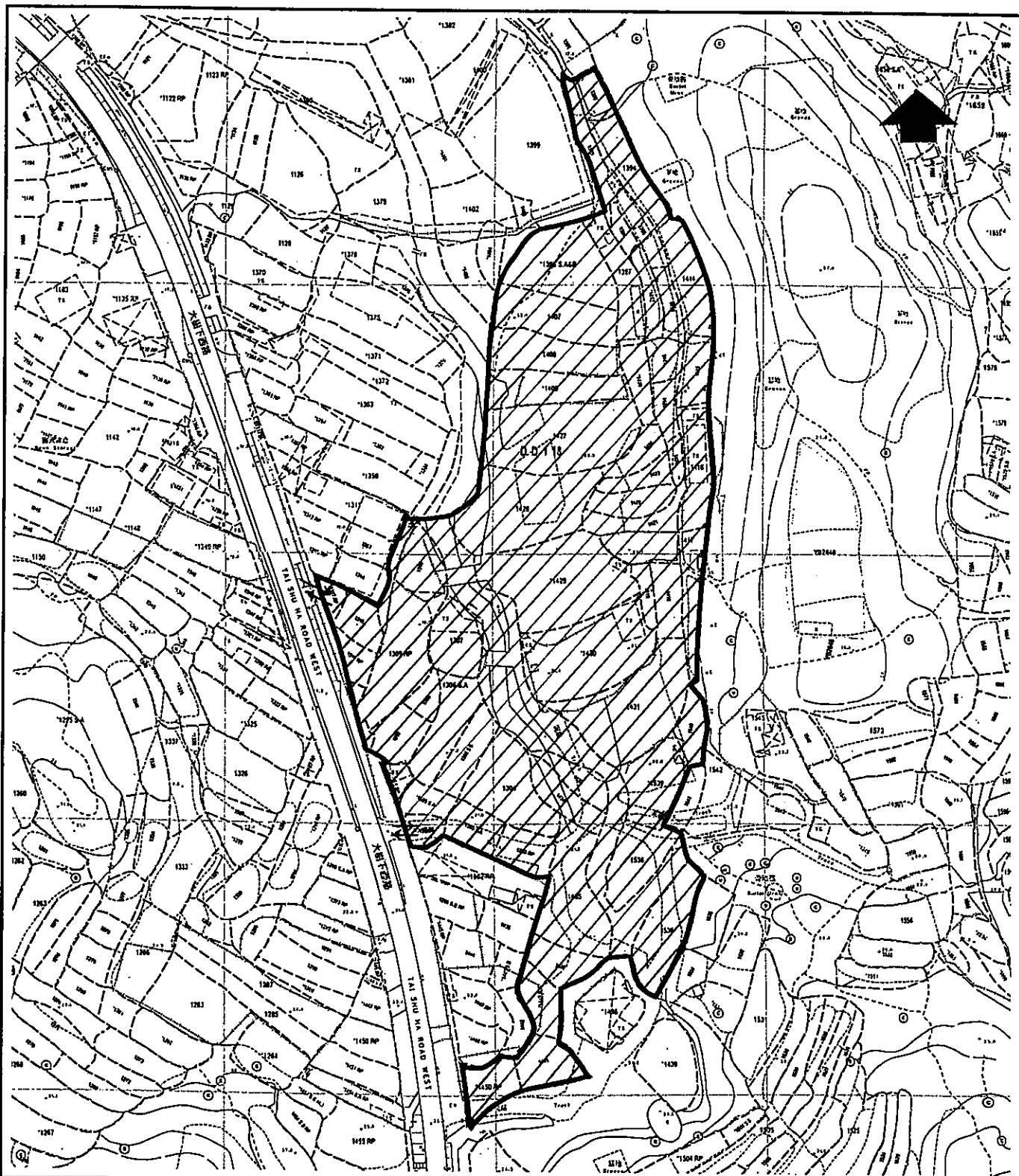
Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

A handwritten signature in black ink, appearing to be 'B. Ho', is written over a horizontal line.

Betty S. F. Ho

w/e.
c.c client



Legend

- The Application Site
- Area of Land Filling
- Ingress/ Egress

Base Plan Extracted from
Lot Index Plan No.
ags_S00000102096_0001,
Prepared by Land
Information Centre on
19.10.2022

Area of Land Filling

S16 Application for
Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated
Components, Recycling Materials, Construction Machinery,
Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities
Various Lots in DD118, Tai Tong, Yuen Long

0 20 40 60 80 100 METRES

PlanArch Consultants Ltd.

Revision: Date: 22.3.2023

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	Proposed temporary vehicle repair workshop and open storage of building materials/prefabricated components, recycling materials, construction machinery and used electrical/electronic appliances with ancillary workshop and packaging activities (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	22,896sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	7,104sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	41
Proposed domestic floor area 擬議住用樓面面積	0sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	7,165sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	7,165sq.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) Please refer to Section 4.2 in the Planning Statement	
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	5
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	19
Others (Please Specify) 其他 (請列明)	1
(Container Vehicle)

Proposed operating hours 擬議營運時間

From 8a.m. to 6p.m., no operation on Sundays and public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Tai Shu Ha Road West <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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 30,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input 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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	Comments	Responses
A	Transport Department (TD) (comments received on 13.3.2023) (Contact: Ms. Grace Fok; Tel.: 2399 2565)	
i	<p><u>General Comment:</u></p> <p>1. Some of the junctions along the ingress/egress routes are busy. The Applicant shall consider traffic management measure to be applied on the application site with a view to minimizing traffic impact to the local road network during peak hours;</p>	Noted. Having considered some of the junctions along the ingress/egress routes are busy, the applicant committed to restrict vehicles to enter/leave the proposed development during peak hours and only allow vehicles to enter/leave the proposed development from 10:30 to 17:30 in order to minimize the traffic impact to the local road network. Please refer to Chapter 3 of the updated TIA report for details.
ii.	<p><u>Specific Comments</u></p> <p>2. Para. 3.2.1 –</p> <p>a. Peak hour traffic survey should cover 1630-1700 and 1900-1930;</p> <p>b. Existing traffic queues should be provided with layout plans;</p> <p>c. Traffic during operation peak of the proposed development shall also be assessed;</p>	<p>Noted. Additional traffic count survey is conducted to cover the concerned time periods on 17 March 2023. Please refer to Paragraph 3.2.1 of the updated TIA report.</p> <p>Please refer to Figures 3.4 – 3.5 for the traffic queues at the concerned junctions.</p> <p>Please note that the applicant will adjust its operation time to 10:30 – 17:30, which the anticipated operation peak would occur at 10:30 – 11:30 and 16:30 – 17:30 and assessment is conducted at these hours accordingly. Please refer to Chapter 3 of the updated TIA report for details.</p>
iii.	<p>3. Table 3.1:</p> <p>a. The assessments on junctions are too optimistic, in particular junctions J1 and J7. Please review your assessment, especially the dimensions of the</p>	Noted. The calculations are reviewed and updated. Please refer to Table 3.1 and Appendix A of the updated TIA report for detail

Suite 1710, Concordia Plaza,
1 Science Museum Road,
Tsim Sha Tsui East,
Kowloon, Hong Kong.
Tel : (852) 2802-7203
Fax: (852) 2620-6022
E-mail: pac@planarch.com.hk

PlanArch Consultants Ltd.
建港規劃顧問有限公司



Our Ref.: pa/yl.tt/2210651
Your ref: TPB/A/YL-TT/583

By Email and Post

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road, North Point.
(Attn.: Ms. Leticia LEUNG)

29 March 2023

Dear Madam,

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary
Workshop and Packaging Activities with land Filling for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

We refer to the captioned s16 application submitted to Town Planning Board on 12.12.2022.

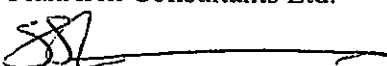
We would like to clarify that the application site will exclude Lot 1304 in DD118. As a result, the total site area will be reduced from 30,000 sq.m. to 29,200 sq.m., which means a reduction of 2.67%. With this revision in site area, we attach herewith the revised Location Plan, Layout Plan, Site Plan and revised Land Filling Plan. The total area for land filling is 29,200s.m. and the depth of land filling remain unchanged. A Right-of -Way will be given to the users of Lot 1304 in DD118.

In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

We would be grateful if you can let us have the Government comments on the captioned application for our necessary action.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.


Betty S. F. Ho

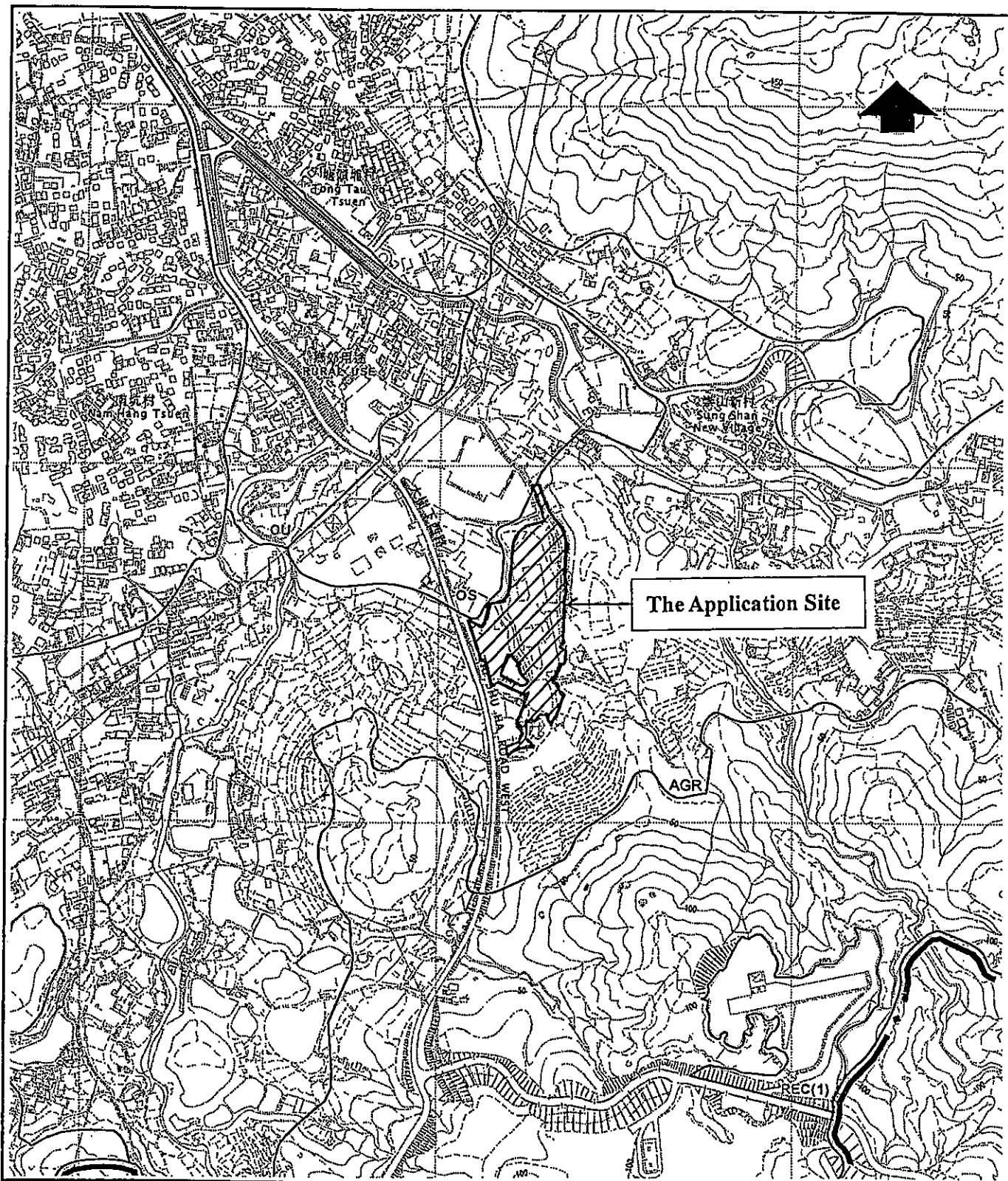
w/e.
c.c DPO/ TMYLW (Attention: Miss Ophelia Wong)
client

Z:\Project\PJt651\tpb-290323-01.doc

Page 1 of 1

town planning • land development • public engagement • project management





Location Plan

S16 Application for
 Temporary Vehicle Repair Workshop and
 Open Storage of Building Materials/Prefabricated Components,
 Recycling Materials, Construction Machinery, Used
 Electrical/Electronic Appliances
 with Ancillary Workshop and Packaging Activities
 Various Lots in DD118, Tai Tong, Yuen Long

0 200 400 METRES

Plan 1

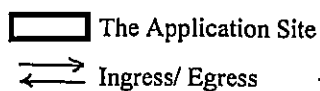
PlanArch Consultants Ltd.

Revision: A Date: 29.3.2023

Plan Extracted from
 Tai Tong
 Outline Zoning Plan
 No. S/YL-TT/18
 approved on 10.8.2021



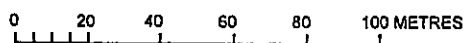
Legend



Base Plan Extracted from
Lot Index Plan No.
ags_S00000102096_0001,
Prepared by Land
Information Centre on
19.10.2022

Site Plan

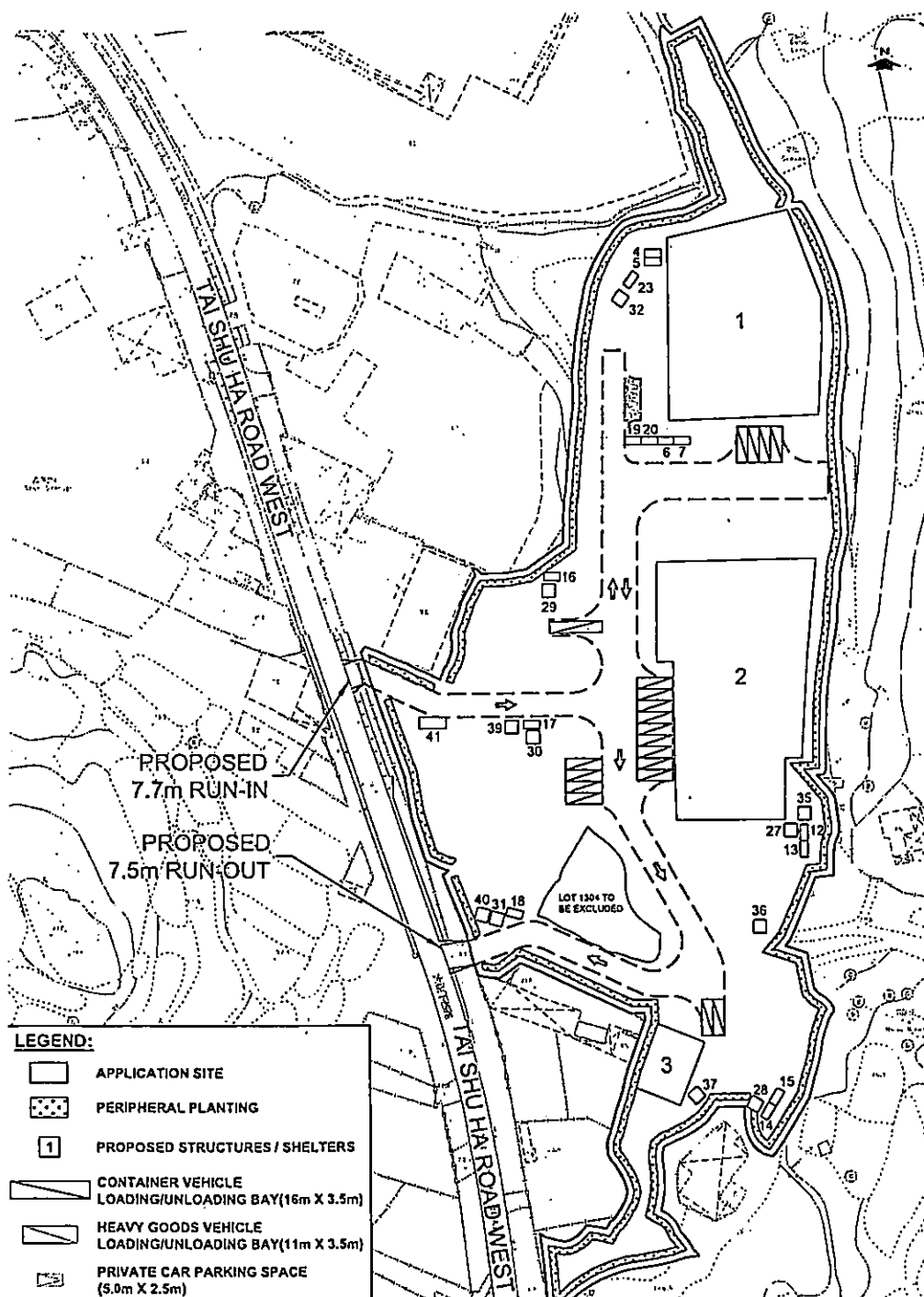
**S16 Application for
Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated
Components, Recycling Materials, Construction Machinery,
Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities
Various Lots in DD118, Tai Tong, Yuen Long**



Plan 2

PlanArch Consultants Ltd.

Revision: A Date: 29.3.2023



Layout Plan

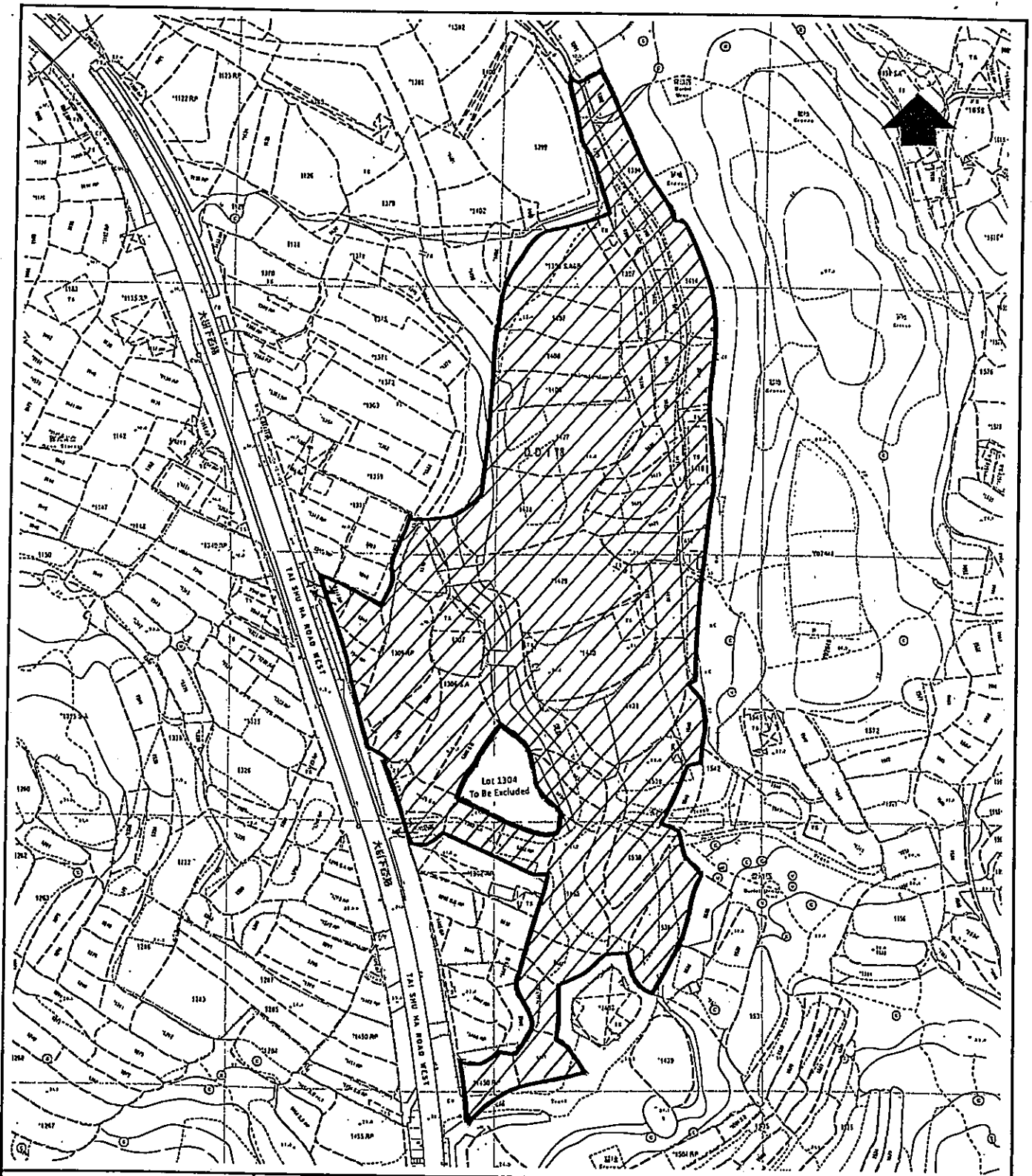
S16 Application for
Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery, Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities
Various Lots in DD118
Tai Tong, Yuen Long

0 20 40 60 80 100 METRES

Plan 3

PlanArch Consultants Ltd.

Revision: B Date: 29.3.2023



Legend

- The Application Site
- Area of Land Filling
- Ingress/ Egress

Base Plan Extracted from
Lot Index Plan No.
ags_S00000102096_0001,
Prepared by Land
Information Centre on
19.10.2022

Area of Land Filling

S16 Application for
Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated
Components, Recycling Materials, Construction Machinery,
Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities
Various Lots in DD118, Tai Tong, Yuen Long

0 20 40 60 80 100 METRES

PlanArch Consultants Ltd.

Revision: A Date: 29.3.2023

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Our Ref.: pa/yl.tt/2210651
Your ref: TPB/A/YL-TT/583

By Hand and Email

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)



8 May 2023

Dear Madam,

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary
Workshop and Packaging Activities with land Filling for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

We refer to the captioned planning application submitted to the Town Planning Board on 12.12.2022. In response to TD's comments on our TIA submitted on 24.3.23, enclosed please find 70 sets of the further revised Traffic Impact Assessment for your consideration.

Public comments are noted. We would like to respond to the public comments as follows:

1. Suitability of the Application Site for the Proposed Open Storage

The proposed development is to accommodate operators displaced by the Government's land resumption and clearance exercises under first phase of Yuen Long South (YLS) Development. These operations are vital to the development of Hong Kong. In view of the requirements on heavy floor loading and large floor plate for the proposed uses, site selection for relocation of the operations is extremely challenging. The applicant has tried hard to find alternative sites, and had reviewed areas along Fan Kam Road in DD110. Those areas were considered not appropriate because some active farming activities were found nearby. Nevertheless, the current application site which adjoins the "Open Storage" zone and is closer to their original operations in Yuen Long South is considered suitable. Besides, the application site has long been abandoned with no farming activities. Open storages are found in the nearby areas.

Moreover, according to TPB Guidelines for Application for Open Storage and Port Back-up Uses under section 16 of the Town Planning Ordinance, TPB PG-No.13G, the application site which is close to clusters of open storage, falls within Category 2.



Subject to local and departmental concerns can be addressed through implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum of 3 years.

2. Road Access

We would also like to clarify that there will be an impeded road access to DD118, Lot 1304, 1541 and nearby areas. The access road will be open to the public use 24 hours a day. Please see attached plan and photos to illustrate the access road.

3. Traffic Issue

There will be adequate parking and loading/unloading spaces within the application site to ensure no tail back to the public road. In addition, the applicant has committed to restrict vehicles to enter/leave the proposed development during peak hours and only allow vehicles to enter/leave the proposed development from 10:30 to 12:30 and 13:30 to 17:00 in order to minimize the traffic impact to the local road network.

4. Environmental Hygiene

Majority of the site was formed with compacted soil years ago, and it will be paved with asphalt to reduce dust. In order to mitigate environmental impacts to the surroundings, peripheral fencing and planting are provided to screen out the application site from the surrounding uses. The site will be kept clean and tidy.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

We would be grateful if you can let us have the Government comments on the captioned application for our necessary action.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.



Betty S. F. Ho

w/e.
c.c client

Document Status Control Record

**S16 Application for Temporary Vehicle Repair Workshop and Open Storage
of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery, Used Electrical/Electronic Appliances
with Ancillary Workshop and Packaging Activities,
Various Lots in DD118 Tai Tong, Yuen Long**

Traffic Impact Assessment Report

Originating Organisation: LLA Consultancy Limited Unit 610, 6/F Island Place Tower 510 King's Road North Point, Hong Kong	Prepared by: SKL	SKL	Date: 8 May 2023
	Approved by: SLN	SLN	Date: 8 May 2023
	Revision No.: -		Date of Issue: 8 May 2023

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Our Ref.: pa/yl.tt/2210651
Your ref: TPB/A/YL-TT/583

By Hand and Email

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Ms. Leticia LEUNG)

15 June 2023

Dear Madam,

**S16 Application for Temporary Vehicle Repair Workshop and
Open Storage of Building Materials/Prefabricated Components, Recycling Materials,
Construction Machinery and Used Electrical/Electronic Appliances with Ancillary
Workshop and Packaging Activities with land Filling for a Period of 3 Years
Various Lots in DD118, Tai Tong, Yuen Long**

We refer to the captioned planning application submitted to the Town Planning Board on 12.12.2022. In response to TD's comments on our revised TIA submitted on 2.5.23, we would like to make clarification as in the attachment. Enclosed please find 70 copies of the Further Information your consideration.

The above information serves as clarification and response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information in accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

w/e.
c.c client

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Page 1



3 EXISTING TRAFFIC SITUATION

3.1 Existing Road Network

- 3.1.1 Tai Shu Ha Road West is a local access road serving the surrounding developments and connects to Shap Pat Heung Road.
- 3.1.2 Tai Tong Road is a district distributor connects Shap Pat Heung Road and Castle Peak Road – Yuen Long, serving as one of the major roads to the centre of Yuen Long.
- 3.1.3 Shap Pat Heung Road is a primary distributor between Lam Hau Tsuen Road and Shap Pat Heung Interchange leads to other districts.

3.2 Traffic Count Surveys

- 3.2.1 In order to appraise the existing traffic conditions, a traffic count survey was carried out on 17 March 2023 (Friday) for the time periods of 07:30 – 09:30 and 16:30 – 19:30. The locations of the surveyed junctions are shown in **Figure 3.1**.

J1 – Tai Shu Ha Road West / Tai Kei Leng Road

J2 – Tai Shu Ha Road West / Tai Tong Road

J3 – Shap Pat Heung Road / Tai Tong Road

J4 – Shap Pat Heung Road / Fung Ki Road

J5 – Shap Pat Heung Road / Tai Kei Leng Road

J6 – Shap Pat Heung Interchange

J7 – Tai Shu Ha Road East / Tai Kei Leng Road

- 3.2.2 The morning and the evening peak hours identified are 07:45 – 08:45 (AM Peak) and 18:00 – 19:00 (PM Peak). The observed 2023 traffic flows are presented in **Figure 3.2**.

3.3 Existing Junction Capacity Assessment on Peak Hours

- 3.3.1 Based on the observed traffic flows, the performance of the junctions is assessed. The results are presented in **Table 3.1** and the detailed calculation sheets are attached in **Appendix B**.

Table 3.1 Existing Junction Capacity Assessment on Peak Hours

Ref.	Junction Location	Type/Index ⁽¹⁾	AM Peak	PM Peak
J1	Tai Shu Ha Road West / Tai Kei Leng Road	Priority/DFC	1.01	1.00
J2	Tai Shu Ha Road West / Tai Tong Road	Priority/DFC	0.47	0.41
J3	Shap Pat Heung Road / Tai Tong Road	Signalized/RC	10%	21%
J4	Shap Pat Heung Road / Fung Ki Road	Signalized/RC	35%	45%
J5	Shap Pat Heung Road / Tai Kei Leng Road	Signalized/RC	71%	78%
J6	Shap Pat Heung Interchange	Roundabout/DFC	0.81	0.82
J7	Tai Shu Ha Road East / Tai Kei Leng Road	Priority/DFC	0.53	0.50

Notes: (1) RC = Reserved Capacity; DFC = Design Flow to Capacity Ratio.

**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, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., 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. 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 merit.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and 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 from the Drainage Services Department should be sought on this aspect if in doubt; 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 Applications covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/38	Pond Filling and Site Formation for Tree Plantation	11.9.1998
2	A/YL-TT/75	Pond Filling for Grass Growing and Tree Plantation	2.6.2000
3	A/YL-TT/574	Proposed Temporary Animal Boarding Establishment (Dog Kennel) for a Period of 3 Years and Filling of Land	25.11.2022

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/50@	Temporary Open Storage of Construction Machinery & Construction Materials for 12 Months	14.5.1999	(1), (2), (3), (5)
2	A/YL-TT/94	Temporary Radio Control Model Aircraft flying field for a Period of 3 Years	12.1.2001	(1), (3), (5), (6)
3	A/YL-TT/106	Temporary Radio Control Model Aircraft Flying Field for a Period of 3 Years	3.5.2002 on review	(1), (5), (6), (7), (8)
4	A/YL-TT/141	Temporary Radio Control Model Aircraft Flying & Plantation Hobby Field for a Period of 18 Months	2.5.2003 on review	(1), (5), (6), (7)
5	A/YL-TT/186@	Temporary Open Storage of Construction Materials with Ancillary Container-Converted Site Office for a Period of 3 Years	10.3.2006 on review	(1), (4), (5), (6)
6	A/YL-TT/202	Temporary Place of Recreation, Sports or Culture (Barbecue Area, Hobby Farm and Mini-motorcycle Playground) for a Period of 3 Years	9.3.2007	(1), (5), (6)
7	A/YL-TT/323@	Temporary Open Storage of Construction Materials with Ancillary Office and Workshop for a Period of 3 Years	7.3.2014	(1), (3), (4), (5), (6)
8	A/YL-TT/339@	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	12.12.2014	(1), (4), (5), (6)
9	A/YL-TT/346@	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	26.6.2015 on review	(1), (4), (5), (6)

Notes

@ Open storage related applications

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding area.
- (3) There are other zones in the OZP that can meet such demand.
- (4) Not in line with the Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses.
- (5) Approval of the application would set an undesirable precedent.
- (6) Environmental nuisance/impacts to the surrounding area.
- (7) An alternative site has already been identified in the locality.
- (8) Not desirable from flight safety point of view.

**Similar Applications within the subject “AGR” Zone
on the Tai Tong OZP since 2018**

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason(s)</u>
1	A/YL-TT/428*	Proposed Temporary Open Storage of Statues for a Period of 3 Years	1.6.2018	(1), (2), (3), (4)
2	A/YL-TT/500*	Proposed Temporary Open Storage of Construction Materials and Ancillary Car Park for a Period of 3 Years	15.9.2020	(1), (3), (4)
3	A/YL-TT/590*	Proposed Temporary Public Vehicle Park and Open Storage of Agricultural and Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	19.5.2023	(1), (3), (5)

*Category 3 area in Town Planning Board Guidelines No. 13E/13G

Rejection Reason(s):

- (1) Not in line with the planning intention.
- (2) Not compatible with the surrounding area.
- (3) Not in line with the Town Planning Board Guidelines No. 13E/13G for Application for Open Storage and Port Back-up Uses.
- (4) Approval of the application would set an undesirable precedent.
- (5) The applicant fails to demonstrate in the submission that the proposed land filling is essential.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application subject to the condition that medium goods vehicles and heavy goods vehicles should go into/from the proposed development during 10:00a.m. to 12:30p.m. and 1:30p.m. to 5:00p.m. only, as proposed by the application in the submitted Traffic Impact Assessment.

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

No adverse comment on the application.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the proposed development from drainage point of view; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, approval conditions requiring the submission, implementation and maintenance of a drainage impact assessment for the development to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no comment from landscape planning perspective; and
- according to the aerial photo of 2022, the Site is situated in a rural fringe area predominated by temporary structures, village houses, farmland, graveyard and scattered tree groups. According to the site photos (**Plans A-4a and A-4b**), the Site is partly hard-paved and partly covered with bare soil and self-seeded vegetation and wild grass is observed within the Site.

4. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the proposal subject to fire service installations being provided to his satisfaction; and
- having considered the nature of open storage, approval condition for 'the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to his satisfaction' shall be added. To address this approval condition, the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.

6. District Officer's Comments

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

His office has not received any comment from the village representatives in the vicinity.

7. Other Departments

- Chief Engineer/Construction, Water Supplies Department, Project Manager (West), Civil Engineering and Development Department and Commissioner of Police have no comment on the application.

Appendix V of RNTPC
Paper No. A/YL-TT/583

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed development at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the Site should be kept in a clean and tidy condition at all times;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the Site comprises Old Schedule Agricultural Lots 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 government land (GL)*;
 - (ii) no permission is given for occupation of ~~government land (GL)~~ (about 2,670m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed;
 - (iii) he has grave concerns given that there are unauthorised building works and/or uses on Lot Nos. 1307 and 1430 in D.D. 118 which are already subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by his department; and
 - (iv) the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) 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 his department;
- (e) to note the comments of the Commissioner for Transport that:

Sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures should 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 Tai Shu Ha Road West is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements stipulated in the "Code of Practice on

Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisance;

- (ii) the design and construction of the septic tank and soakaway system should follow the requirements of his department’s Practice Note for Professional Persons (ProPECC PN) 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department”, which should be duly certified by an Authorised Person (AP); and
 - (iii) his department’s ProPECC PN 1/94 “Construction Site Drainage” should also be followed to prevent pollution of the watercourse running through the Site during operation. Good housekeeping measures should be adopted to prevent adverse environmental impact;
- (h) to note the comments of the Director of Fire Services that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) 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 also be clearly marked on the layout plans. Good practice guidelines (**Appendix VII**) for open storage should be adhered to; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) 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) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the 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;
 - (v) 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 BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

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



十八鄉鄉事委員會 Shap Pat Heung Rural Committee

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發展局

甯漢豪局長 JP

甯局長：



元朗南發展正進行得如火如荼，可是貴局為配合發展徵收大量棕地，影響很多棕地營運者的業務與及作業者的生計。

本會收到很多棕地營運者反映突然被政府徵收土地，貴局不單沒有安排原區安置，營運者另覓合適地點重置亦面對重重困難，例如：首先申請規劃繼而申請短期租約要經過多個政府部門審批，令批核時間變得漫長；而運輸署因應交通問題，評估交通情況，亦拖延審批進度。各種因素均令棕地營運者難以儘快投入營運，嚴重影響業界運作及棕地從業員的生計。

本會認為貴局應審時度勢，有關收地應特事特辦，元朗六鄉各項發展工程陸續上馬，加上各鄉委會對當區事務最為清楚熟悉，建議貴局簡化諮詢審批程序，只要所屬鄉委會同意申請應從速處理，將收地對業界的影響減至最低，同時避免令更多從業員因此失業。此外，規劃申請編號 A/YL-TT/583 因受元朗南發展收地影響，在大樹下西路原區重置，本會贊同有關申請，懇請貴局盡快審批。

最後，懇請貴局理順並簡化諮詢審批程序。專函奉達，懇請予以考慮本會意見為盼！

此致

發展局 甯漢豪局長 JP



十八鄉鄉事委員會

主席：程振明

2023 年 3 月 15 日



十八鄉鄉事委員會 Shap Pat Heung Rural Committee

香港新界元朗攸田東路1號 Address: 1, Yau Tin East Road, Yuen Long, Hong Kong
Tel: 2476 2264 Fax: 2476 5757 Web: www.shappatheung.com E-mail: shappatheung2005@yahoo.com.hk

香港北角渣華道333號

北角政府合署15樓

城市規劃委員會

敬啟者：

新界元朗大棠丈量約份第118號約多個地段和毗連政府土地
擬議臨時汽車維修工場及露天貯物(為期3年)及相關填土工程
(申請編號：A/YL-TT/583 - 申請人提交的進一步資料)

本會經向申請人了解，由於元朗南發展收地，棕地作業者急須尋找合適地點搬遷，讓業務可以繼續營運，所以本會支持原區安置及支持上述規劃申請。

另外，在政策上本會認為受收地發展影響而急須搬遷棕地，貴會應特事特辦，經當區鄉事會同意便應盡快審批，因為鄉事會最熟悉及了解周邊的情況。此外，若有反對意見亦需要切實考慮反對人是否無理反對抑或想砌詞反對作出敲詐，部門絕不能姑息有關行為，影響棕地營運者生計。專函奉達，本會支持上述申請。懇請貴會能切實考慮本會意見。有勞之處，不勝銘感。

此致

城市規劃委員會



十八鄉鄉事委員會

主席：程振明

2023年4月11日



城市規劃委員會：

關於 A/YL-TT/583 規劃申請事宜

位於大樹下西路的 A/YL-TT/583 規劃申請，其出發點是為了更好的原區安置受元朗南發展收地而受影響的相關從業者，本人認為這項規劃申請是人之常情，因此也是讚成。

該區域用作露天倉庫，並不等於會導致交通擠塞。露天倉庫內的車輛並不會集中於高峰時期出入，而且該露天倉庫的營運者具有充足的管理經驗，會設有車輛出入的流量管理，將安排合理的時段供車輛出入，不會全部集中於一時。因此，並不會給道路的使用帶來太大負擔，居民亦無須太過擔心。

另外，本人見到有居住在附近的村民擔憂失去出入的道路，這個也是並不需要擔心。因為當該區域正式用作露天倉庫後，營運者亦會留出道路供村民出入使用，並不會出現沒有出入口的情況。

上述規劃申請的露天倉庫一旦開始運作，將帶動不少相關經濟產業的流通，例如飲食行業等。加上露天倉庫投入使用後，亦要聘請人手，可以提供不少就業機會，亦是有益於當地民生。

因此，本人讚成 A/YL-TT/583 規劃申請，也希望政府可以積極考慮。

祝

工作順利

曾漢森

元朗大棠水蕉老圍村村長 謹啟

2023 年 4 月 10 日



城市規劃委員會：

關於 A/YL-TT/583 規劃申請事宜

本人來信對 A/YL-TT/583 規劃申請表示讚成，並希望城規會可以盡快完成審批程序。

規劃申請中的大樹下西路區域，雖然原本的土地用途是農業用地，但截至申請時，該區域仍是一片荒地，並沒有人在此耕作，土地長期荒蕪，其實也是一直在造成資源浪費。

香港土地資源緊缺，加上經濟結構變化，農業佔比不斷下降，本身就有不少更改土地利用類型的先例，這是因應經濟發展需求所進行的改變，也是因勢利導。

所以，將該區域作為露天倉庫的規劃申請只是合理利用被浪費的土地資源，不但能夠安置收地後被影響的相關從業人員，也不曾對現時的農業從業者有所衝擊，可以說是取得了適當的平衡。

加上，該區域規劃為露天倉庫後，也算是增加了不少工作機會，有助激活當地經濟環境，也算是一舉多得，所以懇請 貴委員會可以對上述的規劃申請予以通過。十分感激。

祝

身體健康

簡嘉偉

元朗大棠紅棗田村村長 謹啟

2023 年 4 月 11 日



城市規劃委員會：

關於 A/YL-TT/583 規劃申請事宜

因應政府收地發展元朗南，許多原有的露天倉庫營運者及使用
者不能繼續生計，A/YL-TT/583 規劃申請與大量相關從業者的生計密
切相關，懇請 貴委員會給與考慮。

將大樹下西路相關區域作為露天倉庫使用，並不會如一些人所
擔憂的對環境造成太大影響。因為負責營運的相關管理公司是一間
已有多多年露天倉庫管理經驗的公司，往年亦曾在其他區域多次成功
進行露天倉庫的規劃申請，可見管理手段恰當，經驗充足，運營之
時並不會過多影響周邊，亦不會對環境造成不可控傷害，實在不需
要過多憂慮。

而且，將該區域規劃為露天倉庫後，其實也是增加了不少當區的
就業機會，有助於帶動相關經濟，亦是有所得益。另外，正如信首
所言，收地後，不少露天倉庫的相關從業者深受失去工作場地的困
擾，疫情下的經濟環境本就嚴峻，相關從業者也是飽受擔心及不安，
由此可見，將大樹下西路規劃為露天倉庫，實在是有他的必要之處。

綜上所述，本人衷心希望 貴委員會可以接納此項規劃申請。

祝

工作順利

元朗大棠南坑村村長 謹啟

2023年3月6日

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



KFBG's comments on two planning applications

31/01/2023 19:42

From:

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

File Ref:

2 attachments



230131 s16 TT 583.pdf 230131 s16 TT 584.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

31st January 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Vehicle Repair Workshop and Open Storage
for a Period of 3 Years
(A/YL-TT/583)

1. We refer to the captioned.
2. There are many rejected applications covering the application site and the reasons to reject one of them (A/YL-TT/323; Temporary Open Storage of Construction Materials with Ancillary Office and Workshop for a Period of 3 Years; rejected in 2014) are as follows:

(a) the development is not in line with the planning intention of the "Agriculture" ("AGR") zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis;

(b) the development under application does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13E). There is no previous planning approval granted to the site and there are adverse departmental comments and local objections against the application;

(c) the applicant fails to demonstrate that the development would not generate adverse environmental, landscape and drainage impacts on the surrounding areas;

(d) there are two areas zoned "Open Storage" ("OS") on the Tai Tong Outline Zoning Plan to cater for the use under application. The applicant fails to demonstrate why suitable sites within these "OS" zones cannot be made available for the proposed development; and

(e) the approval of the application, even on a temporary basis, would set an undesirable precedent for similar applications within the "AGR" zone. The cumulative effect of approving such applications would result in a general degradation of the rural environment of the area.

3. The current site is nearly entirely within Agriculture (AGR) zone. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention of AGR zone. We also urge the Board to consider the potential cumulative impacts of approving this application on the AGR zone of concern as the approval would set a precedent for similar cases in this AGR zone.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



致：城市規劃委員會主席_____何珮玲女仕

有關於規劃申請編號 A/YL-TT/583 事宜

何主席：

本人為元朗大樹下西路 DD118 [REDACTED] 部份及 [REDACTED] 業權人，因上述規劃申請的土地並未得業權人同意及簽署同意書，牽涉政府官地，致令土地沒有官地道路進入。現提出投訴如下：

(一) A/YL-TT/583 於 10/01/2023 在申請地點貼出的申請告示從未見過，申請人在規劃張貼後隨即撕走，這規劃申請涉及數拾個地段，張貼告示及登憲報沒有標出任何一個地段編號，業權人全不知情，實覺可疑。原本提出意見最後日期為 31/01/2023，在 24/02/2023 再次貼告示，延長提出意見至 17/03/2023，申請人於當日再次撕走告示，不讓業主們看見提出意見。據土地業權人悉知元朗南政府收地，倉戶及租客不肯搬出，政府應元朗倉庫大聯盟地主要求，特允申請人在大樹下西路租地申請農地改容忍倉地安置租戶。申請人連官地一併申請，業主們便沒有道路可行，我們要求由官地進入自己土地。（附上文件一，二，三作實）

(二) A/YL-TT/583 的規劃申請數拾地段大約 30,000 平方米及官地大約 2,670 平方米，申請人/公司私自拿土地擁有人的地段申請，

根據規劃條例 12A 及 16 的要求張貼告示於申請地點及登憲報，和去信元朗十八鄉鄉事委員會便可申請，土地擁有人全不知情。鄉事委員會沒有權代表業權人的意願，申請規劃，出租及出售。香港政府土地註冊處出了一則法「物業把關易」房屋及土地便可得到保障！房屋及土地建了上蓋有潛建，屋宇署有建築條例及任何規劃申請等等都會通知業權人，不會給別人私自處理。而根據城市規劃條例 12A 及 16 條規定必須取得擁有人的同意及簽署才可申請，但申請人/公司的意圖非常明顯是土地侵權，濫用文件。

(三) 根據本人與其他業權人傾談中，上述規劃申請的土地申請人租回來，只有小部份業權人簽了規劃同意書，其他沒有出租或已出租的業權人給申請人/公司濫用。像本人土地 [REDACTED] 已於 1997-2000 年被規劃署控訴，都是給別人濫用，而要付上法律責任。註：(當時業權人爲本人的丈夫，現爲本人) (附上文件四，五) 至於 [REDACTED] 本人只要求由官地進入作耕種 (見文件三)

(四) A/YL-TT/584 已獲城規會連官地批准，A/YL-TT/583 都是同一申請人/公司，現已無官地進入，將所有道路圍封，迫業權人低價出租或出售，城規會偏幫申請人，欺壓業權人。政府元朗南收地，要元朗大

樹下西路農地作容忍倉，沒有知詢土地擁有人的意向，對
A/YL-TT/583 土地擁有人不公平，如是政府收地作別論。 現本人懇請
貴 會必須審視 A/YL-TT/583 的申請程序是否差錯，請申請人提交所
有業權人的同意申請書及簽署。這宗申請牽涉數拾塊土地，業權人不
能瞞在鼓裡！ 本人會知詢法律意見及投訴相關政府部門，或公開報導
於公眾評理！！

提意見人：

業權人 DD118

DD118

廖莉霞上

13/03/2023

地址：

(三)



(1722)



規 劃 署
Planning Department
Hong Kong

中央執行管制及檢控組
Central Enforcement &
Prosecution Section

來函編號 Your Reference:

來署編號 Our Reference: (31) in CEP/E/YL-TT/78 (II)

圖文傳真 Fax No.: 2484 9997 (一般 General) 2485 2665 (機密 Confidential)

電 話 Tel.: 2487 6391

電子郵址 E-Mail: ceppd@pland.gcn.gov.hk



簡喜祥先生

簡先生：

新界元朗
第118約地段1304號土地用途事宜

你本年九月九日來信提及標題事宜，現回覆如下：

- (一) 本署最近調查標題附近地點時，發現上述地段西面部分被包括入一個露天存放建築物及機械的場地內。根據城市規劃條例，該發展為一項違例發展。如果有關該發展的負責人及土地業權人不中止該發展或取得規劃許可，是會受到本署的規劃管制及檢控行動。
- (二) 若土地被人非法佔用作違例發展，身為土地業權人，亦需負上業權人的法律責任，有可能會被本署檢控。如果你發現土地被人非法佔用，你應尋求法律意見，以便向佔用人採取行動。本署保留向有關土地業權人，採取法律行動的權利。

如果你有任何問題，歡迎你與本信代行人聯絡。

總城市規劃師／
中央執行管制及檢控
(羅民 代行)

日期：二零零零年九月十九日

ML/CCL/sp

R/DL-1



規劃署
Planning Department
Hong Kong

中央執行管制及檢控組
Central Enforcement &
Prosecution Section

來函檔號 Your Reference

本署檔號 Our Reference

圖文傳真 Fax No.:

電話 Tel.:

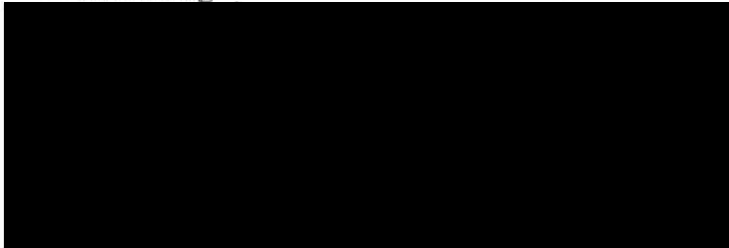
(17) in CEP/E/YL-TT/78 II

2484 9997

2487 5325

5 February 1999

Kan Hi Cheung



Dear Sir/Madam,

Town Planning Ordinance
(Chapter 131 of the Laws of Hong Kong)

NOTICE UNDER SECTION 23(4A)
Unauthorized Development at




Further to the notice under section 23(1) of the Town Planning Ordinance ("the Ordinance") referenced (17) in CEP/E/YL-TT/78 dated 13 July 1998 which was served on you, the Director of Planning is satisfied that the unauthorized development has been discontinued.

I enclose herewith a notice under section 23(4A) of the Ordinance. A Chinese version of this letter and the said Notice are attached for your reference.

Should you have any questions, please contact Mr. Chui Kai Tai at 2487 5298.

Yours faithfully,


(Mrs. A. YUEN)
for Director of Planning

KTC/AY/sp

[YL-TT/78 : S23(4a) (CWord7.0) P.1/3]

Level 10, Metroplaza Tower 1, 223 Hing Fong Road, Kwai Fong, N.T.
新界葵芳興芳路223號新都會廣場第一座10字樓

致：城市規劃委員會主席_____何珮玲女仕

有關規劃申請編號 A/YL-TT/583 跟進事宜

何主席：

本人為元朗大樹下西路 [REDACTED] 業權人，因上述規劃申請的土地未得本人同意及簽署同意書，規劃署已剔除了，但是本人另一塊土地 [REDACTED] 放了兩部車輛已無官地駛出。

現提出跟進投訴如下：

(一) A/YL-TT/583 也於 11/04/2023 在申請地點貼出告示，申請人/公司隨即撕走，本人於 17/04/2023 去電規劃署簡嘉露女仕告知，她答允再貼及張貼大橫額告示，可都是沒有標出任何一個地段號碼。城市規劃委員會覆信中請看第一段() 附件一，附件二 附表申請編號每個都列明申請地段。惟獨上述申請沒有地段號碼怎樣知道自已的土地有否給人濫用申請，是否上述申請得到所有地段業權人簽署同意書，本人了解地段業權人都不清楚及從未簽署。附件三，大橫額也沒有列明地段號碼叫業權人自行猜估，附件四，(本人親往元朗民政事務查核，才知道 dd118 lot 1304 地段已剔除) 附件五，地段號碼實在太細小，請列明地段號碼於大橫額內，讓所有業權人清楚知道自已的土地是否被人濫用申請規劃！

(二) A/YL-TT/583 未獲城規會批准，現已填土及打石屎圍封官地做

了露天倉，實行先斬後奏，本人地段 [REDACTED] 的車輛怎樣駛出？ 有些土地擁有人自己未有出租，給申請人/公司濫用申請蒙在鼓裡 有些土地擁有人出租價格未如理想，沒有簽署同意書，有些土地擁有人為多人，祇找其中一人，其他都蒙狂鼓裡！上述申請個案實覺可疑，申請數拾地段大約 30,000 平方米及官地 2,670 平方米，申請人可先做倉，後申請，對其他人/地方的申請個案不公允！ 附件六，本人可將車輛由官地拖出，現已成了露天倉，地政處還未批官地申請，申請人/公司圍封官地，是否規劃署已默可呢！

（三）政府在元朗南收地，房東倉主安置賠償未傾妥，盲搶新界土地，妄顧村民財產，剝奪倉主權益，無倉地可以用，倉主要求增加倉用地的橫額插遍元朗南。

（四）政府應元朗倉庫大聯盟倉主要求，特允申請人/公司在大樹下西路申請農地改容忍倉安置。元朗南倉主可獲政府賠償金額及認可找土地做倉地，但是卻要大樹下西路上述申請個案土地擁有人低價出租/出售，實覺欠公允！城規會應資訊土地擁有人的意向，鄉事委員會沒有權代表業權人的意願，申請規劃，出租及出售。鄉下人大多數都不識字，很容易受人欺騙。政府必須公開、公平及公正對待每一位土地擁有人，土地無論是祖先留下還好，自行用金錢購買回來的更可悲，申請人/公司強搶土地，剝奪權益，一定不能容忍。本人保留

向相關政府部門投訴或公開報導於公眾評理！！

提意見人:

業權人:

廖莉霞上

28/04/2023



地址：

電話：

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

電 話 Tel: 2231 4323

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TT/583

郵遞函件

廖莉霞女士

廖女士：

在劃為「農業」及「露天貯物」地帶的
新界元朗大棠丈量約份第 118 約多個地段和毗連政府土地
作擬議臨時汽車維修工場及露天貯物(為期三年)
(申請編號：A/YL-TT/583)

城市規劃委員會(下稱「城規會」)秘書處於 2023 年 3 月 14 日收到你的來信，對題述申請的申請程序表達意見。

根據記錄，申請人並非「現行土地擁有人」，但申請人提交規劃申請前已經遵守有關「按照《城市規劃條例》第 12A 及 16 條的規定取得擁有人的同意／向擁有人發給通知」的城規會規劃指引編號 31A 的要求，在申請地點的顯明位置貼出關於該申請的通知，並在兩份香港中文報章及一份香港英文報章就該申請刊登一次通知。上述通知已列明該申請所關乎的每一個地段

另外，根據《城市規劃條例》(下稱「《條例》」)的規定，城規會須在規劃申請供公眾查閱期間的首三個星期內，每星期一次在兩份每日出版的本地中文報章及一份每日出版的本地英文報章刊登通知；或於公眾查閱期間開始時，在該申請所關乎的土地上或附近的顯明位置或在該土地上任何處所或構築物上的顯明位置貼出通知。

請備悉，城規會已按條例的規定在報章刊登該申請的通知。規劃署亦已分別於 2023 年 1 月 10 日及 2023 年 2 月 24 日在申請地點附近貼出通知，並就該申請知會新界鄉議局、十八鄉鄉事委員會及相關元朗區議會議員。除此之外，城規會也採納了額外的行政措施，以更妥善地公布資料，包括在城規會秘書處、規劃資料查詢處和元朗民政事務處辦事處，張貼關於申請的通知和摘要，當中夾附了顯示申請地點界線的位置圖。同時，該通知及摘要已上載至城規會網頁供公眾查閱：

https://www.info.gov.hk/tpb/tc/plan_application/A_YL-TT_583.html

附表

申請編號	地點	申請用途／發展	進一步資料	就進一步資料提出的期限
A/TM-LTY/426	新界屯門藍地丈量約份第130約地段第531號餘段、第532號D分段餘段及第532號餘段和毗連政府土地	擬議略為放寬地積比率及建築物高度限制，以作住宅發展及商店及服務行業用途	回應部門的意見及提交一份經修訂的交通影響評估，空氣質素影響評估報告及視覺影響評估報告的替代頁。	2023年4月
A/YL-TYST/1201	丹桂村南食水配水庫旁的政府土地	擬議略為放寬建築物高度及地積比率限制以作准許的公營房屋發展	申請人回應部門的意見，並提交經修訂的交通及運輸影響評估和排污影響評估。	2023年4月18日
A/YL-NSW/308	元朗南生圍丈量約份第104約地段第3250號B分段第49小分段（部分）及毗連的政府土地	擬議臨時商店及服務行業（便利店）（為期3年）	申請人提交進一步資料，包括新的消防裝置建議及排水建議。	2023年4月25日
A/ST/1013	新界大圍車公廟路以南丈量約份第184約地段第60號A分段、第60號B分段及第561號和毗連政府土地	靈灰安置所	申請人提交各項經修訂的影響評估報告及計劃，以回應部門及公眾意見。	2023年5月2日
JTM/578	新界屯門掃管笏丈量約份第374約地段第491號（部分）、第492號（部分）、第495號餘段（部分）、第498號餘段、第500號（部分）、第501號（部分）、第502號餘段（部分）、第503號及第717號餘段及毗連政府土地	擬議社會福利設施（安老院舍）及公眾休憩用地	申請人提交進一步資料，包括回應部門的意見、經修訂的布局設計圖及平面圖、經修訂的環境評估、經修訂的交通影響評估，以及排污影響評估的替換頁。	2023年5月2日
TT/583	元朗大棠丈量約份第118約多個地段和毗連政府土地 沒有地段號碼	擬議臨時汽車維修工場及露天貯物（為期3年）及相關填土工程	申請人修訂地盤界線、地盤面積及布局設計，以及提交填土工程平面圖和經修訂的位置圖。申請人亦回應運輸署的意見，並提交經修訂的交通影響評估和申請書的替換頁。	2023年5月2日

23年4月11日

城市規劃委員會

附二

TOWN PLANNING BOARD
APPLICATION FOR
SUBMISSION OF

pursuant to section 16(2)(b) of the Town Planning Ordinance (the Board) has published the application for submission of the Board has accepted the information included in the application for inspection during normal office hours.

(i) the

(ii)

make copies applicable by the

普通
GENERAL

十八鄉

民政事務署

Indicate below the Title of the officer to whom the file is being addressed

日期 Date	致 To	日期 Date	致 To	日期 Date	致 To	日期 Date	致 To	日期 Date	致 To	日期 Date	致 To	日期 Date	致 To	日期 Date	致 To
------------	---------	------------	---------	------------	---------	------------	---------	------------	---------	------------	---------	------------	---------	------------	---------

0.5.2023

附件 ④



附件 ~~五~~ 五

搜尋版面

位置

土地記錄搜尋結果

DD 118 1461 RP

產品種類

航空照片及影像產品

空間數據與地形圖

專題地圖

地籍測量記錄

重繪圖則

其他部門地圖/圖則

搜尋開放數據 (地理空間)

30m

northing: 837 097, easting: 822 152



7
1341

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

參考編號

Reference Number:

230314-103355-97738

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

14/03/2023 10:33:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/583

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 黃佩琳

意見詳情

Details of the Comment :

本人提出強烈反對，大樹下西路是一條來回線的馬路，供崇山新村、塘頭埔村、瓦窰頭村、大旗嶺村、水蕉老圍、南坑村、黃泥墩村、白沙村等，的居民出入使用。自從上址一帶有露天倉庫，每天早上七點半至九點。黃昏五點至到六點半。均非常擠塞，有大量貨車輕型貨車貨櫃車出入，令到村民出入飽受塞車之苦。尤其是大樹下西路轉去大旗嶺路的路口，延伸到十八鄉迴旋處同樣非常擠塞。每天小孩上學，成人上班，要用出超過半小時的時間在路上塞車。影響本區交通的73號小巴專線運作。本人代表多條村內向貴處提出強烈反對。

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

參考編號

Reference Number:

230314-103829-37723

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

14/03/2023 10:38:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/583

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃子光

意見詳情

Details of the Comment :

本人提出反對，大樹下西路以後很多露天倉庫，令到上址環境衛生惡劣雜草叢生，故此提出強烈反對不需要再增加露天倉庫於上址一帶。

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

參考編號

Reference Number:

230314-104210-88323

提交限期

Deadline for submission:

17/03/2023

提交日期及時間

Date and time of submission:

14/03/2023 10:42:10

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/583

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 潘詠文

意見詳情

Details of the Comment :

本人提出反對，以上山坡本來是一片綠油油的平原，而今業主及商人為了牟取暴利，填平綠色的山坡改咗露天倉庫實在有違保護環境。本人反對並建議業主歸還綠色田野。愛護山林愛護樹木。

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

參考編號

Reference Number:

230609-120032-75118

提交限期

Deadline for submission:

09/06/2023

提交日期及時間

Date and time of submission:

09/06/2023 12:00:32

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/583

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. s.y tsang

意見詳情

Details of the Comment :

致城規會：

本人為曾亮生祖堂 司理本人就大樹下西路A/YL-TT/583之申請作出以下陳述：
本祖堂之土地為DD118LOT1398S.A&B、1412、1435、1536被包括在以上的申請內容上，
為保障祖堂及有份人士之權益，本人在此表達，本人未曾(授權,租,借)及在沒有有關會議
記錄的情況下而給予有關申請事而。
所以 特以此意見書向城規會表達關注及反對有關申請。
此意見書雖然以祖堂及有份人士利益為前題，在觀現下的交通配套以至道路有不勝負荷
的憂慮下，應以予反對。謝謝！

城市規劃委員會,

就貴會擬批出 A/YL-TT/583 規劃申請
提出意見。望貴會預留一條官路給里面的
村民人車出入。因原先就有路可供人
車出入。希望保留。

此

致!



提議人村民
1-3-2023



申請地點
Application Site

TAI SHU HA ROAD WEST

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



A/YL-TT/583 DD 118 Tai Tong

24/01/2023 03:05

From:

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

File Ref:

A/YL-TT/583

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area : About 30,000sq.m Includes Government Land of about 2,670sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Repair Workshop / Open Storage / 24 Vehicle Parking

Dear TPB Members,

So the solution to the 'housing' issue is to rezone Green Belt and farm land to residential and then to justify the creation of new brownfield operations by encouraging encroachment onto the remaining farm land.

When the plans for the new towns were touted, the community was assured that this would be progress towards the elimination of brownfields not the creation of new ones. Officials pledged that the operations to be evicted from the lots requisitioned for housing would be accommodated in purpose built compounds.

However applications like this prove that the pledges made were expedient lies and that rather than improve conditions in NT, the outcome will be nothing more than high rise developments surrounded by new brownfields.

Approval of this application will underline the extent of the empty promises, particularly as almost 3,000sq.mts is government land.

Mary Mulvihill

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



Re: A/YL-TT/583 DD 118 Tai Tong
01/05/2023 03:36

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members,

The applicant proposes filling in the entire site. However according to Google Maps there are trees on part of the site, but there is no mention of tree felling.

Questions please.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 24 January 2023 3:05 AM CST
Subject: A/YL-TT/583 DD 118 Tai Tong

A/YL-TT/583

Various Lots in D.D. 118 and Adjoining Government Land, Tai Tong

Site area : About 30,000sq.m Includes Government Land of about 2,670sq.m

Zoning: "Agriculture" and "Open Storage"

Applied use: Repair Workshop / Open Storage / 24 Vehicle Parking

Dear TPB Members,

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However applications like this prove that the pledges made were expedient lies and that rather than improve conditions in NT, the outcome will be nothing more

than high rise developments surrounded by new brownfields.

Approval of this application will underline the extent of the empty promises, particularly as almost 3,000sq.mts is government land.

Mary Mulvihill

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.