

**Executive Summary**

1. The application site (the Site) is on Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, Yuen Long, New Territories.
2. The site area is about 1,635 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area partly zoned “Village Type Development” (“V”) and partly zoned “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 4 nos. of single-storey temporary structures are provided for warehouse, container storage, toilet, guard room and office use. The gross floor area is about 1,381 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

**行政摘要**

1. 申請地點位於新界元朗廈村丈量約份第 124 約地段第 34 號（部分）、第 35 號（部分）、第 40 號餘段（部分）及第 41 號餘段（部分）。
2. 申請地點的面積約 1,635 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」及「休憩用地」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）」。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 4 個臨時單層構築物作貨倉、貯物貨櫃、洗手間、守衛室及辦公室用途，總樓面面積約 1,381 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Warehouse	1,174	1,174	10	1
2	Canopy (40 ft container storage x 4 underneath)	109	109	6	1
3	Canopy (Toilet and office underneath)	46	46	4	1
4	Guard Room	52	52	4	1
<b>Total</b>		<b><u>1,381</u></b>	<b><u>1,381</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.84	84.5%		

10. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
11. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
12. 2 nos. of parking space for medium goods vehicles (MGV) and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Tin Ha Road via a local track leading to the ingress to its south.

### Similar Applications

13. There are 9 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” or “O” zones on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/282	Renewal of Planning Approval for Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	22.1.2021
A/HSK/387	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	12.8.2022
A/HSK/401	Proposed Temporary Warehouse for Storage of Construction Materials, Machinery and Spare Parts for a Period of 3 Years	23.9.2022
A/HSK/424	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	13.1.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023