



**Section 16 Planning Application
Renewal of Planning Approval under
Application No. A/NE-LYT/731**

Temporary Warehouses (excluding
Dangerous Goods Godown) for a Period
of 3 Years

Lots 755, 835 S.B ss.1 RP, 836 RP, 837,
838 RP, 841 RP, 842 RP, 844 RP and 854
in D.D.83, No. 31A Ma Liu Shui San Tsuen,
Fanling, New Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/NE-LYT/731) approved on 18.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.

The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 gazetted on 16.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed use;*
- (b) It will be in line with Town Planning Board Guidelines No. 34D;*
- (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
- (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為期三年的臨時貨倉（危險品倉庫除外）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 分段第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、第 842 號餘段、第 844 號餘段及第 854 號（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

該申請是為了城規會於 2020 年 9 月 18 日批准並將於 2023 年 10 月 27 日到期的規劃許可（申請編號：A/NE-LYT/731）續期，申請人希望給予機會，在發展參數微調、性質 / 運作及四周環境沒有改變下可於申請地點繼續用作擬議用途。

申請地點於 2022 年 12 月 16 日刊憲公佈的龍躍頭及軍地南分區計劃大綱核准圖（編號：S/NE-LYT/19）內被劃為「住宅（丙類）」及「農業」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點先前八次獲城規會批准作擬議用途或類似擬議用途；
- (二) 擬議用途符合城規會規劃指引編號：34D；
- (三) 批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質所涉及的車輛進出數目將維持不變。於申請地點內存放的物品全屬非污染 / 非危險性，而且經常處於靜止狀態下。再者，申請人將繼續妥善保養及維持現時所提供的渠務裝置、消防裝置及園林種植；
- (五) 申請地點享有接近邊境口岸的位置優勢，可解決新界北部對倉庫設施的迫切需求；
- (六) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「住宅（丙類）」及「農業」用途規劃意向及長遠的新發展計劃。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬批准擬議用途作為期三年之規劃申請。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Year** (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 10,853.68m². Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Carlton Woodcraft Manufacturing Ltd. (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/NE-LYT/731) approved on 18.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 1.1.3 The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “R(C)” and “AGR” zones attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of 3 years**.

1.2 Background

- 1.2.1 The application site was previously subject to eight approved planning applications (Application Nos. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731) for manufacture and warehouse uses. The first four applications are all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. The last four approved applications (i.e. Applications No. A/NE-LYT/422, 542, 631 and 731) for temporary warehouses (excluding dangerous goods godown) (i.e. same as the proposed use) for a period of 3 years was approved by the Board on 13.8.2010, 23.5.2014, 27.10.2017 and 18.9.2020 respectively, mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application.
- 1.2.2 The application site is currently subject to a Short-Term Waiver (STW) No. 985 registered in the Land Registry under Memorial No. 267744 dated 29.01.1992 issued by Lands Department (LandsD), and a Temporary Building Permit (TBP) (No. NT5/2004(TBP) and Temporary Occupation Permit (TOP) (No. NT11/2004(TOP)) renewed by Building Authority (BA) on 09.03.2011.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-
- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application;*
 - (b) To maximize land utilization in an area already subject to the preponderance of industrial uses, open storage and warehouse activities;*
 - (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
 - (d) To be given an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located at No. 31A Ma Liu Shui Tsuen with direct access via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road (**Figure 1**). Majority of the application site as indicated per **Illustrations 1-I and 1-II** is paved and fenced off mainly for the storage of manufacturing materials, trading products and vehicle parts and accessories within the long-established warehouses.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the application site is generally rural in character, mixed with active and fallow agricultural land, tree groups, rural workshops, warehouses, domestic structures and temporary structures.
- 2.2.2 To the immediate north of the application site is currently being utilized for open storage/workshop uses which was subject to numerous of planning applications (Nos. IDPA/NE-LYT/5, DPA/NE-LYT/35, A/NE-LYT/277, 301, 313, 423) approved by the Board (hereinafter referred to as “the Adjoining Site”). Some domestic structures are found to the northwest of the application site. To the further north of the application site is dominated by various kinds of open storage yard and car repair workshop.
- 2.2.3 Scattered domestic structures and agricultural land are found to the east, south, southeast and southwest of the application site. Warehouses and workshops are also found to the south and west of the application site.
- 2.2.4 In general, while the application site falls mainly within an area zoned “R(C)”, the area is dominated by rural industrial uses, such as warehouses, workshops and open storages. The proposed use is thus considered not incompatible with the surrounding areas.

3. PLANNING CONTEXT

3.1 The Current OZP

3.1.1 The application site falls within areas zoned “R(C)” and “AGR” on the Current OZP (please refer to **Figure 3**). Despite the fact that the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “R(C)” and “AGR” zones, the Board may grant planning permission, with or without conditions, for a maximum period of three years under section 16 of the TPO.

3.1.2 The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

3.2 Previous Planning Applications

3.2.1 The application site was previously subject to 8 applications (No. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731) for manufacture and warehouse uses. The first four applications were all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. **Table 1** encapsulates details of these seven previous applications.

3.2.2 The last approved application (No. A/NE-LYT/731) for the same proposed use, submitted by the same applicant was approved by the Board on 18.9.2020 mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application. The planning permission for the last approved application will lapse on 27.10.2023.

Table 1: Previous Planning Applications Covering the Application Site

Application No.	Proposed Use(s)	Date of Decision	Decision
A/IDPA/NE-LYT/6	Workshops for Manufacture and Storage of Wooden and Rattan Furniture	26.03.1991	Approved for a Period of 3 Years
A/NE-LYT/260	Temporary Warehouses for Storage of Wooden and Rattan Furniture for a Period of 3 Years	16.05.2003	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/278	Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years	11.06.2004	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/300	Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years	15.04.2005	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/422	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	13.05.2011 (On Review)	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/542	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	23.05.2014	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/631	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	27.10.2017	Approved with conditions on a temporary basis for a period of 3 Years
A/NE-LYT/731	Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years	18.9.2020	Approved with conditions on a temporary basis for a period of 3 Years

- 3.2.3 All approval conditions of the last approved application (No. A/NE-LYT/731) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendices II** to **III** attaches the relevant discharge letters for the approval conditions.

Table 2: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(n)	the submission of a condition record of the existing drainage facilities	27.10.2020
(o)	the submission of proposals for water supplies for firefighting and fire service installations	1.4.2022
(p)	the implementation of proposals for water supplies for firefighting and fire service installations	1.4.2022

- 3.2.4 As compared with the last approved scheme under Application No. A/NE-LYT/731, there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.

3.3 Town Planning Board Guidelines (TPB PG-No. 34D)

- 3.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application. Apart from the fact that there would be **no changes in the nature/operation of the proposed use but only slight changes in the proposed development parameters**, the physical settings surrounding the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval within specified time limits**. In view of this, the current application shall be deemed capable of being in line with the Town Planning Board Guidelines (TPB PG-No. 34D).

3.4 Preliminary Feasibility Study on Developing the New Territories North

- 3.4.1 The Preliminary Feasibility Study on Developing the New Territories North (hereinafter referred to as “the NTN Study”) was commissioned in 2014 and finished in 2017. The NTN Study recommended two development scenarios for further study. The application site fell within Queen’s Hill Potential Development Area (QH PDA) of the study area. Under the recommended Scenario 1, the application site falls within areas suggested for “Mixed Uses” (“MU”) and “Open Space” (“O”) (**Figure 5**). The “MU” site which the application site involved was suggested with a domestic plot ratio (PR) of 5 and a non-domestic PR of 1, comprising both retail and residential uses. Transit-oriented development is proposed at the “MU” site. The intention of this “MU” zone is *‘to serve as a centre to enhance the pedestrian connectivity of the planned QH Development towards the possible station in QH, such as requiring at-grade public pedestrian corridor, retail podium and etc., to reduce reliance on road-based transport’*, according to the NTN Study.
- 3.4.2 Under the recommended Scenario 2 (**Figure 6**), the application site falls within areas recommended for “Residential” (“R”) and “O” uses. According to the NTN Study, the “R” site which the application involved will be around the possible station to the north of the planned QH development with a PR of 7.5 which response to the transit-oriented development potential generated by the possible north-south railway.
- 3.4.3 Albeit the characteristics and land uses of application site and its surrounding areas shall be vastly changed upon the implementation of the New Territories North development, the development study was at preliminary feasibility study stage. It is expected that further feasibility and engineering study will be required before a final development scheme could be confirmed. Given the fact that statutory procedures

are also required to amend the Current OZP to carry out the final development scheme, a fairly **long processing time would be expected**. Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.

3.5 S12A Planning Application

- 3.5.1 The application site is currently subject to an undergoing an S12A planning application (No. Y/NE-LYT/16) (hereinafter referred as to the “rezoning application”). The rezoning application seeks to rezone the application site, adjacent lots and government land from “Residential (Group C)” and “Agriculture” zone to “Residential (Group B)2” zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (No. S/NE/LYT/19) for proposed flat, shop and services and eating place. The rezoning application intends to amend the OZP with a view to materialising the latest government directions in alleviating the pressing housing demand, increasing quality housing supply and supporting the development of the Northern Metropolis. While the rezoning application was received by TPB in February 2023, it is expected to undergo a lengthy processing time. This includes considerations for the rezoning application, statutory procedures for OZP amendment, land exchange procedures, and subsequent construction activities. The proposed development under the rezoning application is tentatively scheduled for completion in 2029. Considering the preliminary stage of the rezoning application and the extended time required for statutory processes and construction, it is deemed unfavorable to leave the application site idle. Therefore, the current application seeks to continue utilizing the site for the proposed use under the given circumstances, allowing for the efficient utilization of land resources.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout & Operation

4.1.1 It is proposed to continue utilising the application site for the proposed use. As compared with the last approved scheme under Application No. A/NE-LYT/731, there is no change in the nature of the current application. **The site configuration and layout remain mostly same as that proposed in the last approved application except minor reduction in the site area, total covered area and floor area.** The application site has an area of about 10,853.68m². Compared to the last approved scheme under Application No. A/NE-LYT/731, there is a minor reduction of site area (about 77.32m²) with a view to excluding certain areas that have been encroached by the adjoining Lot No. 853 S.B RP. While Lot 853 S.B. ss.1. S.A and 836 S.A are still under the Applicants' ownership, the current application has excluded the aforementioned lots to avoid complication of the current application.

4.1.2 The application site is currently erected with two single-storey temporary warehouse buildings (known as Warehouse B and Warehouse C) with a total floor area of about 2,659.80m² and a headroom of 7.35m each near the southern and eastern end of the application site for the general storage of manufacturing materials, trading products and vehicle parts and accessories. There are 9 nos. of structures/containers only being utilised as ancillary site office, guard room and storage uses which constitute to a total cover area of about 340.2m². In aggregate, the said warehouses and structures/containers constitute to a total built-over area (i.e. covered area) of about 3,000m², which is slightly lower than that of the last approved scheme under Application No. A/NE-LYT/731. The disposition of the proposed warehouses and ancillary structures/containers are shown in **Figure 4** whilst the key development parameters for the proposed use are encapsulated in **Table 3**.

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/NE-LYT/731)

Major Proposed Development Parameters	Last Approved Application (No. A/NE-LYT/731)	Proposed Use (Current Application)	Difference
<u>Site Area (m²)</u> Total	About 10,931.00 (100%)	About 10,853.68 (100%)	-77.32 m ²
Uncovered Area	About 7,808.33 (71%)	About 7,867.68 (72.4%)	+59 m ²
Covered Area	About 3,122.67 (29%)	About 3,000.00 (27.6%)	-122.67 m ²
Applied Period	3 years	3 years	No Change
Proposed Use(s)	Temporary Warehouse (excluding Dangerous Goods Godown)	Temporary Warehouse (excluding Dangerous Goods Godown)	No Change
<u>Warehouse</u> No. of Blocks	2 (Warehouse B & Warehouse C)	2 (Warehouse B & Warehouse C)	No Change

Major Proposed Development Parameters	Last Approved Application (No. A/NE-LYT/731)	Proposed Use (Current Application)	Difference
Proposed Use(s)	General storage of manufacturing materials, trading products, vehicle parts and accessories	General storage of manufacturing materials, trading products, vehicle parts and accessories	No Change
No. of Storeys	1	1	No Change
Height (m)	With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m ² each	With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m ² each	No Change
Ancillary Structure/Containers			
No. of Blocks	11	9	-2
Proposed Use(s)	Guard Room / Site Office/ General Storage	Guard Room / Site Office/ General Storage	No Change
No. of Storeys	1	1	No Change
Height (m)	Not more than 4.5m	Not more than 4.5m	No Change
<u>Floor Area (m²)</u>			
Warehouse			
B	About 1,228.51	About 1,228.51	No Change
C	About 1,431.29	About 1,431.29	No Change
Total (a)	About 2,659.80	About 2,659.80	No Change
Ancillary Structure/Container			
1	About 14.86	About 14.86	No Change
2	About 35.00	About 35.00	No Change
3	About 14.86	About 26.55	+11.69m ²
4a	About 47.51	About 23.00	-24.51m ²
5a	About 8.54	About 8.54	No Change
6	About 14.86	About 14.86	No Change
7	About 14.86	About 14.86	No Change
8	About 9.85	About 9.85	No Change
9	About 9.85	N/A	-9.85m ²
10	About 100.00	N/A	-100.00m ²
11	About 192.68	About 192.68	No Change
Total (b)	About 462.87	About 340.20	-122.67m ²
Total (a) + (b)	About 3,122.67	About 3,000.00	-122.67 m ²
Operation Hours	From 7:00 a.m. to 8:00 p.m, Monday to Saturday excluding Sunday and Public Holiday (only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m)	From 7:00 a.m. to 8:00 p.m, Monday to Saturday excluding Sunday and Public Holiday (only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m)	No Change
No. of Parking Spaces	5 (MGV/HGV, 3.5m x 11m)	5 (MGV/HGV, 3.5m x 11m)	No Change
No. of Loading/Unloading Bays	5 (MGV/HGV, 3.5m x 11m)	5 (MGV/HGV, 3.5m x 11m)	No Change
Type of Delivery Vehicles	LGVs, MGVs and HGVs	LGVs, MGVs and HGVs	No Change

Major Proposed Development Parameters	Last Approved Application (No. A/NE-LYT/731)	Proposed Use (Current Application)	Difference
No. of Daily Trips by Delivery Vehicles	10 (For LGV & MGV) 2 (For HGV)	10 (For LGV & MGV) 2 (For HGV)	No Change
Width of Ingress/Egress (m)	10 (At Dao Yang Road)	10 (At Dao Yang Road)	No Change
Anticipated Trips Generation	3-4 trips per week (On average)	3-4 trips per week (On average)	No Change

4.2 Operation

4.2.1 The proposed use would continue enabling legal storage for food and beverage (e.g. confectionery) at low temperature within the premises for trading purposes. Goods and products (e.g prepared or preserved meat and cakes) to be stored and transported at consistence and desirable temperatures to preserve the texture and quality and to present from contamination and damage while transiting. The operation of the cold storage would **continue serving food trading purposes**.

4.2.2 All goods to be stored within the application site will be **non-polluted** and **non-dangerous** in nature and will **remain stagnant all the time**. On the whole, all storage activities will only be confined to within the warehouses of the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted. There would be no operation between 8:00 p.m. and 7:00 a.m. except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., and the entire operation is restricted to from Monday to Saturday excluding Sunday and Public Holidays.

4.3 Vehicular Access and Parking Arrangement

4.3.1 The application site is directly accessible via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road - Lung Yeuk Tau, which are both a well-paved road with respective widths of 10m and 6m that are considered sufficient to cater for the traffic of goods vehicles generated by the warehouse's operation within the application site. For those vehicles longer than 7.5m, they would only be allowed to use the ingress/egress point at Dao Yang Road for entering and leaving the application site. Gates are set up at the entrance to prevent vehicles entering to or getting out of the application site outside the operation hours. 5 nos. of parking spaces for Medium Goods Vehicles (MGV) and Heavy Goods Vehicles (HGV) and 5 nos. of loading/unloading bays for MGV and HGV are proposed within the application site for daily operation.

4.3.2 The existing daily traffic generation by the proposed use is less than 20 vehicles per day of which a maximum of 2 daily trips made by HGV/Container Vehicles entering to/getting out of the application site via its ingress/egress at Dao Yang Road. Considering the nature, operation of the proposed use remain unchanged and the site configuration remains almost the same as the that in the previously approved

application, it is expected that the traffic generation by the proposed use will remain unchanged as well. The Applicant would ensure that Operator would comply with the trips restriction on HGVs. If the trips restriction is not abided by the Operator in any case during the approval period of the current application, the Applicant will issue warning letters or even terminate the tenancy agreement with the Operator. Sufficient manoeuvring spaces are allowed within the application site so that no queuing of goods vehicles will occur along Dao Yang Road (for HGVs/Container Vehicles) or Hai Wing Road (for LGVs/MGVs) under any circumstances.

4.4 Provision of Existing Landscape Treatment

- 4.4.1 The approval condition (i) pertaining to landscape as laid down by the Board for the last approved application (No. A/NE-LYT/731) was that *'the maintenance of the existing trees within the site at all times during the planning approval period'*. The approval condition has been well complied with that the existing trees within the application site have been properly maintained and in good condition (see **Illustration 2**). The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

4.5 Provision of Existing Drainage Facilities

- 4.5.1 The approval condition (j) under the last approved application that *'the maintenance of the existing drainage facilities within the site properly at all times during the planning approval period'* was fully complied by the Applicant. The existing drainage facilities are well-maintained (see **Illustration 3**) and there has been no flooding issue arisen. The Applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board.

4.6 Provision of Fire Service Installations

- 4.6.1 The Applicant is also committed that the existing fire services installations, including generator, emergency lighting, exit sign, sprinkler system, hose reel, fire alarm system, fire detection system, street fire hydrant system and fire extinguishers, already implemented on site when complying relevant approval conditions (n) and (o) laid down per the last planning approval under Application No. A/NE-LYT/731 will be continued to be properly maintained during the approval period once the current application is approved by the Board.

5. PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

5.1.1 The application site is subject to **8 previous planning approvals** under applications No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731 for manufacture and warehouse uses. It is therefore considered not unacceptable for the application site being utilised for the proposed use.

5.2 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

5.2.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/NE-LYT/731). Apart from the fact that there would be **no changes in the nature/operation of the proposed use but only slight changes in the proposed development parameters**, the physical settings surrounding the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under previous approval within specified time limits. In view of this, the current application shall be deemed capable of being **entitled to be considered as an application of renewal of planning approval** according to Town Planning Board Guidelines (TPB PG-No. 34D).

5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approval

5.3.1 The nature of the current application in terms of approval period sought and proposed use is **the same as** that proposed in the previous planning application(s). Apart from the fact that there would be no changes in the proposed in the nature/operation of the proposed use, there has also been **no substantial changes in the planning circumstances** such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. In addition, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval** within specified time limits.

5.4 No Adverse Infrastructural nor Environmental Impacts

5.4.1 There will **no changes in terms of nature of the proposed use, operation hours, no. of trips involved**, and more importantly, **the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained** all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed/granted by the Board.

- 5.4.2 Moreover, goods to be stored within the application site will all be **non-polluted and non-dangerous** in nature and will remain stagnant within the warehouses all the time. As such, **no insurmountable environmental impact** shall be induced if the current application is allowed.

5.5 Optimization of Valuable Land Resources

- 5.5.1 The proposed use would take full advantage of the location being close to the two border crossings, i.e. Man Kam To and Sha Tau Kok, to address the great demand for warehouse facilities in the northern New Territories. By allowing the proposed use, land use optimization and concentration of similar uses for warehouse/open storage and industrial sprawl in unsuitable locations could be achieved. Besides, the proposed use is considered **fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment**.

5.6 Temporary Nature Would Not Jeopardize its Planning Intention of “R(C)” and “AGR” zones and future development of New Territories North

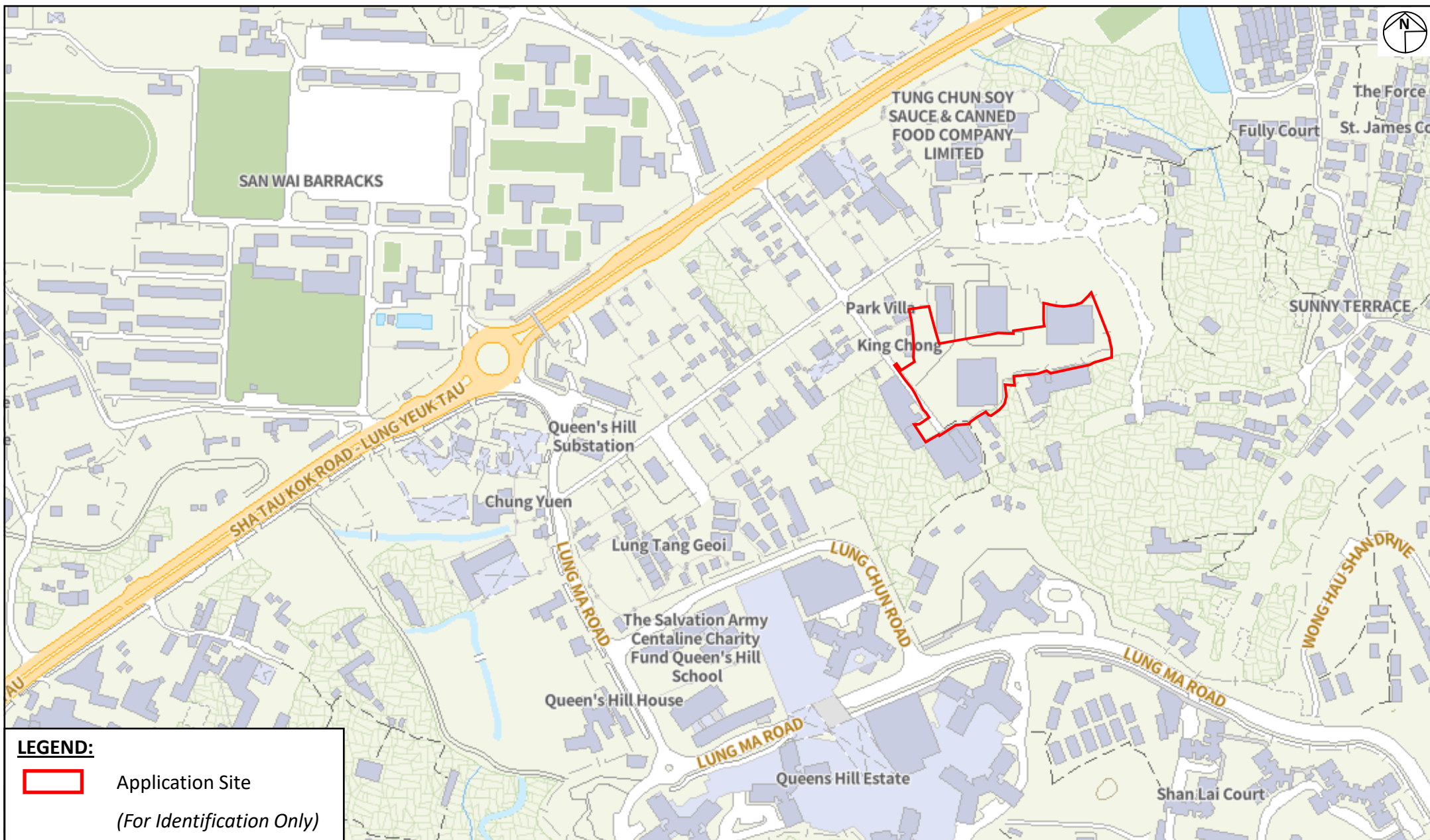
- 5.6.1 Notwithstanding the application site falls within an area zoned “R(C)” and “AGR” on the Current OZP and that it is subject to seven previous planning approvals for uses being the same as or similar to the proposed use, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(C)” and “AGR”. Having considered the fact that some open storage, workshop and warehouse uses are sited in the surrounding of the application site, bringing forward the planning intention of “R(C)” and “AGR” zones is hardly to be materialized in short term as the surrounding characteristics are not entirely compatible with the planning intention. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.
- 5.6.2 Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.
- 5.6.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. It is therefore in this connection, **the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “R(C)” and “AGR” zone or any long-term development**.

6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use (i.e. Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years) at the application site (i.e. Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the planning permission from the Board under planning application (No. A/NE-LYT/731) approved on 18.9.2020 which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 6.1.3 The application site currently falls within two respective areas zoned “R(C)” and “AGR” on the Current OZP (i.e. approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19) gazetted on 6.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed use;*
 - (b) It will be in line with Town Planning Board Guidelines No. 34D;*
 - (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
 - (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
 - (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
 - (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*
- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. S00000112457_0001)
Figure 3	Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19
Figure 4	Site Plan
Figure 5	Extract of Board Land Use Concept Plan – QH PDA Scenario I
Figure 6	Extract of Board Land Use Concept Plan – QH PDA Scenario II



Project:

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

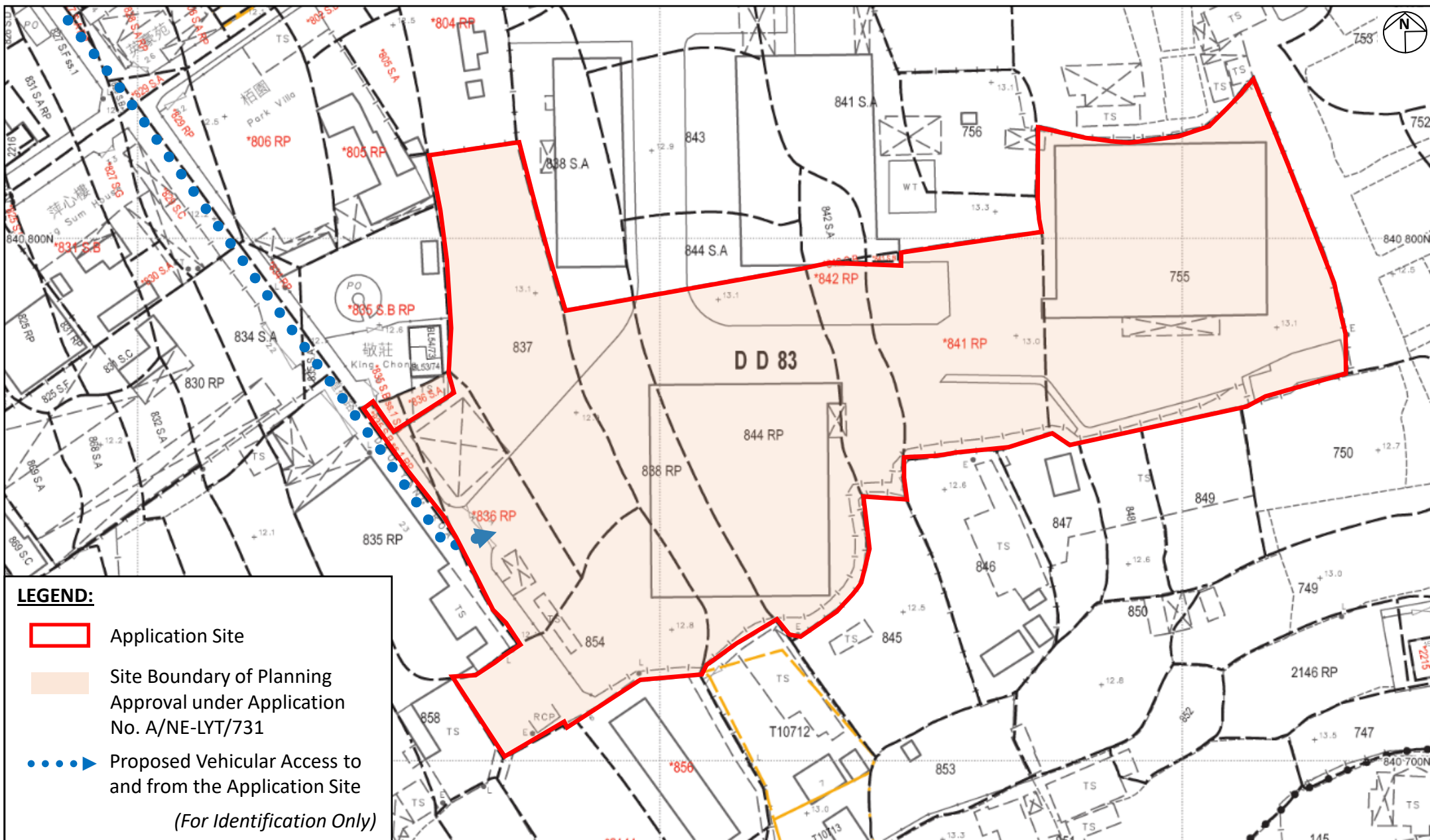
Date:

July 2023

Ref.: ADCL/PLG-10265/R001/F001



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Project:

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

Title:

Extract of Lot Index Plan No. S00000112457_0001

Figure:

2

Scale:

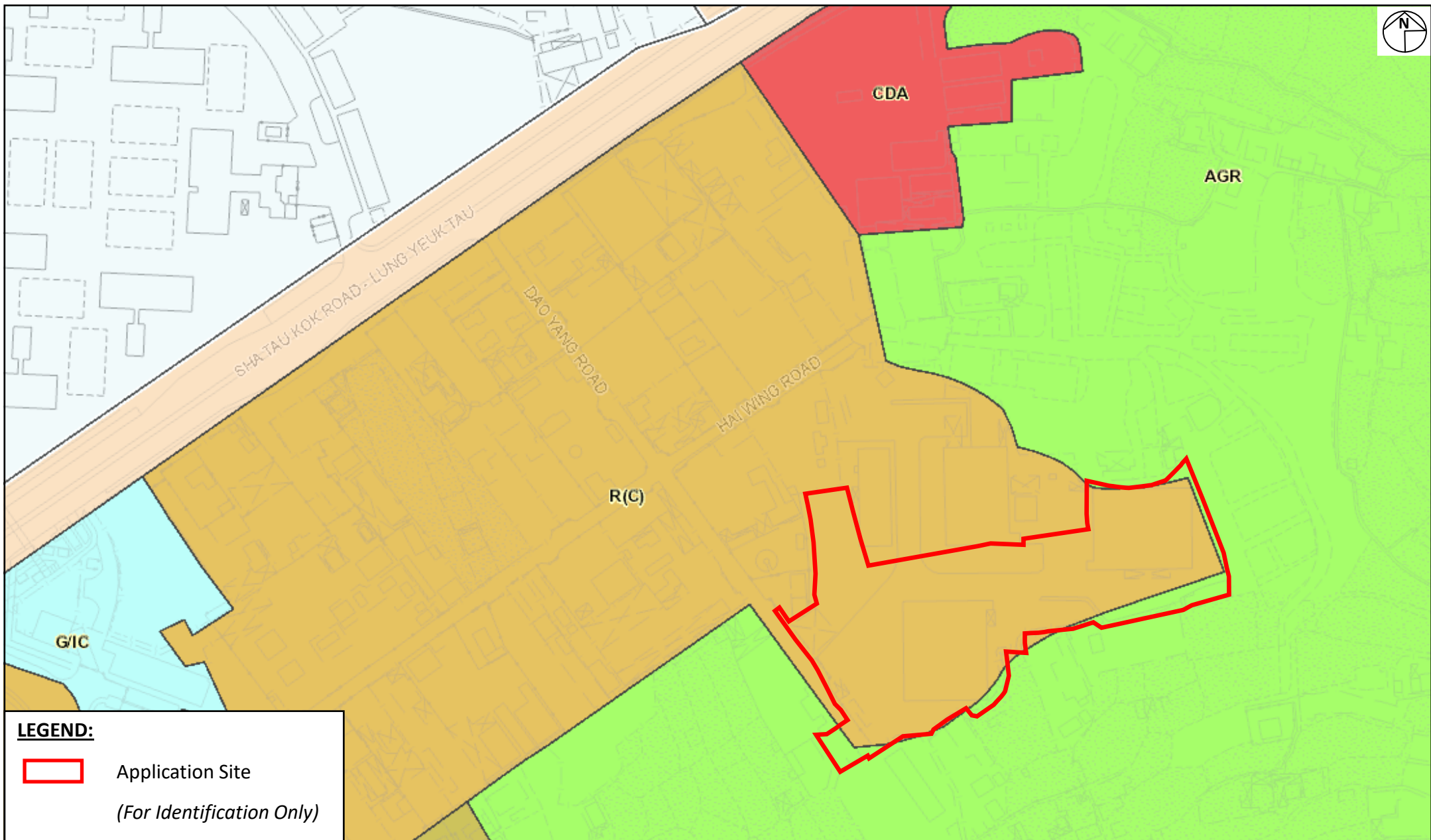
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Date:

July 2023



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Project:
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

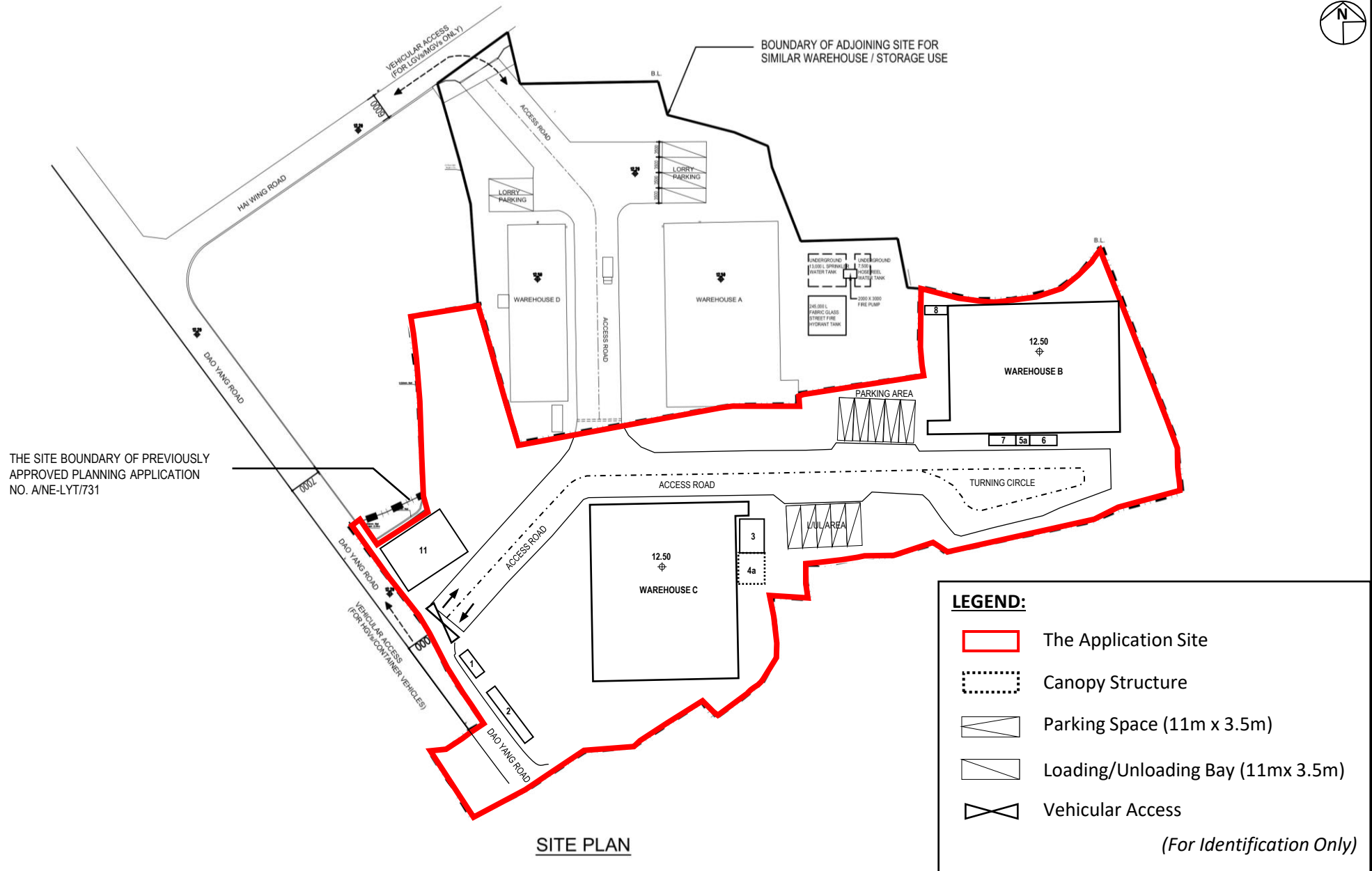
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Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19

Ref.: ADCL/PLG-10265/R001/F003

Figure:
3

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Date:
July 2023



Project:

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

Title:

Site Plan

Figure:

4

Scale:

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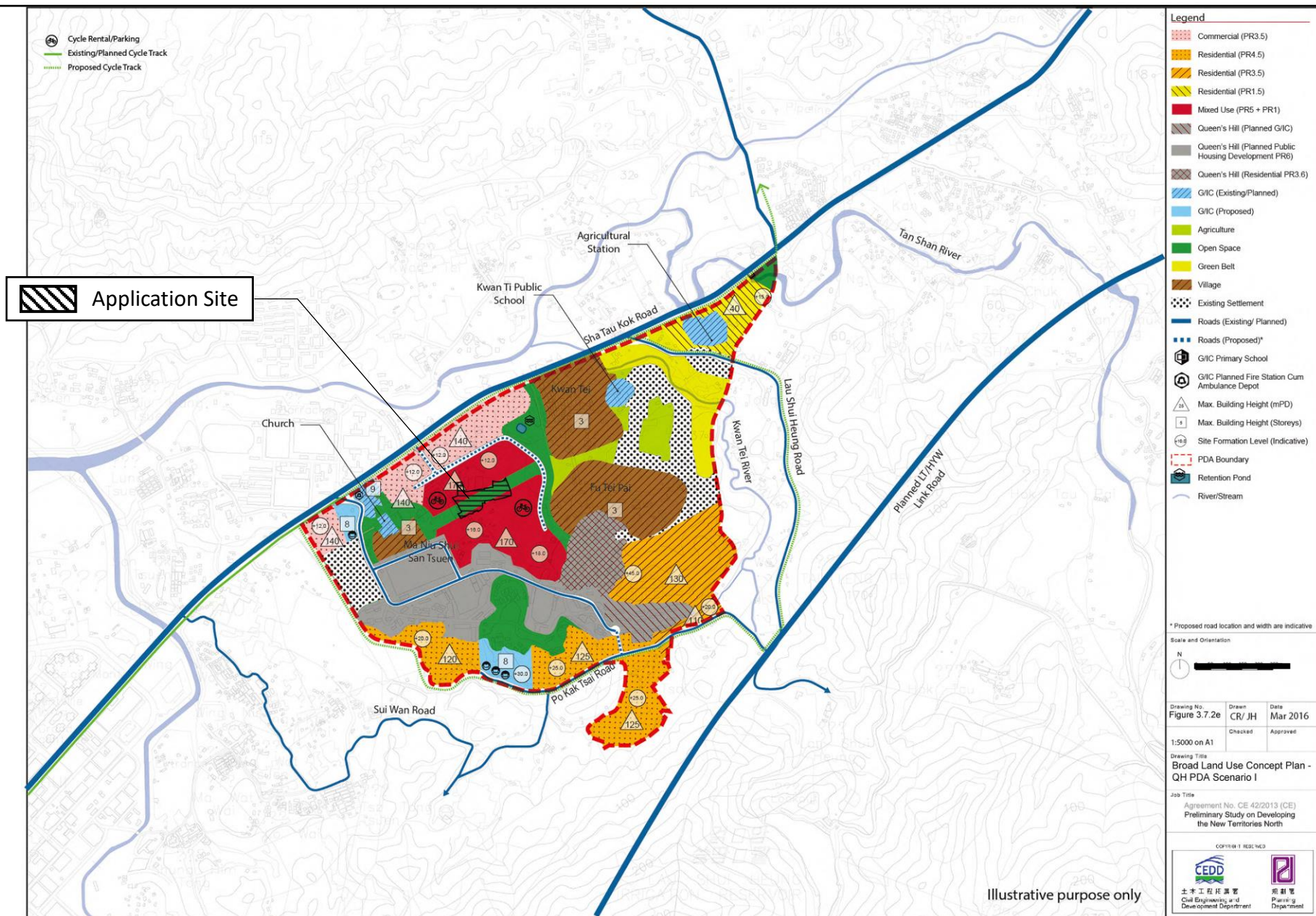
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Project:

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

Title:

Extract of Board Land Use Concept Plan – QH PDA Scenario I under Preliminary Feasibility Study on Developing the New Territories North

Figure:

5

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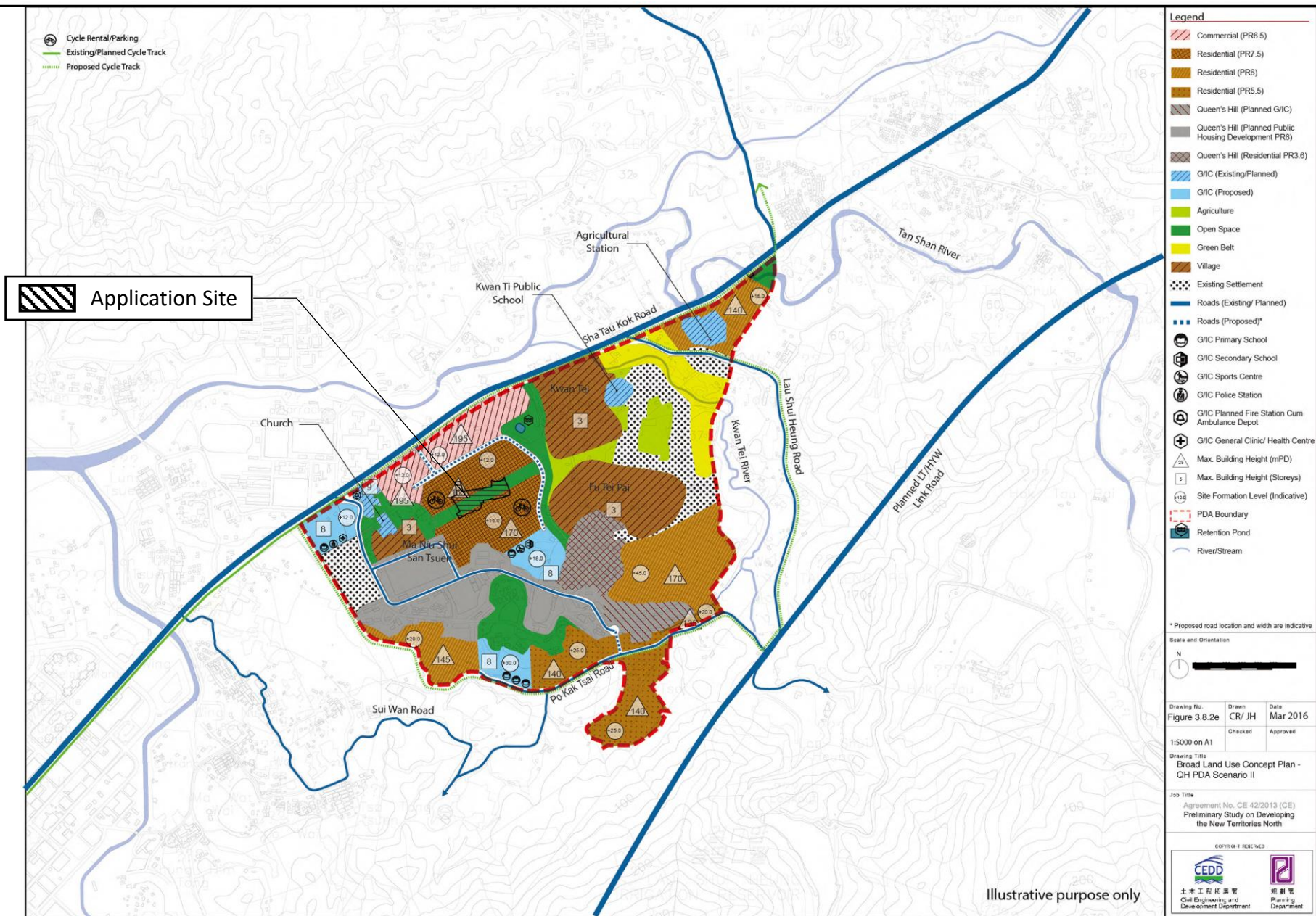
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July 2023

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Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

Title:

Extract of Board Land Use Concept Plan – QH PDA Scenario II under Preliminary Feasibility Study on Developing the New Territories North

Figure:

6

Scale:

Not to Scale

Date:

July 2023

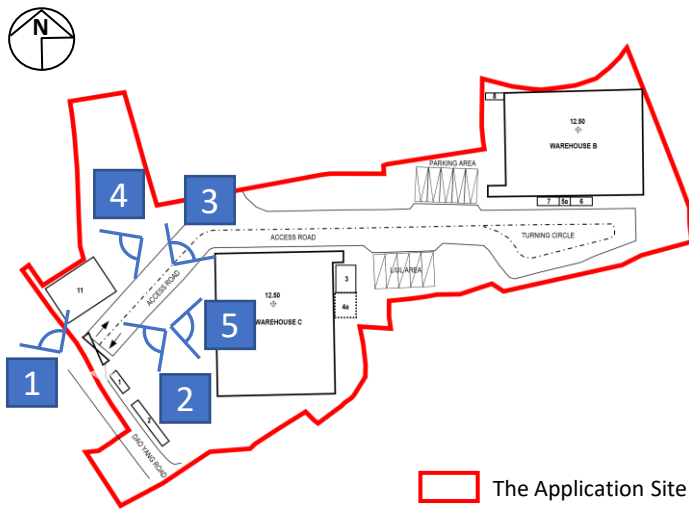
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AIKON DEVELOPMENT CONSULTANCY LTD.

List of Illustrations

Illustration 1	Existing Condition of the Application Site
Illustration 1-II	Existing Condition of the Application Site (Cont'd)
Illustration 2	Condition Record of Existing Trees
Illustration 3	Condition Record of Existing Drainage Facilities



Project:
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

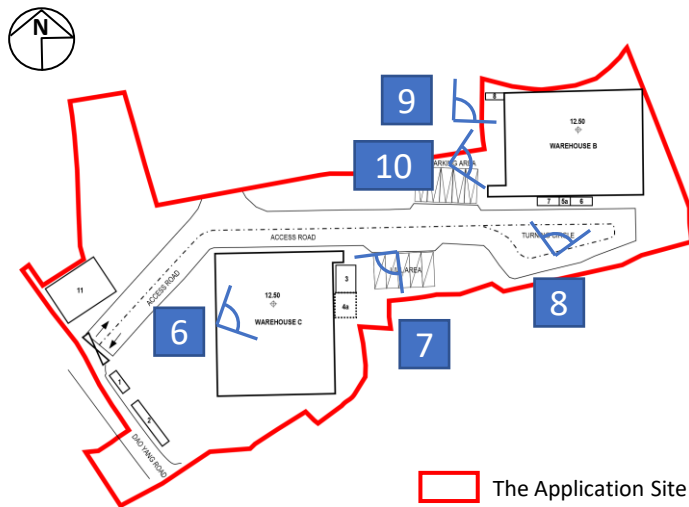
Title:
Existing Condition of the Application Site

Ref.: ADCL/PLG-10265/R001/I001-I

Illustration:
1-I

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Date:
July 2023



Project:
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

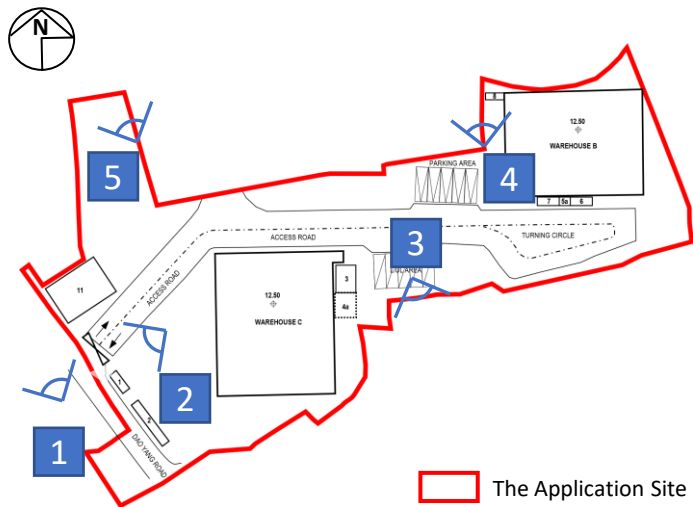
Title:
Existing Condition of the Application Site (Cont.)

Illustration:
1-II

Scale:
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Date:
July 2023

Ref.: ADCL/PLG-10265/R001/I001-II



Project:
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

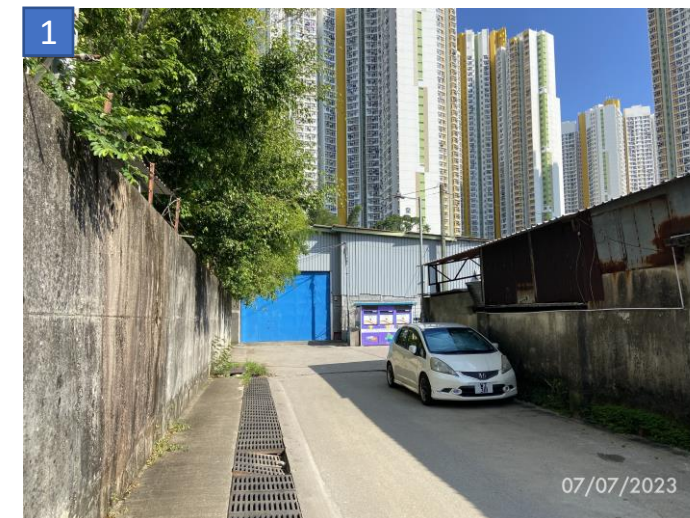
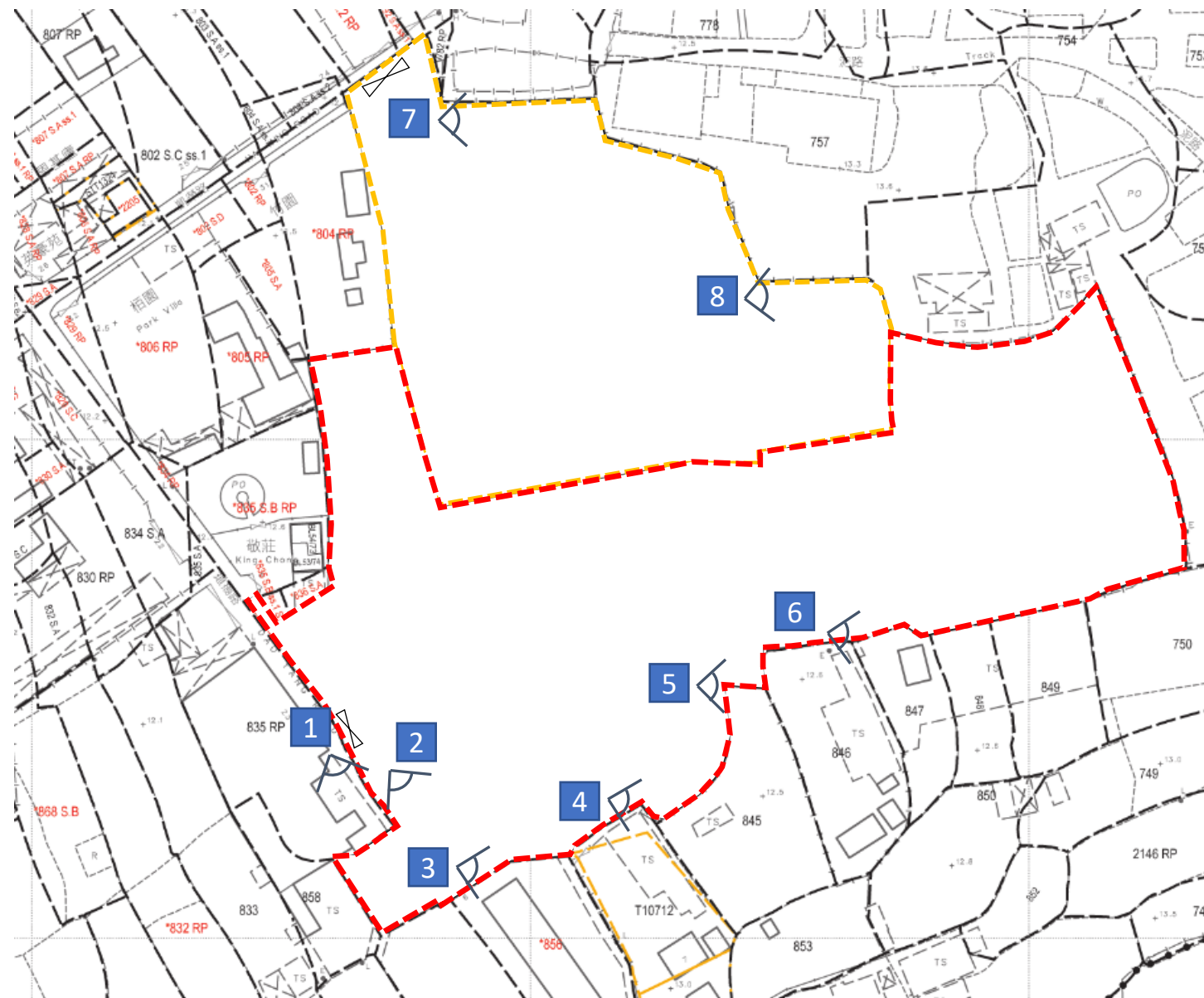
Title:
Condition Record of Existing Trees
(Photographic Record dated 7.7.2023)

Ref.: ADCL/PLG-10265/R001/I002

Illustration:
2

Scale:
Not to Scale

Date:
July 2023



LEGEND:

 The Application Site Boundary

 Adjoining Boundary
(also belongs to the applicant)

Ingress/Egress

Viewpoint

(For Identification Only)



Project:
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

Title:
Condition Record of Existing Drainage Facilities
(Photographic Record dated 7.7.2023)

Illustration:
3

Scale:
N/A

Date:
Jul 2023

Ref.: ADCL/PLG-10265-R001/1003

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/NE-LYT/731
Appendix II	Letter from Planning Department dated 27.10.2020 for Compliance with Condition (m) on the submission of a condition record of the existing drainage facilities
Appendix III	Letter from Planning Department dated 1.4.2022 for Compliance with Condition (n) and (o) on the submission of proposals for water supplies for firefighting and fire service installations and the implementation of proposals for water supplies for firefighting and fire service installations

Appendix I

Approval Letter of the Previous Application No. A/NE-LYT/731

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 4810

來函檔號 Your Reference:

By Post & Fax (3180 7611)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LYT/731

9 October 2020

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding
Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)”
and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part),
842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

I refer to my letter to you dated 9.9.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 28.10.2020 until 27.10.2023 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., as proposed by you, is allowed on the site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (d) a maximum of two heavy goods vehicles/container vehicles are allowed to enter the site per day, as proposed by you, during the planning approval period;
- (e) all vehicles should only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period;
- (f) no open storage of materials shall be carried out on the site at any time during the planning approval period;

- (g) no manufacturing activities shall be carried out on the site at any time during the planning approval period;
- (h) no used electrical appliances, televisions, computer monitors, computer parts or any other types of electronic waste are allowed to be stored on the site during the planning approval period;
- (i) the maintenance of the existing trees within the site at all times during the planning approval period;
- (j) the maintenance of the existing drainage facilities within the site properly at all times during the planning approval period;
- (k) all vehicles entering and exiting the site during the planning approval period shall be restricted to non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m.), as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) the implementation of the traffic mitigation measures during the planning approval period, as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the submission of a condition record of the existing drainage facilities within 3 months from the commencement date of renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2021;
- (n) the submission of proposals for water supplies for firefighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2021;
- (o) in relation to (n) above, the implementation of proposals for water supplies for firefighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2021;
- (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l), is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (q) if any of the above planning conditions (m), (n) or (o) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time

for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 28.10.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.9.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 30.10.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-LYT/731)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	余偉昌先生 Mr. YU Wai Cheong	2300 1407	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	陳銘冲先生 Mr. CHAN Ming Chung	2733 7735	2739 8775
運輸署 Transport Department	交通工程 (新界東) 部 Traffic Engineering (NTE) Division	林瑞華先生 Mr. LAM Shui Wah, Daniel	2399 2228	2381 3799

A p p e n d i x I I

Letter from Planning Department dated 27.10.2020 for Compliance with Condition (m) on the
submission of a condition record of the existing drainage facilities

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District
Planning Office
Rooms 1301-1314, 13/F,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong.

本函檔號 Your Reference () in ADCL/PLG-10213/L001

本署檔號 Our Reference () in TPB/A/NE-LYT/731

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Limited
Unit 1310, 13/F, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung
New Territories, Hong Kong
(Attn.: Mr. Thomas LUK)

By Post and Fax (3180 7611)

27 October 2020

Dear Mr. LUK,

**Renewal of Planning Approval of Temporary Warehouses (excluding
Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)”
and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part),
842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

(Compliance with Approval Condition (m) for Application No. A/NE-LYT/731)

I refer to your submissions received on 12.10.2020 for compliance with approval condition (m) in relation to the submission of a condition record of the existing drainage facilities under the captioned application.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry W. C. YU; Tel.: 2300 1407) has been consulted and advised that approval condition (m) is considered complied with. His comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Appendix I

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
- the applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s);
- the applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost; and
- the applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

Internal
CTP/TPB(1)
Site record

HFC/SY/JT/jt

Appendix III

Letter from Planning Department dated 1.4.2022 for Compliance with Condition (n) and (o) on the
submission of proposals for water supplies for firefighting and fire service installations and the
implementation of proposals for water supplies for firefighting and fire service installations

規 劃 署

沙田、大埔及北區規劃處
香港新界沙田上禾輦路一號
沙田政府合署
十三樓 1301-1314 室



Planning Department

Sha Tin, Tai Po & North District Planning Office
Rooms 1301-1314, 13/F.,
Shatin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T., Hong Kong

來函檔號 Your Reference:
本署檔號 Our Reference: () in TPB/A/NE-LYT/731
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Mr. Thomas LUK)

By Post and Fax (3180 7611)

1 April 2022

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding
Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)”
and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part),
842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

**(Compliance with Approval Conditions (n) and (o) for Planning Application No.
A/NE-LYT/731)**

I refer to your submissions received by this office on 8.12.2021 and 14.12.2021 for compliance with approval condition (n) and (o) in relation to the submission and implementation of proposals for water supplies for firefighting and fire service installations respectively under the captioned planning application. Two interim replies were sent to you on 26.1.2022 and 1.3.2022.

Director of Fire Services (Contact person: Mr. IP Yan-chi; Tel.: 2733 5844) has been consulted and advised that approval conditions (n) and (o) are considered complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)
District Planning Officer/
Sha Tin, Tai Po & North,
Planning Department