

**TOWN PLANNING BOARD GUIDELINES FOR
APPLICATION FOR FACTORY / WORKSHOP / WAREHOUSE USE
WITHIN UNSPECIFIED USE AREA ON
DEVELOPMENT PERMISSION AREA PLANS
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Scope and Application

- 1.1 About 60% of the land within the Development Permission Areas (DPAs) are designated as "unspecified use" areas. While the general planning intentions for these areas have largely been indicated in the explanatory statements of the respective DPA plans, the specific land use zonings for these areas have yet to be considered in relation to sub-regional development options and development constraints when the relevant Outline Zoning Plans are prepared. Thus only traditional uses in the New Territories are permitted as of right within the "Unspecified Use" areas. They are listed in the Notes of DPA plan. All other uses require permission from the Town Planning Board (the Board).
- 1.2 As there are many planning applications for factory / workshop / warehouse developments in the "unspecified use" areas, it is considered useful to publish some general guidelines for this type of applications so that prospective applicants will be made aware of the Board's requirements prior to submitting their applications. However, each application will still be assessed on its individual merits.

2. Factory / Workshop / Warehouse

A factory/workshop is defined as any place, structure, building or part of the building in which the articles are manufactured, altered, assembled, cleansed, repaired, ornamented, finished, adapted for sale or broken up or demolished or in which materials are transformed and packaged. It also includes vehicles repair garage but excludes concrete batching plant. As distinguished from conventional flatted factory, the industrial operation involved in a factory/workshop in the rural areas of the New Territories is usually of a smaller scale and less sophisticated nature. As regards warehouse/godown, it means any place, building or part of a building for the storage of raw materials and goods including the carrying out of ancillary bulk breaking and packaging, but excluding the storage of any dangerous goods to which section 3 of the Dangerous Goods Ordinance (Cap.295) applies.

3. Main Planning Criteria

- a. The proposed development should be in line with the general planning intention for the area as stated in the explanatory statement of the relevant DPA plan as far as possible. Justifications are required for any departure from this intention.
- b. In general, the proposed development should be compatible with its surrounding land uses, particularly in those areas where the proposed development is in close proximity to rural settlements, well-established agricultural areas or areas with scenic, environmental and ecological value. It should not constitute an environmental nuisance or cause interface problems with existing developments.

- c. The applicant should demonstrate that the proposed development would not overstrain the capacity of the existing and planned infrastructure such as sewerage, drainage, road network and water supply. Submission of relevant impact studies on traffic and drainage may be required.
- d. The proposed development should not have significant adverse impacts, such as odour, dust, smoke, glare, noise, vibration, wastewater and solid waste, upon the surrounding environment. Applications should include basic information on proposed activities, possible environmental impacts on the surrounding area and possible mitigating measures to reduce any adverse impact. An environmental impact assessment would be required for an application which may cause such problems.
- e. The proposed development should not cause visual intrusion/impact to the surrounding areas. Where there are visual impacts, they should be mitigated by appropriate measures such as planting and screening walls.
- f. The applicant should ensure that adequate vehicular access is provided. Also, parking, loading/unloading facilities should be provided in accordance with the Hong Kong Planning Standards and Guidelines for industrial use.
- g. The maximum permitted site coverage should not generally exceed 25%. Where a larger site coverage is required on environmental and operational grounds, appropriate justification should be provided.
- h. The height of the proposed development should generally be limited to 7.62 metres. Where a greater building height is required on operational grounds, justification should be provided.
- i. In general, for factory/workshop and warehouse storing combustible materials, water supply for fire fighting purpose should be provided at the site if the unimpeded distance of the site from the nearest existing pedestal fire hydrant on public roads is more than 500 metres. The required water supply should be in the form of pedestal fire hydrants with adequate flow and pressure or a 245m³ capacity water tank subject to individual assessment.