

S.16 Planning Application

The Renewal of Planning Approval for Temporary Open Storage
of Containers for a Period of 3 Years

at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and
Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part),
2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426,
2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part),
2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977
S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part)
in D.D. 129 and Adjoining Government Land, Ha Tsuen,
Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

April 2025

Executive Summary

The application site is situated at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 19,100m².

The application site is subject to the latest planning permission No. A/HSK/378 for temporary open storage of containers for a period of 3 years. All planning approval conditions of the latest permission have been complied. In order to continue the open storage use, this planning application under S.16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for temporary open storage of containers for a period of 3 years on the application site.

According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, the application site is currently zoned 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O") and "Road". The planning intention of the "R(B)2", "O" and "Road" zone could not be realized in the coming 3 years due to land resumption of the application site for the development of Phase 3 of Hung Shui Kiu New Development Area is yet to commence.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)"*, the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Besides, the applicant had complied with all the relevant approval conditions in the previous planning permission.

The proposed development is on temporary basis and will not result in any long-term adverse impacts to the planning intention of the area. Besides, the adjoining land lots are almost wholly occupied for open storage and port back-up uses such as logistics centres, temporary warehouses, container depot and open storage yards. Almost all of them were either in 'existing use' or granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hours of the proposed development is 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the renewal of planning approval for temporary open storage of containers for a period of 3 years on the application site.

行政摘要

申請地點位於新界元朗廈村丈量約份第 128 約地段第 26 號餘段(部份)，第 29 號餘段(部份)，第 31 號餘段(部份)及丈量約份第 129 約地段第 2401 號(部份)，第 2402 號，第 2403 號(部份)，第 2404 號(部份)，第 2409 號餘段(部份)，第 2420 號餘段(部份)，第 2422 號餘段(部份)，第 2423 號(部份)，第 2424 號(部份)，第 2426 號，第 2427 號(部份)，第 2428 號，第 2429 號，第 2430 號(部份)，第 2431 號(部份)，第 2432 號(部份)，第 2439 號(部份)，第 2974 號(部份)，第 2975 號 A 分段(部份)，第 2975 號 B 分段(部份)，第 2977 號 A 分段(部份)，第 2979 號(部份)，第 2980 號(部份)，第 2982 號餘段及第 2983 號餘段(部份)和毗連政府土地。申請地點的面積約為 19,100 平方米。

申請地點曾獲城市規劃委員會批出規劃許可，編號 A/HSK/378，作為期三年的臨時露天存放貨櫃用途。申請人已履行所有先前規劃許可的附帶條件。為延續露天存放用途，申請人特此提交本規劃申請，為批給在申請地點作臨時露天存放貨櫃用途的規劃許可續期三年。

根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「住宅(乙類)2」，「休憩用地」及「道路」用途。而因政府對申請地點還未開展收回土地作洪水橋新市鎮第三期發展的關係，「住宅(乙類)2」，「休憩用地」及「道路」地帶的規劃意向於未來三年將難以實現。

根據城市規劃委員會規劃指引編號 13G(擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請)中所述，擬議發展符合該規劃指引。因為申請地點是曾獲批規劃許可及在先前分區計劃大綱圖准許的現有露天貯物及港口後勤用途。此外，申請人已履行先前規劃許可的所有附帶條件。

擬議用途只屬臨時性質及不會對此地區的規劃意向帶來長遠的不利影響。此外，考慮到地區環境，申請地點附近的地段現時大多用作露天存放及港口後勤用途如物流中心、臨時貨倉、貨櫃場及露天貯物用途。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都屬於“現有用途”或已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議發展的營業時間為星期一至星期六上午七時至下午九時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准為批給在申請地點作臨時露天存放貨櫃用途的規劃許可續期三年。

**Supplementary Planning Statement for the Renewal of Planning Approval for
Temporary Open Storage of Containers for a Period of 3 Years at Lots 26 RP (Part),
29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404
(Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426,
2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part),
2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP,
2983 RP (Part) in D.D. 129 and Adjoining Government Land,
Ha Tsuen, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. Tang Cheuk Lun (鄧焯倫), the occupier of Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. (**Figure 1**). The applicant would like to solicit the Board's sympathetic consideration for approving the renewal of planning approval for temporary open storage of containers for a period of 3 years.

1.1.2 The application site is subject to the latest planning permission No. A/HSK/378 for the same use. All planning approval conditions of the latest permission have been complied. The relevant approval letters are attached in **Annex I**. In order to continue the open storage use, this planning application under S.16 of the Town Planning Ordinance intended to renew the latest planning approval for a period of 3 years.

1.1.3 The applicant intends to demonstrate that the renewal of planning approval would not generate undesirable impacts to the vicinity. Besides, the applicant has provided a number of mitigation measures as explained in the succeeding paragraphs to ensure no adverse nuisance would be generated. The applicant wishes that Town Planning Board could give favourable consideration to the application.

1.2 Site Particulars

1.2.1 The application site is irregular in shape and possesses an area of about 19,100m².

1.2.2 The application site is served by a paved 10m wide vehicular access leading from Lau Fau Shan Road. The ingress/egress is situated at the eastern part of the application site.

- 1.2.3 The entire site boundary has been erected with site fencing. The surface of the application site has been hard paved.
- 1.2.4 The application site is generally surrounded by open storage and port back-up uses. To the immediate north, there is a similar open storage yard for containers. Logistic centres are found to the north and south of the site and to the northeast of the site at the opposite side of Lau Fau Shan Road. Some similar open storage yards were also found to the north and further southwest of the application site. It is noteworthy that these activities are either ‘existing use’ or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance.

1.3 Lease Conditions

- 1.3.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The application site is subject to the latest planning permission No. A/HSK/378 for the same use. The applicant approached to the Lands Department and applied Short Term Waiver to regularize the temporary structures at the application site. It shows that the applicant is sincere and due diligence in complying the regulations by the Government.

1.4 Planning Context

- 1.4.1 The application site is zoned ‘Residential (Group B)2’ (“R(B)2”), ‘Open Space’ (“O”) and “Road” according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (**Figure 2**). Referring to the OZP, the “R(B)2” zone is intended for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Town Planning Board. The “O” zone is intended for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 1.4.2 Although the applied use is not belonged to either column 1 or column 2 of the “R(B)2”, “O” and “Road” zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant’s intention to submit this application for the renewal of planning approval for this temporary use for another 3 years with the provision of the following justifications.

- 1.4.3 “Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)” is applicable when considering the current planning application. This application conforms with the Guidelines in a large extent and further illustration will be given in **Section 3.1** below.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to nine previous planning permissions for open storage of containers since 2001 [TPB Ref.: (i) A/YL-HT/184, (ii) A/YL-HT/275, (iii) A/YL-HT/385, (iv) A/YL-HT/542, (v) A/YL-HT/622, (vi) A/YL-HT/790, (vii) A/YL-HT/1031, (viii) A/HSK/161 and (ix) A/HSK/378]. The latest planning permission No. A/HSK/378 for temporary open storage of containers for a period of 3 years was approved on 15.7.2022 with conditions. The approved use is the same to the applied use of the current application. The applicant has complied with all the conditions imposed to the previous planning permissions.
- 1.5.2 In order to continue the use, the applicant hereby submitted this planning application under S.16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for temporary open storage of containers for a period of 3 years on the application site.

Section 2 – Development Proposal

2.1 Site Planning

The layout of application site and all development parameters remain the same as the latest planning permission No. A/HSK/378 and were recapped below:

- 2.1.1 The application site occupies an area of about 19,100m². The application site has been hard paved.
- 2.1.2 The site ingress/egress is arranged at the eastern part of the site and abutting Lau Fau Shan Road. **(Figure 3)**
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 10 parking spaces of 16m x 3.5m for container trailer/tractor and 2 parking spaces of 7m x 3.5m for private car/light goods vehicle are proposed **(Figure 3)**.
- 2.1.5 The opening time of the proposed development is 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.

- 2.1.6 No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 2.1.7 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.8 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots except the south-western site boundary which is bounded by noise barrier.
- 2.1.9 No stacking of containers within 5m of the periphery of the site will be carried out.
- 2.1.10 The stacking height of containers stored on the site shall not exceed 8 units at all times.
- 2.1.11 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

- 2.2.1 The proposed development is accessible by a vehicular track leading from Lau Fau Shan Road. Site ingress/egress is arranged at the eastern part of the application site.
- 2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow even in peak hours. The proposed development is not a new development and it intends to continue the existing business for another period of 3 years. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.

2.3 Environmental Commitments

- 2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site has been hard paved to avoid any fugitive dust impact due to vehicle movements.

Noise

No operation will be held in-situ during sensitive hours from 9:00 p.m. to 7:00 a.m. next morning. No operation will be held on Sunday and public holidays.

Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Commitments

- 2.4.1 The ingress/egress of the application site is abutting Lau Fau Shan Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.
- 2.4.2 To meet approval conditions (l) and (m) of the previous planning permission No. A/YL-HT/1031, the applicant had implemented the accepted landscape proposal to the satisfaction of the Planning Department. A such, planning condition (l) and (m) of the planning permission No. A/YL-HT/1031 had been duly complied with. After that, all existing trees and landscape plants have been maintained at all time in order to comply with planning conditions (h) imposed to the latest planning permission No. A/HSK/161.
- 2.4.3 In accordance to the accepted landscape proposal, existing trees were found along the site periphery for screening purpose. All the existing trees will be preserved. The applicant had provided approximately 2.75m high *Ficus microcarpa* at a spacing of 4m along the site periphery to enhance the screening effect. It is noted that no tree is proposed near the ingress/egress because the passing through of container trailer/tractor may damage the trees and it is the common boundary of another open storage of containers.
- 2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:
- (i) No open storage will be carried out within the 1m diameter of all the trees within the site boundary;
 - (ii) Remove climbers and weeds regularly;
 - (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
 - (iv) Irrigate the trees at regular interval; &
 - (v) Replace dead tree, if any.
- 2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

2.5 Drainage Commitments

- 2.5.1 The applicant had implemented the accepted drainage proposal and maintained the drainage facilities to comply with planning conditions (h) and (i) imposed to the previous planning permission No. A/YL-HT/1031. Besides, the applicant has submitted the condition record of the existing drainage facilities and regularly cleaned and duly maintained the existing drainage facilities in order to comply with

planning conditions (i) and (j) imposed to the planning permission No. A/HSK/161 and approval conditions (c) and (d) imposed to the latest planning permission No. A/HSK/378.

2.5.2 The applicant has regularly cleaned the surface U-channel to make sure that no obstruction of drainage facilities is resulted. The applicant will take whole responsibility to maintain the implemented drainage facilities at his own expense.

2.5.3 The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**.

2.6 Fire Services Installations Commitments

2.6.1 The applicant has provided fire extinguishers within 6 weeks in order to comply with approval condition (e) imposed to the planning permission No. A/HSK/378. Besides, the fire service installations proposal was accepted and duly implemented to the satisfaction of the relevant Department in order to comply with approval conditions (f) and (g) imposed to the planning permission No. A/HSK/368.

2.6.2 It is confirmed that there is no storage of combustibles within the application site. Besides, it is confirmed that there is no change in layout and use from the previous planning permission No. A/HSK/378.

2.6.3 The FSI proposal approved in the previous planning permission No. A/HSK/378 is shown in **Figure 6**.

Section 3 – Planning Justifications

3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)

3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the abovementioned guideline. Referring to the Guideline, it is stated that “*The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.*” (Section 3.1 of the Guideline).

- (ii) *“For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.” (Section 3.2 of the Guideline).*
- (iii) Referring to the latest planning permissions No. A/HSK/378, all approval conditions have been dully complied with. It shows that the application site is in line with the TPB PG-No. 13G. Besides, the implementation of NDA development on the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.
- (iv) The applicant had provided landscape and drainage facilities at the application site to comply with the planning conditions imposed to previous planning permissions. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas.
- (v) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site.
- (vi) No excessive or on-going operative noise will be emitted from proposed development.

3.1.2 The above considerations showed that the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, the application has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality. The Board could therefore give favourable consideration of the application.

3.2 All Approval Conditions of the Latest Planning Permissions were Complied With

3.2.1 The application site is subject to the latest previous planning permissions No. A/HSK/378. It should be emphasized that all approval conditions are dully complied with by the applicant. It shows that the applicant is a sincere and consciousness person in complying the regulations stipulated by the Town Planning Board. Therefore, the effort of the applicant should be positively awarded by the Board and

the renewal of planning approval should be granted to the applicant accordingly.

3.3 The proposed Development would not Jeopardize the Long Term Planning Intention of the Area

3.3.1 The planning intention of the “R(B)2”, “O” and “Road” zone where the application site falls within could not be realized within the coming 3 years because land resumption of the application site for the development of Phase 3 of Hung Shui Kiu New Development Area is yet to commence.

3.3.2 Further, the proposed development is temporary in nature and it would not jeopardize the long term planning intention of these zone. While the zoning of the land and its planning intention should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources.

3.4 Planning Application in Close Proximity to the Application Site was Approved under the Same Planning Circumstance

3.4.1 The current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage of containers and private car uses, warehouses and logistics centres. The application site is adjoining to a good number of open storage yards and port back-up uses such as logistics centres, warehouses and container depot. It is noteworthy that significant numbers of them were granted with temporary planning approval by Town Planning Board such as TPB Ref.: A/HSK/368, 391, 439, 456 & 521 and A/YL-LFS/426 & 521 at the other side of Lau Fau Shan Road. The application site is also subject to the latest planning permission for temporary open storage of containers approved in 2022 (TPB Ref.: A/HSK/378).

3.4.2 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.

3.4.3 The applicant would like to pinpoint that his proposed development is similar to those open storage yards and port back-up activities previously approved by the Town Planning Board. Also, the environment surrounding the application site no significant change and there will be no major development nearby.

3.4.4 The applicant understands and supports that the Board would assess the individual merits of each application. However, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

3.5 The Proposed Development is Compatible with the Surrounding Environment

3.5.1 The “R(B)2”, “O” and “Road” zone where the application site falls within is currently mainly filled with open storage yard, logistics centre and container depot. The application site is surrounded by a good number of open storage and port back-up activities at all directions. It is noteworthy that significantly numbers of them are either ‘existing use’ or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. A Town Planning Board’s approved temporary open storage of containers for a period of 3 years is found to the immediate north of the application (TPB Ref.: A/HSK/368).

3.5.2 The proposed development would generate no significant impact to its surrounding. With regards to the adjoining similar uses particular most of them were either ‘existing use’ or Town Planning Board’s approved use on temporary basis, the proposed development is compatible with the surrounding environments.

3.6 Insignificant Traffic Impact

3.6.1 The application site is abutting Lau Fau Shan Road. It has been used for temporary open storage of containers use with approvals of Town Planning Board since 2016. The applicant intends to continue the business at the application site under planning permission for a period of three years.

3.6.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)
Private car/ Light goods vehicle	0.14	0.14	1	1
Container trailer/ tractor	3.21	3.21	9	9
Total	3.35	3.35	10	10

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 9:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car/light goods vehicle and container trailer/tractor are taken as 1 and 3 respectively.

Note 3: Morning peak is defined as 7:00a.m.to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 3.6.3 As shown in above estimation, traffic generation and attraction in both peak hours and in average are not significant.
- 3.6.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.7 Insignificant Environmental Impact

- 3.7.1 The proposed development, i.e. temporary open storage of containers for a period of 3 years, would generate neither significant environment nor noise disturbance to both the environment and residents in the area.
- 3.7.2 To begin with, the proposed use would not generate excessive noise. Related noise generation activities such as loading and unloading of containers and associated traffic are not frequent and they are short-lived. Similar open storage yards for storage of container were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.7.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 9:00 p.m. to 7:00 a.m. next morning;
 - (ii) No operation on Sundays and public holidays; &
 - (iv) No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 3.7.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage and port back-up uses such as logistics centre, warehouse and container depot. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are about the same size, the current application should receive the same sympathetic consideration accordingly.
- 3.7.5 The application site is adjacent to a good number of open storage yards and warehouses, and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permissions by Town Planning Board such as TPB Ref.: A/HSK/368, 391, 439, 456 & 521 and A/YL-LFS/426 & 521 which were abutting or in close proximity to the application site.
- 3.7.6 The applicant will comply with the measures laid down in the '*Code of Practice of*

Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.8 Insignificant Drainage Impact

3.8.1 The implementation of the accepted drainage proposal was accepted by the Town Planning Board for the compliance with approval condition (h) and (i) of previous planning permission No. A/YL-HT/1031. After that, the applicant has submitted the condition record and due diligence in maintaining the condition of existing drainage facilities to comply with the planning approval conditions (i) and (j) in the planning permission No. A/HSK/161 and approval conditions (c) and (d) imposed to the latest planning permission No. A/HSK/378 as well.

3.8.1 All the accrued runoff would be intercepted by the existing 675mm surface U-channel (**Figure 5**). With the implementation of drainage facilities, the proposed development has not generated adverse drainage impact.

3.8.2 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

4.1 The application site is subject to nine previous planning permissions for open storage of containers since 2001.

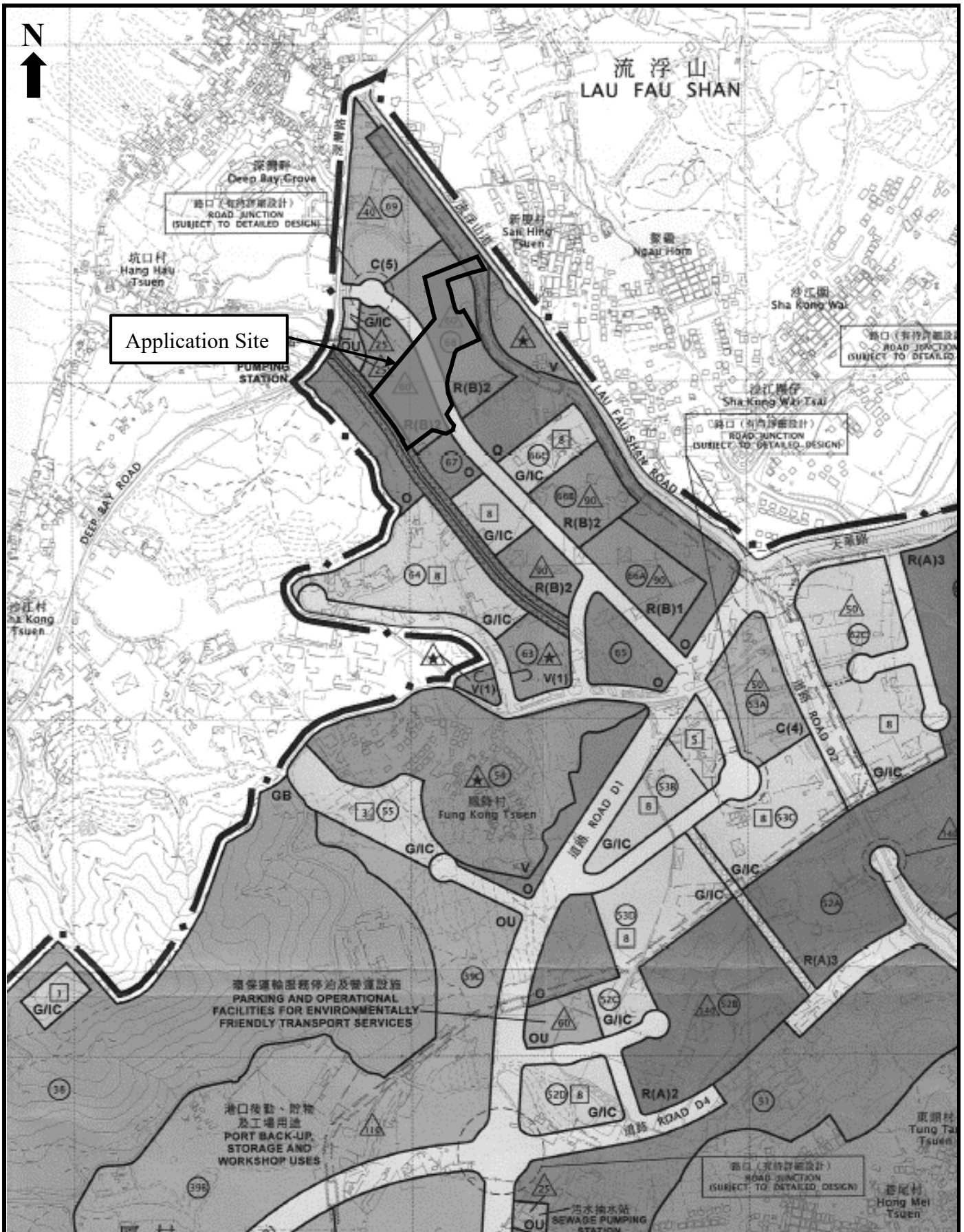
4.2 The application site is currently zoned 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O") and "Road". The planning intention of the zone could not be realized within the coming 3 years because land resumption of the application site for the development of Phase 3 of Hung Shui Kiu New Development Area is yet to commence.

4.3 In accordance with the "*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*" (TPB PG-NO. 13G)", the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Besides, the latest planning permission for the same uses on the same site was granted on 15.7.2022 for a period of 3 years (TPB Ref.: A/HSK/378). The applicant has successfully complied with all the planning conditions. It shows that the applicant is a sincere and consciousness person in complying the approval conditions stipulated by the Board.

4.4 The adjoining land lots are almost wholly occupied for open storage and port back-

up uses which make the proposed development compatible with the surrounding landscape.

- 4.5 The Board is hereby respectfully requested to approve the renewal of planning approval for temporary open storage of containers for a period of 3 years at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.



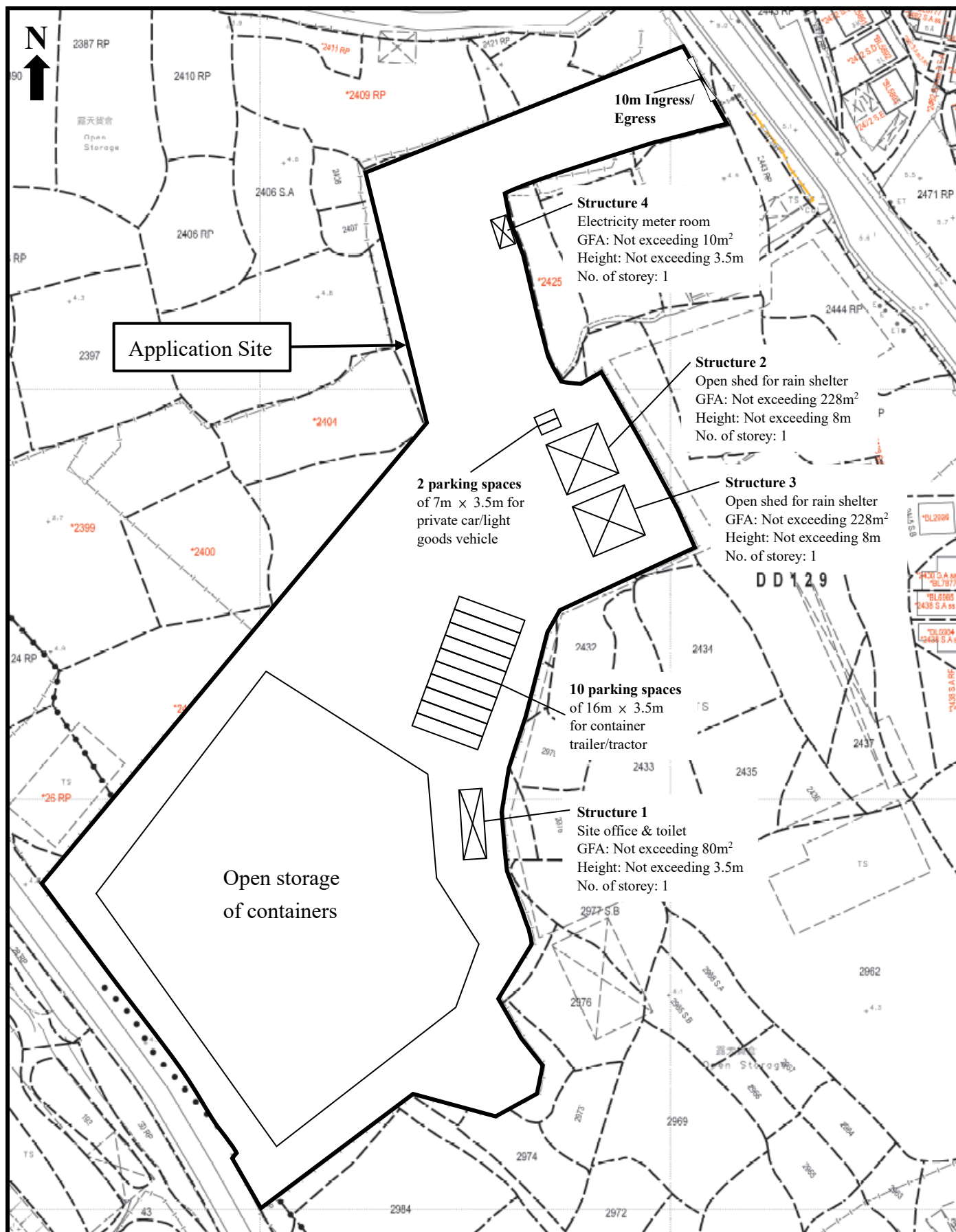
Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 2:
Extract from OZP
No. S/HSK/2

Scale:
1:7500

Remarks:



Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

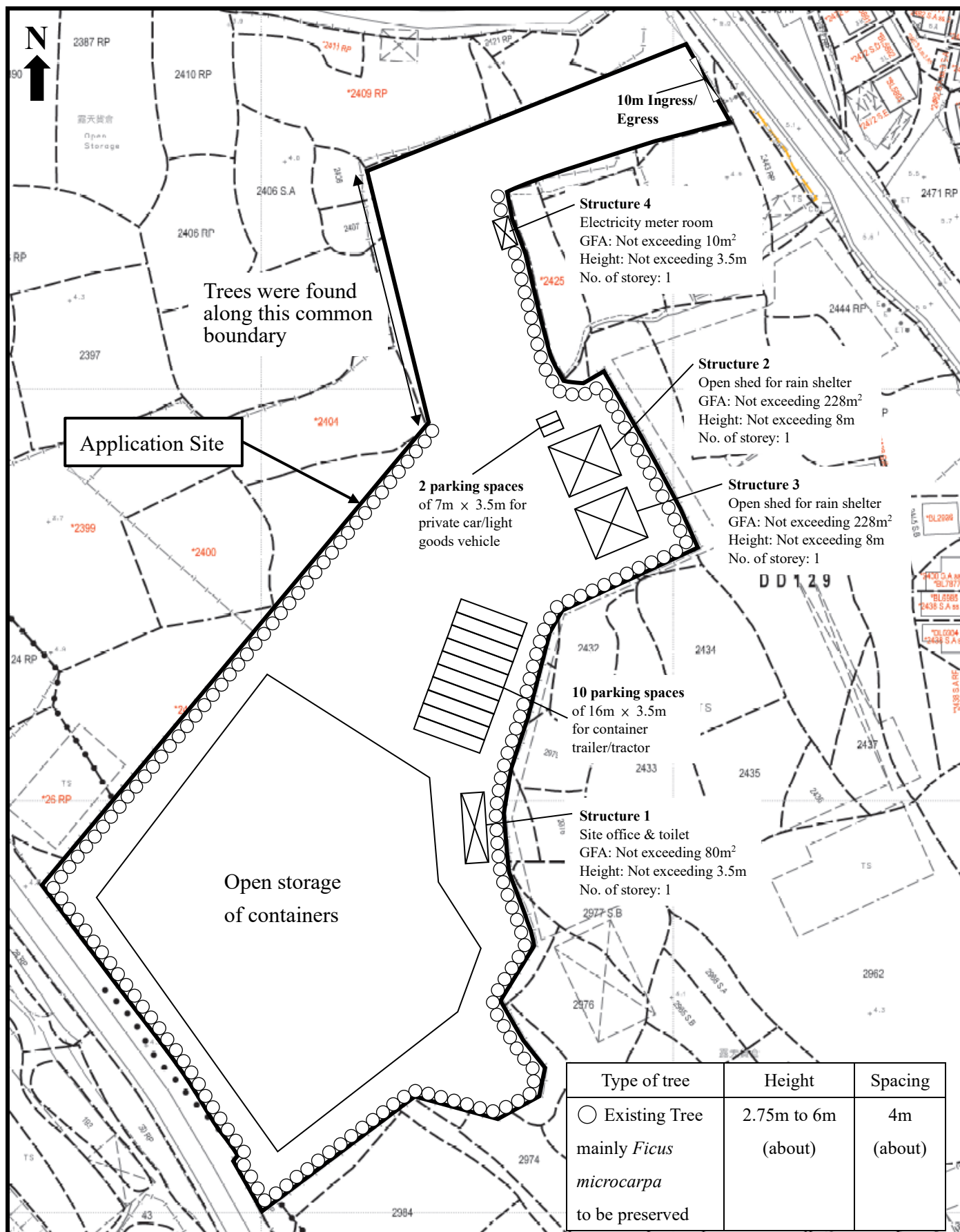
Figure 3:

Proposed Layout Plan

Scale:

1:1200

Remarks:



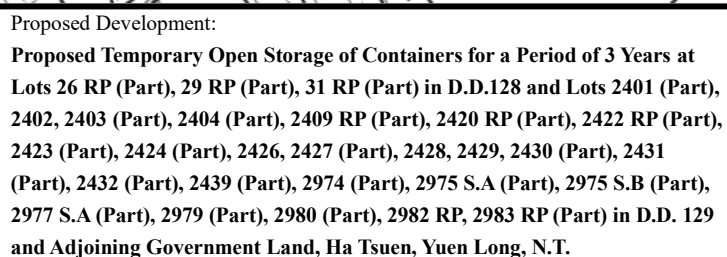
Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP, 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 4:
As-planted Landscape & Tree Preservation Plan

Scale:
1:1200

Remarks:



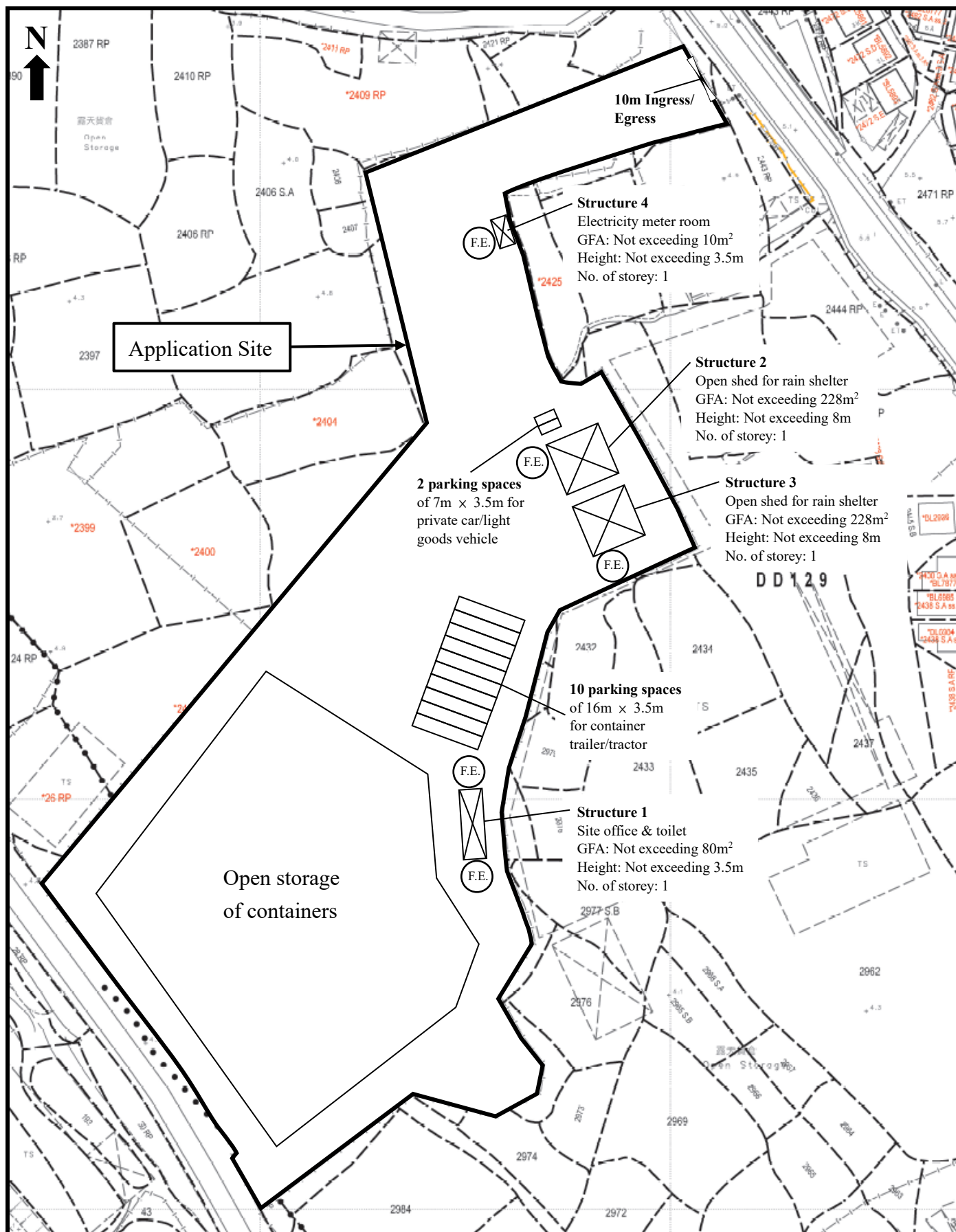
Scale:
1:1200

Remarks:

+_{5.4} **Spot Level (mPD)**

⇐ **Flow of surface runoff**

☐ **Existing Catchpit**



Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 26 RP (Part), 29 RP (Part), 31 RP (Part) in D.D.128 and Lots 2401 (Part), 2402, 2403 (Part), 2404 (Part), 2409 RP (Part), 2420 RP (Part), 2422 RP (Part), 2423 (Part), 2424 (Part), 2426, 2427 (Part), 2428, 2429, 2430 (Part), 2431 (Part), 2432 (Part), 2439 (Part), 2974 (Part), 2975 S.A (Part), 2975 S.B (Part), 2977 S.A (Part), 2979 (Part), 2980 (Part), 2982 RP (Part), 2983 RP (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 6:

Fire Service Installations Plan
(Approved on 29.8.2022
under previous planning
permission No. A/HSK/378)

Scale:
1:1200

Remarks:

(F.E.) 9 litre water type
fire extinguisher

By Post**規 劃 署**

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

17 October 2022

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/HSK/378
電話號碼	Tel. No. : 2158 6295
傳真機號碼	Fax No. : 2489 9711

Ever United Planning and Development Ltd.

(Attn: Mr. Cyrus TANG)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/378

I refer to your submission dated 5.10.2022 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. CE/MN, DSD (Attn: Ms. Vicky SY)
Internal CTP/TPB2

By Post**規 劃 署**

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香港新界沙田上禾輦路1號
沙田政府合署14樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

9 August 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/378
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

Ever United Planning and Development Ltd.

(Attn: Mr. Cyrus TANG)

Dear Sir/Madam,

Compliance with Approval Condition (e)
Planning Application No. A/HSK/378

I refer to your submission dated 2.8.2022 regarding the provision of fire extinguisher(s) for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Mr. LI Shing-to (Tel: 2733 7758) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB2

By Post**規 劃 署**

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

29 August 2022

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/HSK/378
電話號碼	Tel. No. : 2158 6295
傳真機號碼	Fax No. : 2489 9711

Ever United Planning and Development Ltd.

(Attn: Mr. Cyrus TANG)

Dear Sir/Madam,

Compliance with Approval Condition (f)
Planning Application No. A/HSK/378

I refer to your submission dated 11.8.2022 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Mr. LI Leong-kiu (Tel: 2733 7781) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB2

By Post**規 劃 署**

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香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓

**Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

17 October 2022

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/HSK/378
電話號碼	Tel. No. : 2158 6295
傳真機號碼	Fax No. : 2489 9711

Ever United Planning and Development Ltd.

(Attn: Mr. Cyrus TANG)

Dear Sir/Madam,

Compliance with Approval Condition (g)
Planning Application No. A/HSK/378

I refer to your submission dated 15.9.2022 regarding the implementation of the fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the above, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c. D of FS (Attn: Mr. WONG Ho-yin)
Internal CTP/TPB2