

2025年 1月 17日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

17 JAN 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC
Paper No. A/NE-MUP/213A

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

2402847 29/1/2025 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MUP/213
	Date Received 收到日期	17 JAN 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Pacific City International Development Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LCH Planning & Development Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Demarcation District No. 38 Lot Nos. 145 (part), 146 (part), 147 RP (part) and 175 RP (part)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 410 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 250 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group D),
(f) Current use(s) 現時用途	Warehouse and Storage (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at28/11/2024..... (DD/MM/YYYY), this application involves a total of5..... "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of2..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	D.D. No. 38 Lot. Nos. 145, 147 RP	28/11/2024
1	D.D. No. 38 Lot. Nos. 146, 147 RP	28/11/2024

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on
26/12/2024 (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 28/11/2024 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Ancillary Office for a period of 3 years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	160 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	250 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	3
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	250 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	250 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Refer to Planning Statement Report	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	2
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 9am to 7pm from Mondays to Saturdays, with no operation on Sundays and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local Track Road to Sha Tau Kok Road - Wo Hang <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Refer to Planning Statement Report <input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Not applicable</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Refer to Planning Statement Report

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

HQ. JOSEPH JUNIOR.....

DIRECTOR.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

LCH Planning & Development Consultants Limited

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

Date 日期

24/11/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

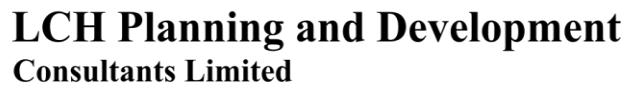
Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 145 (Part), 146 (Part), 147 RP (Part) and 175 RP (Part) under Demarcation District No. 38 丈量約份第 38 約地段第 145 號(部分), 第 146 號(部分), 第 147 號餘段(部分) 及第 175 號餘段(部分)
Site area 地盤面積	410 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 萬屋邊分區計劃大綱核准圖編號S/NE-MUP/11
Zoning 地帶	Residential (Group D) 住宅(丁類)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding dangerous goods godown) with Ancillary Office for a period of 3 Years 擬議臨時貨倉(不包括危險品倉庫)連附屬辦公室為期3年

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	250 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.61 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	About 約 5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	61 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Status Plan土地類別圖/ Location Plan 位置圖/ Site Plan 平面圖/ Swept Path Analysis 行車線分析圖		
<u>Extract of Outline Zoning Plan No. S/NE-MUP/14 分區計劃大綱圖編號S/NE-MUP/14摘錄</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Supporting Planning Statement

November 2024
Report : Version 1.1



Executive Summary

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

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for proposed temporary warehouse (excluding dangerous goods godown) with ancillary office use for a period of 3 years ("**the Proposed Development**") at Loi Tung, New Territories ("**the Application Site**").

The Application Site falls within an area of "Residential (Group D)" ("**R(D)**") zone on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 ("**the OZP**"). The Application Site falls entirely within the area of Category 2 under Town Planning Board Planning Guidelines No. 13G. Upon completion of the Proposed Development, it comprises three various structures. With a site area of about 410 sq.m., the proposed building has a height of 1-storey/5 m and a covered area of about 250 sq.m..

This Application aims to provide simple warehouse facilities and cater the needs of the existing and future development in the New Territories North. The Proposed Development does not hinder the long-term planning intention of "R(D)" zone. Similar application in the subject "R(D)" zone in the Man Uk Pin area have also been considered and approved. There will be no adverse traffic, visual, landscape and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就萊洞 (下稱「**申請地點**」) 的用地，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議臨時貨倉 (不包括危險品倉庫) 連附屬辦公室用途，為期 3 年 (下稱「**擬議發展**」)。

申請地點現時於《萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11》(下稱「**大綱圖**」) 劃作「住宅(丁類)」地帶，並位於《城規會規劃指引編號 13G》的第二類地區。擬議發展包括三個一層高的構築物作為貨倉以及附屬辦公室用途。申請場地面積約 410 平方米，擬議構築物的高度約 5 米，覆蓋面積約為 250 平方米。

申請旨在提供更多簡單貨倉設施，以滿足新界北部現在和將來的發展需求。擬議發展不會妨礙軍地北「住宅(丁類)」地帶的長遠規劃意向。而且於萊洞的「住宅(丁類)」地帶亦已有相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。

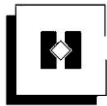


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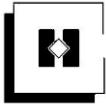
Figure 1	Location Plan
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Figure 4	Extract of Outline Zoning Plan No. S/NE-MUP/11

List of Annexes

Annex 1	Aerial Photos
Annex 2	Indicative Layout Plan
Annex 3	Swept Path Analysis

List of Diagrams

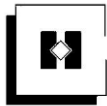
Diagram 1	Current Condition of the Application Site
Diagram 2	Existing Warehouses and Factories in the Vicinity
Diagram 3	Distribution of Category 1, 2, 3 and 4 Areas for Open Storage and Port Back-up Uses
Diagram 4	Category 2 Areas for Open Storage and Port Back-up Uses within Application Site



1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for proposed temporary warehouse (excluding dangerous goods godown) with ancillary office use for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) in Loi Tung, New Territories (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Residential (Group D)” (“**R(D)**”) zone on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 (“**the OZP**”) (**Figure 4**).
- 1.1.3 According to the Notes of the 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, or refuse to grant permission.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

- 2.1.1 The Application Site covers a total of about 410 square metres (“sq.m.”), with all to be private land lots. The Application Site is paved with concrete and the majority of the site has been accommodating warehouse use in the past 20 years. Refer to **Annex 1** for the aerial photos of the Application Site.



Existing Access



Existing Structure in the Application Site

Diagram 1 Current Condition of the Application Site

- 2.1.2 The Application Site is attached to a local access road that connects the site to Sha Tau Kok Road – Wo Hang. The site is located at the Loi Tung which is situated at the eastern side of Sha Tau Kok Road – Wo Hang. At the south there is a huge brownfield operation site with temporary structures in the surrounding. The vicinity is dominated by workshops/ warehouses.

- 2.1.3 **Figures 1 and 2** illustrate the location of the Application Site and its immediate vicinity.

2.2 Land Status

- 2.2.1 The Application Site falls partly within the boundary of part of Lot Nos. 145 (part), 146 (part), the Remaining Portion of 147 (part) and the Remaining Portion of 175 (part) in Demarcation District 38 (“**the Lots**”) (**Figure 3**).

- 2.2.2 The Lots are subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the respective lots, in order to temporarily relax user restriction of the Government Lease of the Subject Lots for the erection of temporary structure in different forms.

- 2.2.3 A significant portion of the local access road through which the vehicles have to pass through to access the site falls within the boundaries of Lot 147 RP and 175 RP, located to the northeast of the site. Only a small portion of Government Land is involved in the access road. Should it be necessary, the Applicant would apply for a right of way during the submission of the STW application upon approval of this planning application.



2.3 Surrounding Context

2.3.1 Loi Tung is a rural area located northeastern area in Ping Che of the New Territories. The major uses of land are warehouses, open storage sites, factories and temporary structures, with a small number of residential dwellings and houses. There is a major road known as Sha Tau Kok Road in Fanling, and the major transportation mode is by minibuses and buses, connecting Loi Tung to Fanling / Sheung Shui MTR stations. The run-in and out is located at the northern boundary of the Applications Site, and the site is accessible from Sha Tau Kok Road – Wo Hang via an unnamed track road.

2.4 Existing Warehouses and Open Storage in the Vicinity

2.4.1 The predominant uses in the vicinity at of the Application Site and along the Sha Tau Kok Road – Wo Hang are warehouses and factories such as logistic companies and recycling centres which store goods and materials as well as engage in manufacturing and production activities. The concentration of warehouses and factories indicates the industrial nature of this section of road and its significant role in supporting storage and supply chain activities.

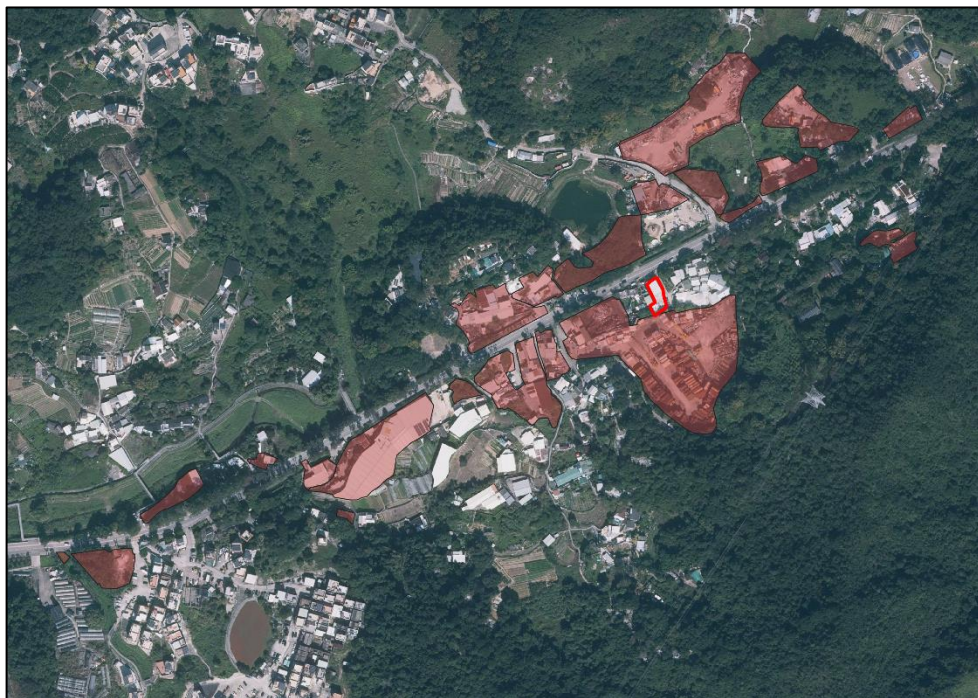


Diagram 2 Existing Warehouses and Factories in the Vicinity
(Brown area are the brownfield operation sites as identified by Planning Department in previous Study at 2020 or before)
(Source: HK GEODATA STORE and Planning Department, HKSAR Government)

2.5 Temporary Warehouse

2.5.1 The Application Site covers an area of about 410 sq.m. The Proposed Development will consist of three various 1-storey structure for warehouse



and ancillary office/ storage. The total covered area of the site is about 248 sq.m.. A total of two loading/unloading bay will be provided for Light Goods Vehicles.

Parameters	Proposed Development
Site Area	About 410 sq.m.
No. of Structures	3
Covered Area	About 250 sq.m.
Maximum Height of Structure	5 meters/ 1 storey
Maximum Total Site Coverage	About 61%
Maximum Plot Ratio	About 0.61
No. of Loading/ Unloading Bays for Light Goods Vehicles	2

2.5.2 Among the three various 1-storey structures, the proposed warehouse with an ancillary office, which is an existing structure, is situated in the northern area of the Application Site and no alteration work will be involved to the existing structure. Additional construction work will be carried out for the other two proposed 1-storey structures for storage and warehouse with ancillary office, which are located in the western and southern areas of the Application Site.

2.5.3 The site is already hard-paved and hence no site formation works would be required. The existing about 1.5 m metal fencing will be remained along the site boundary. The indicative layout plan of the Proposed Development is shown in **Annex 2**.

2.6 Operation Arrangement

2.6.1 The Proposed Development will operate from 9:00 am to 7:00 pm from Mondays to Saturdays, with no operation on Sundays and public holidays. The operation hours align with those of the nearby industrial establishments and open storage facilities.

2.6.2 Similar to the existing use, the Proposed Development will solely serve as storage purposes of non-polluting and non-dangerous goods with extension of covered area only. It is intended to be storage of construction material. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated.

2.6.3 Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements in respect of fire safety, hygiene, drainage and noise nuisance.



3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

- 3.1.1 The Application Site falls within an area designated as “Residential (Group D)” zone on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 (**Figure 3**) (also known as the “OZP”).
- 3.1.2 According to the Notes of the OZP, temporary use not exceeding a period of three years within “R(D)” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

S/NE-MUP/11

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Library Market Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
 Library
 School
 Shop and Services

(Please see next page)

(Source: Town Planning Board, HKSAR Government)



S/NE-MUP/11

RESIDENTIAL (GROUP D) (Cont'd)

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Source: Town Planning Board, HKSAR Government)

- 3.1.3 Nevertheless, the proposed building height will not exceed the current restriction of 2 storeys/ 6m as stipulated on the Notes of the OZP.
- 3.1.4 Approval of this application on a temporary basis for a period of three years would not jeopardize the long-term planning intention of the "R(D)" zone.



3.2 Existing Use in Nature

3.2.1 The eastern and western portions of the site have been used for storage within structures for more than 20 years. According to the aerial photos in Annex 1, there were structures located in the site dated back to 1990 already. As demonstrated in the series of aerial photos, the structures existed for the storage and squatter over the years. Thus, the proposed warehouse use is considered as an existing use, with further expansion on the development scale only.

3.3 Falls within Category 2 Areas for open storage and port back-up uses

3.3.1 According to the Town Planning Board Planning Guidelines No. 13G which was revised in April 2023, the Application Site falls within Category 2 areas for open storage and port back-up uses.

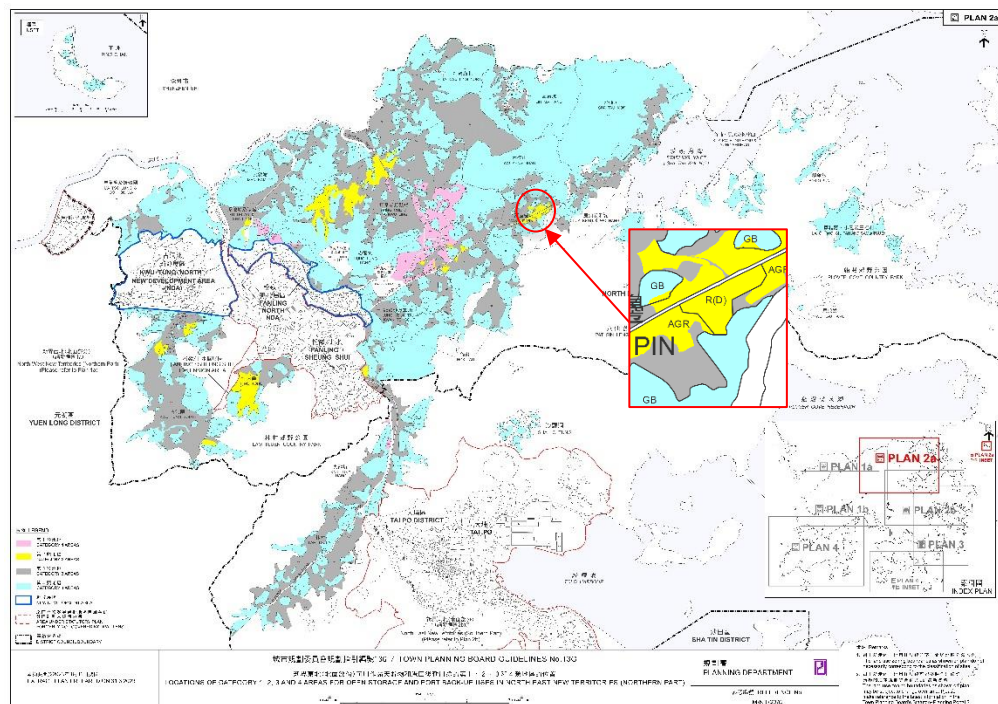


Diagram 3 Distribution of Category 1, 2, 3 and 4 Areas for Open Storage and Port Back-up Uses (Source: Planning Department, HKSAR Government)

3.3.2 For Category 2 areas, there are considered as areas “mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects ; areas within or close to clusters of open storage, port back-up or other types of brownfield sites / temporary uses...Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.” Therefore, the Application Site that falls within Category 2 area may be granted for temporary storage use for a maximum period of 3 years, subject to the planning approval of the Board.

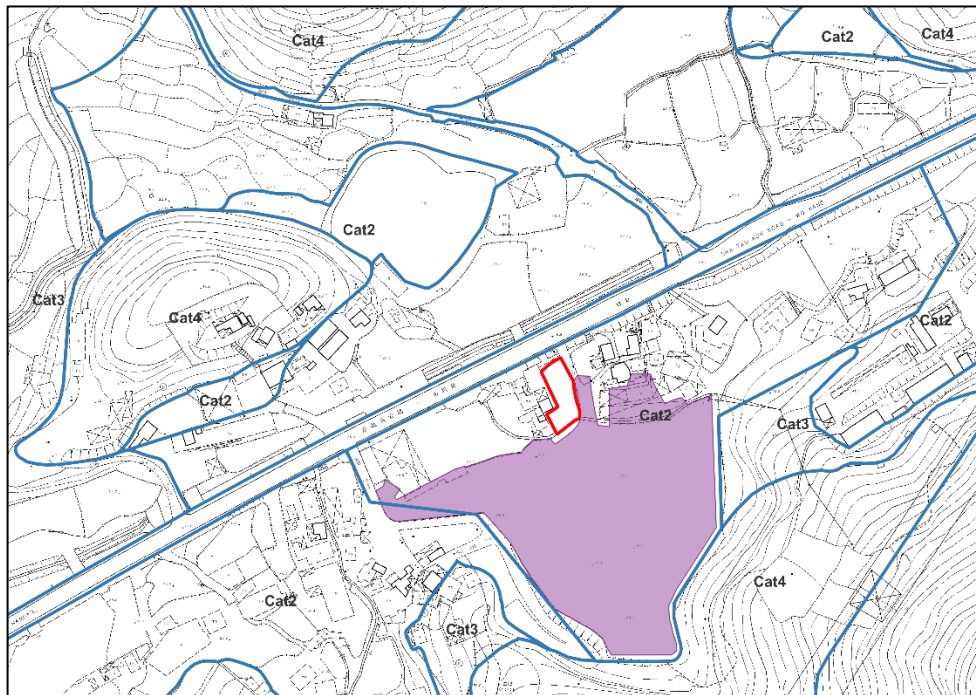
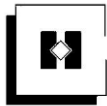


Diagram 4 Category 2 Areas for Open Storage and Port Back-up Uses within Application Site (Source: Planning Department and HK GEODATA STORE, HKSAR Government)

3.4 Future Development in the New Territories North

3.4.1 According to “Hong Kong 2030+ Study”¹, the Northern Metropolis Development Strategy involves four major zones in the Northern area of Hong Kong namely ‘High-end Professional Services and Logistics Hub’, ‘I&T Zone’, ‘Boundary Commerce and Industry Zone’ and ‘Blue and Green Recreation, Tourism and Conservation Circle’ which contribute to integration between Hong Kong and other cities in Greater Bay Area, the economic growth, innovation and technology, tourism as well as expansion of transport infrastructure, etc. Being the second economic engine of Hong Kong, the expansion in business and investment opportunities in the Northern Metropolis ensures long-term growth and enhances the overall competitiveness of Hong Kong. The development concept is further developed under the “Northern Metropolis Action Agenda 2023”.

3.4.2 According to the “Northern Metropolis Action Agenda 2023”², the Application Site is situated at the fringe area of the for the New Territories North (NTN) New Town. In addition to housing development plans in NTN New Town, a diverse range of economic activities has been proposed, such as industrial uses, innovative and technology, commercial/business and modern logistics. The vision for the New Town entails creating a boundary

¹ Planning Department as at October 2021
https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet.pdf

² Planning Department as at <https://www.nm.gov.hk/en/action-agenda>



commerce and industry zone that accommodates various sectors, which fosters economic growth and urbanization in the New Territories North area.

- 3.4.3 The future development in the Northern area of Hong Kong indicates a change in the land use pattern as well as reconfiguration of the built environment, promoting urban-rural integration of the Northern area of Hong Kong. As the population as well as the economic and industrial activities continue to grow in the area, it become crucial to optimize the use of land resources for storage purposes in order to cater the evolving needs of the community.

3.5 Similar Approved Application for Warehouse

- 3.5.1 There is a similar application approved by the Town Planning Board in 2023 which falls within “R(D)” zone in the same Outline Zoning Plan for Temporary Workshop, Warehouse and Open Storage uses. Refer to **Figure 4** for location.

Application No.	Applied Use	Decision
A/NE-MUP/185	Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 19 May 2023

3.6 Traffic Consideration

- 3.6.1 The Proposed Development comprises a total of 2 Light Goods Vehicle loading/unloading bays which are intended solely for the purpose of delivering materials to meet operational needs. These are exclusively used for material deliveries to support operations only. The staff will commute by public transport or private cars. There are also bus and minibus stops on Sha Tau Kok Road – Wo Hang to Fanling/ Sheung Shui MTR Stations is reachable within 5 minutes walking distance from the Application Site.
- 3.6.2 The ingress/egress located at the northeastern boundary of the Application Site is about 12 m wide, which allows the vehicles to access to/from the local access road at the north of the site. Queuing up of vehicles at the ingress/egress is not anticipated at the ingress/egress point. Refer to **Annex 3** for the swept path analysis.
- 3.6.3 It is estimated that there will only be 2 roundtrips of Light Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads. This limited traffic volume is not expected to significantly impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing is anticipated.



Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Light Goods Vehicles	2	2

3.6.4 The Proposed Development solely serves as storage purposes. No direct provision of goods and services will be conducted on the Application Site and no incoming visitors are anticipated.

3.6.5 A “Pedestrian accident blackspot ahead” road sign will be posted at the ingress/egress of the Application Site which serves as a warning to drivers, alerting them to the presence of a high-risk area for pedestrian accidents. With the advanced notice, drivers can exercise extra caution and be more attentive to the potential hazards in the surroundings.

3.6.6 Road pumps will also be installed at the ingress/egress and within the car park in order to help control and reduce the speed of vehicles which helps mitigate the risks of car accidents, particularly in areas where pedestrians may present. These two measures can ensure safety of both drivers and pedestrians.

3.7 Environmental Consideration

3.7.1 As the Proposed Development accommodates warehouse of non-polluting and non-dangerous goods, which is similar to the existing use, it is not expected to generate any contaminated waste or pollution. Besides, no complaint from environmental perspective has been received in the past years.

3.7.2 The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact. There will be no heavy goods vehicle accessing the Application Site, and no dust generating activities will be happened. No adverse environmental impact is anticipated.

3.8 Visual and Landscape Compatibility

3.8.1 The Application Site is situated in rural area which are surrounded by warehouses, temporary structures and workshop activities. The proposed warehouse and open storage use is compatible with the surrounding use and will disturb the prevailing rural village landscape character. No existing trees within the Site will be affected. The proposed structure with a maximum height of about 5 metres is visually compatible with the warehouses and factories in the vicinity, given that the approved similar application at the immediate south has approved a maximum building height of 2-storey/ 13m already. No adverse visual impact is anticipated.



4 PLANNING MERITS & JUSTIFICATIONS

4.1 Change in the Land Use Pattern of New Territories North

4.1.1 The “Northern Metropolis Action Agenda 2023” envisions a substantial transformation in the land use pattern in the Northern area of Hong Kong to accommodate the future residential development and the four major zones. It involves converting the underutilized land resources for specific purposes and integration of urban and rural areas which maximize the potential for economic growth and sustainable development in the future metropolitan region.

4.1.2 The growth of economic and industrial activities in the northern region implies the need of warehouse and open storage facilities which offer a centralized location for storage of goods. Not only does it facilitate efficient logistics and supply chain management, but it also serves as a hub for businesses involved in warehousing and storage. The warehouse and storage use of the Application Site can support the development in the northern metropolitan region.

4.2 Compliance with Town Planning Board Guideline

4.2.1 The Proposed Development is complied with Town Planning Board Guideline No. 13G. It falls within Category 2 area of open storage and port back-up uses. Category 2 areas are areas affected by major upcoming infrastructural projects or areas within or close to clusters of open storage, and planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4.2.2 As the Application Site is currently used as warehouse of non-polluting and non-dangerous activities and goods, it is not anticipated to cause any significant environmental nuisance, safety hazards or transport problems. Moreover, the Proposed Development would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding area.

4.3 Would Not Jeopardize the Long-term Planning Intention

4.3.1 Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “R(D)” zone. Also, the site is currently predominated by warehouse and storage uses and is hard-paved which does not require site formation work. Optimizing the use of underutilized land resources for storage purposes can effectively cater the future development needs in the northern region.

4.4 Supported by Previous Planning Approvals of Similar Application

4.4.1 There has been no change in the planning context of the Application Site and the surrounding. The concerned area falls within Category 2 area under the latest version of the Town Planning Board Guideline No. 13G. The majority



of the Application Site has been using for workshop/ storage purposes for over 20 years.

- 4.4.2 There is one similar applications of warehouse and/or open storage uses within the same “R(D)” zone of Man Uk Pin Outline Zoning Plan (Nos. A/NE-MUP/185) approved with conditions on a temporary basis by the Rural and New Town Planning Committee in the past year. The aforesaid application was subject to conditions such as implementation of drainage facilities, fire service installations and water supplies for firefighting.

4.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

- 4.5.1 The Proposed Development is visually compatible with the surrounding environment, which is mainly composed of warehouses, factories and temporary structures. There is no change to the rural landscape character. Also, any existing trees within the Application Site will not be removed. Hence, no adverse visual and landscape impact is anticipated.

4.6 No Adverse Traffic Impact

- 4.6.1 The Proposed Development will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is minimal with an estimation of less than 4 roundtrips per peak operation hour. Therefore, it is expected that there will not be significant negative impacts regarding the traffic network of the area concerned.

4.7 No Adverse Environmental Impact

- 4.7.1 The Proposed Development will only accommodate simple manufacturing process and storage purpose of non-polluting and non-dangerous goods. No leakage of pollutant or contamination of water is anticipated.
- 4.7.2 The latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

5 CONCLUSION

- 5.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no. A23075 taken on 12.10.1990 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no. CN07711 taken on 30.6.1994 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no. A51071 taken on 9.8.2000 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no. CW66108 taken on 25.10.2005 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no. E184381C taken on 22.2.2023 by Lands Department)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)

Proposed Development Parameters	
Site Area :	About 410 sq.m.
Nos. of Structure :	3
Built Over Area :	About 250 sq.m.
Max. Building Height :	5 meters
Site Coverage :	About 61%

Structure

1-storey Warehouse with
ancillary office
Total Floor Area: 165 sq.m.
Height: About 5m

Structure

1-storey Storage
Total Floor Area: 19 sq.m.
Height: About 3m

Structure

1-storey Warehouse with
ancillary office
Total Floor Area: 66 sq.m.
Height: About 5m

Ingress/Egress of
at least 12m wide

Two LGV Loading/ Unloading
Bays of 7.0m (L) x 3.5m (W)



Application Site



Proposed
Structures



**LCH Planning and Development
Consultants Limited**

Annex 2 : Indicative Layout Plan

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



**LCH Planning and Development
Consultants Limited**

Annex 3 : Swept Path Analysis

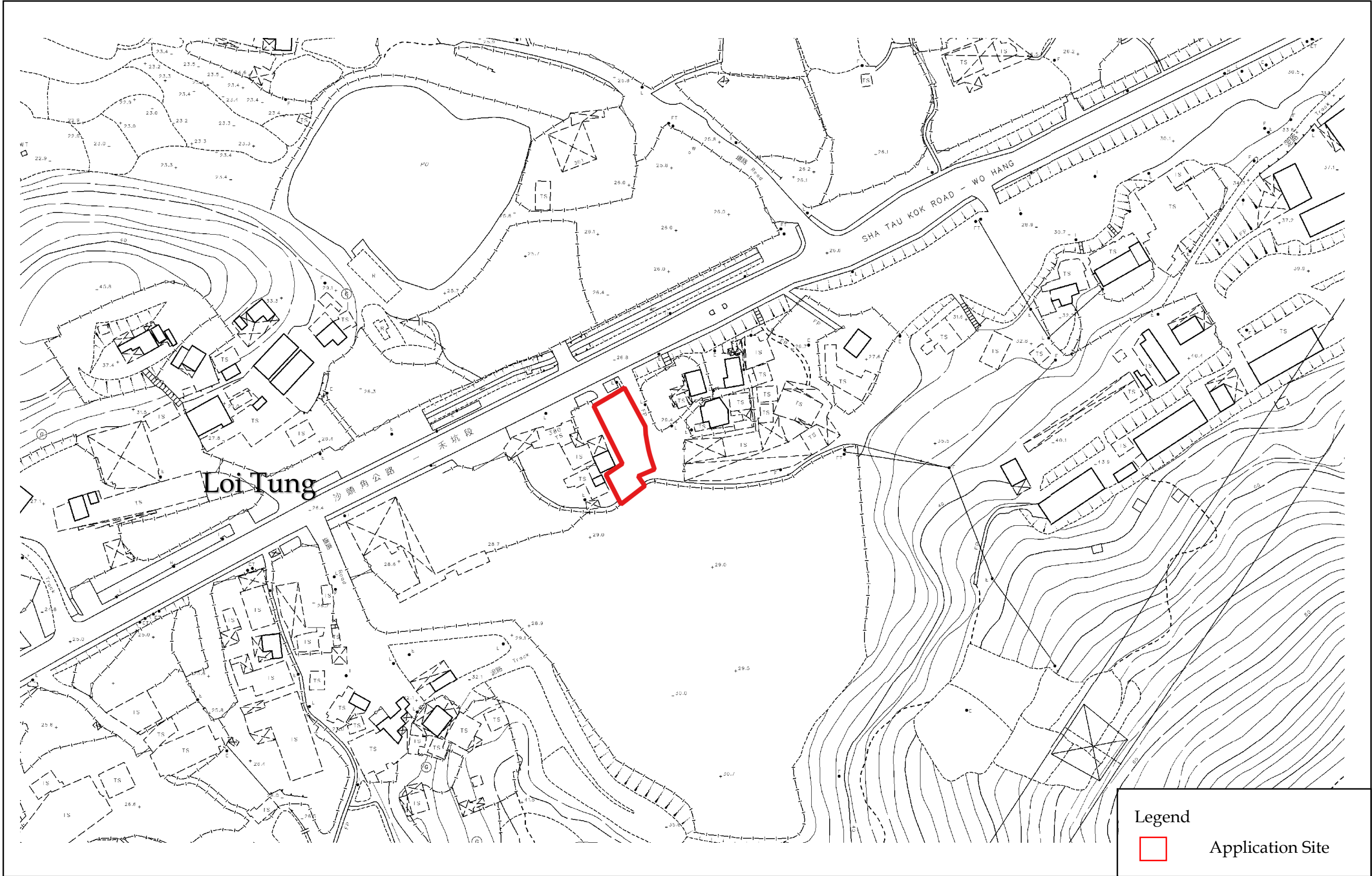
Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



**LCH Planning and Development
Consultants Limited**

Annex 3 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



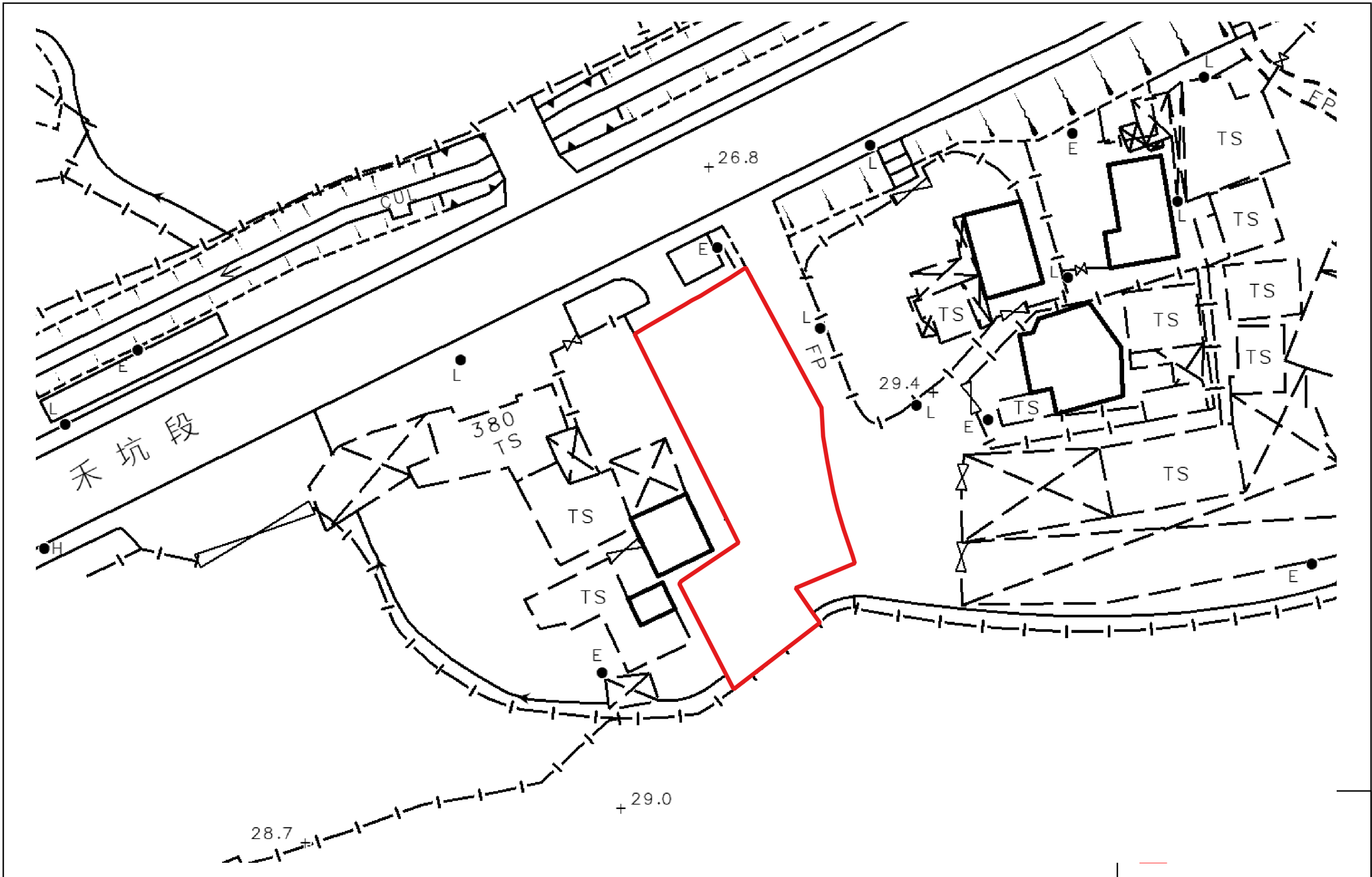
**LCH Planning and Development
Consultants Limited**

Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



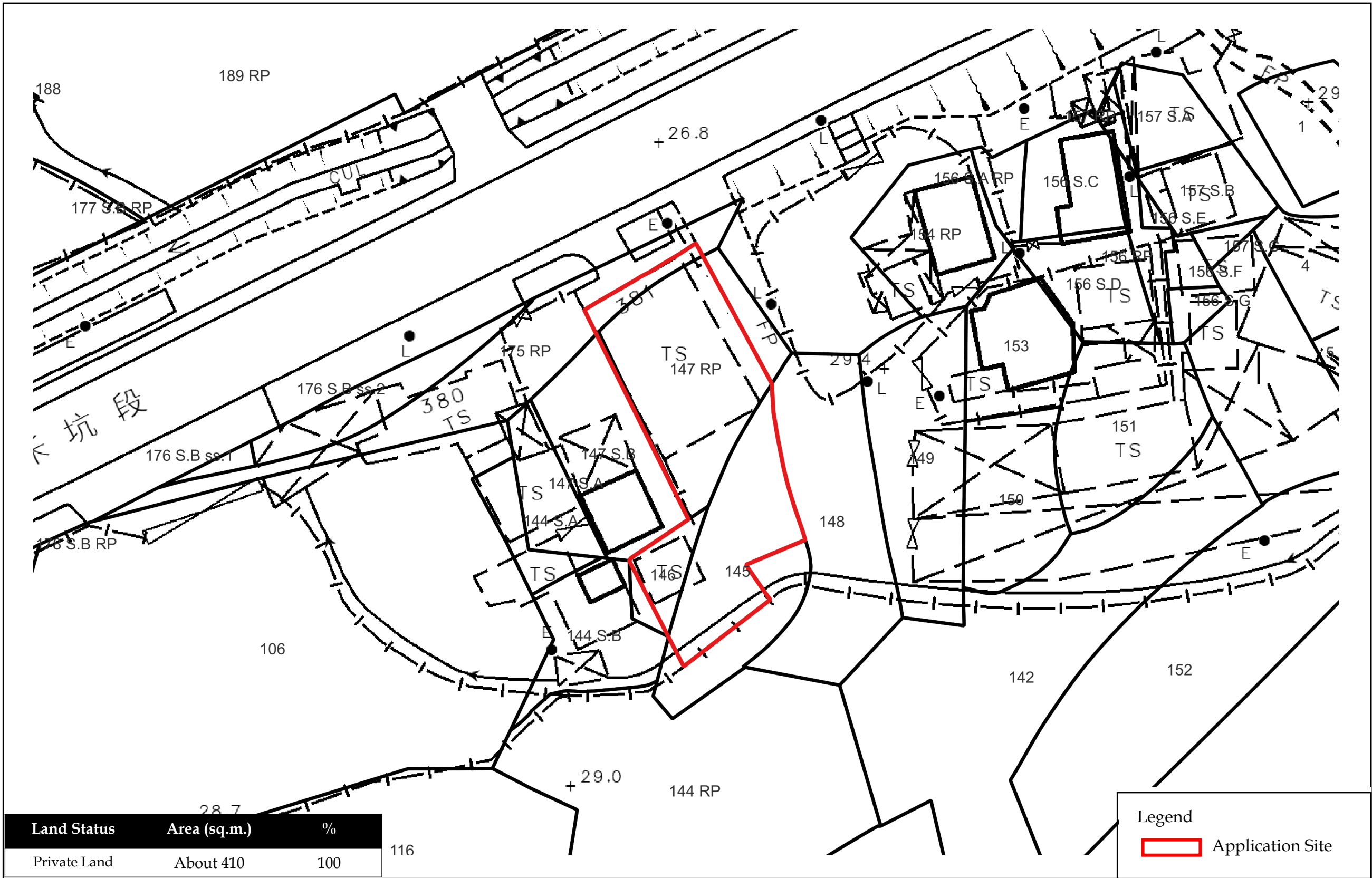
**LCH Planning and Development
Consultants Limited**

Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)





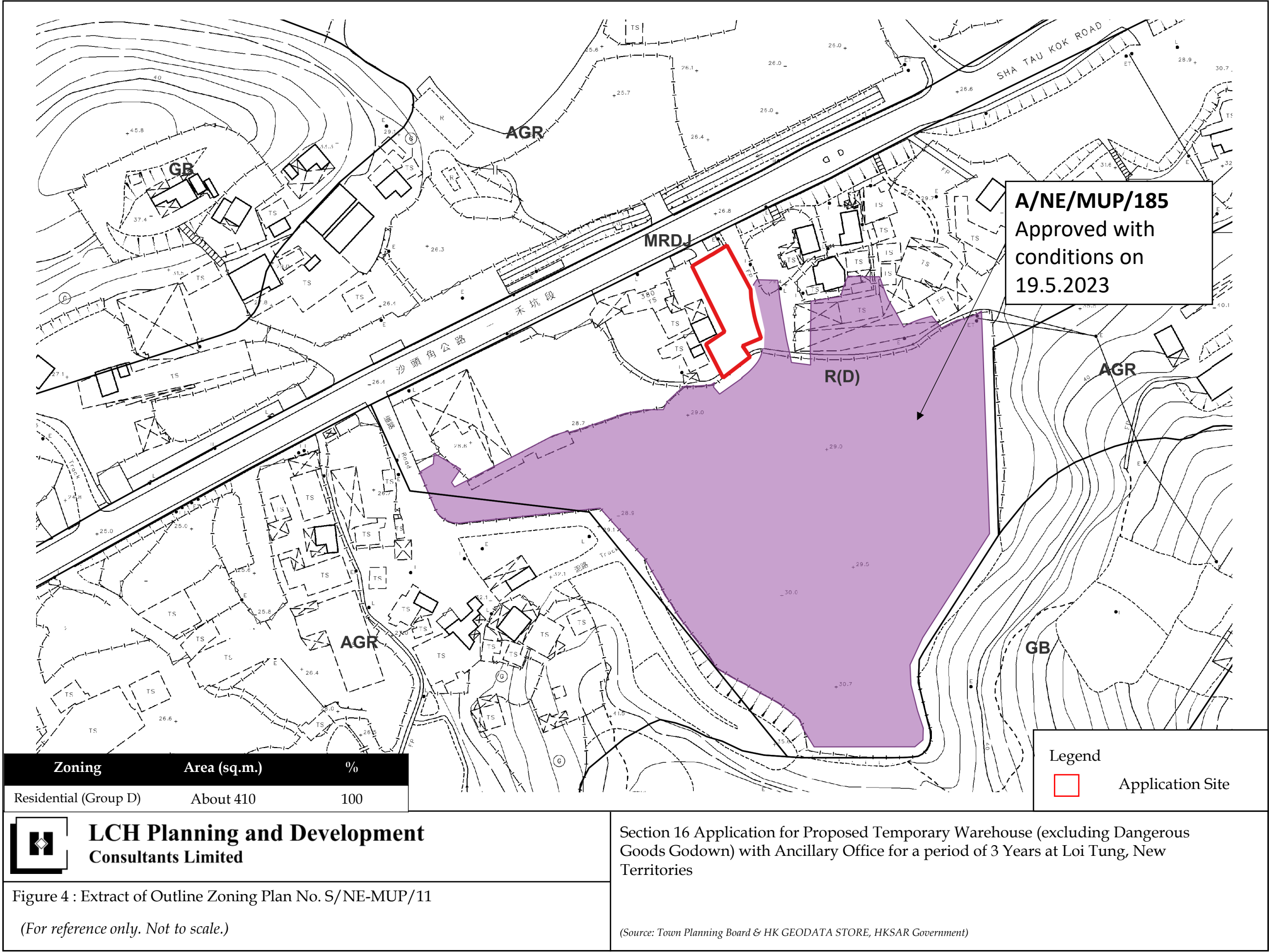
LCH Planning and Development
Consultants Limited

Figure 3 : Land Status

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories

(Source: HK GEODATA STORE, HKSAR Government)





Our Ref.: PD2403001/02-02
Your Ref.: TPB/A/NE-MUP/213

26 February 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

APPLICATION NO. A/NE- MUP/213 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

Further Information Submission

We refer to the captioned application.

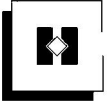
Please find attached the Responses to Departmental Comments in Annex 1 and the Swept Path Analysis in Annex 2.

Should you have any queries, please feel free to contact Emily Hui at

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *FHKIS MHKIP*
Director

Encl.
c.c. the Applicant



ANNEX 1

RESPONSE TO

DEPARTMENTAL COMMENTS



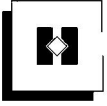
Section 16 Application No. A/NE-MUP/213

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1. Comments from Transport Department dated 21 February 2025		
(i)	The applicant shall review the feasibility of the proposed vehicular access route as it is located within a planned development under A/NE-MUP/185.	<p>Noted. The swept path analysis for the approved application A/NE-MUP/185 indicates that the ingress and egress are situated in the northwestern part of the site. Vehicles access this site via the local access road at DD 38 Lot 105 sB RP and the adjacent government land, which links to Sha Tau Kok Road – Wo Hang. Meanwhile, vehicles for the Subject Application use a different local access road that lies within DD 38 Lot 147 RP, Lot 175 RP, and adjacent government land, also connecting to Sha Tau Kok Road – Wo Hang. Since both sites connect to the main road via separate local access roads, there should be no conflict regarding vehicular access routes between them. Refer to <i>Annex 2</i> for the swept path analysis of both Applications.</p> <p>As at today, there is no indication that the planned development under A/NE-MUP/185 would be taken in place and utilize the area in front of the Application Site, which is currently shared use by the adjacent domestic households as well. In case there is any potential conflict, the Applicant will liaise with the land owners of the lots within A/NE-MUP/185</p>
D	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>Noted. It is estimated that there will only be 2 roundtrips of Light Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads. This limited traffic volume is not expected to significantly</p>



		impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing is anticipated.
(iii)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	<p>A “Pedestrian accident blackspot ahead” road sign will be posted at the ingress/egress of the Applicatino Site which serves as a warning to drivers, alerting them to the presence of a high-risk area for pedestrian accidents. With the advanced notice, drivers can exercise extra caution and be more attentive to the potential hazards in the surroundings.</p> <p>Road pumps will also be installed at the ingress/egress and within the car park in order to help control and reduce the speed of vehicles which helps mitigate the risks of car accidents, particularly in areas where pedestrians may present. These two measures can ensure safety of both drivers and pedestrians.</p>
(iv)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	Noted. The Proposed Development solely serves as storage purposes. No direct provision of goods and services will be conducted on the Application Site and no incoming visitors are anticipated. There are two vehicle parking spaces provided within the site area. The incoming vehicles can park on the site which shall not cause any illegal parking in the vicinity.
(v)	The proposed vehicular access between Sha Tau Kok Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted and it is understood that the application document has been circulated to the concerned departments.



ANNEX 2

SWEPT PATH ANALYSIS OF

A/NE-MUP/185 AND A/NE-MUP/213

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

THIS PORTION OF THE
 APPLICATION SITE FALLS WITHIN
 AREA ZONED AS "AGR" ON THE
 APPROVED MAN UK PIN OZP NO.
 S/NE-MUP/11.

FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

THIS PORTION OF THE
 APPLICATION SITE FALLS WITHIN
 AREA ZONED AS "AGR" ON THE
 APPROVED MAN UK PIN OZP NO.
 S/NE-MUP/11.

FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE

INGRESS / EGRESS
 7.3 m (ABOUT)(W)

THIS PORTION OF THE
 APPLICATION SITE FALLS WITHIN
 AREA ZONED AS "AGR" ON THE
 APPROVED MAN UK PIN OZP NO.
 S/NE-MUP/11.










FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

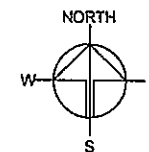
INGRESS / EGRESS
 7.3 m (ABOUT)(W)

THIS PORTION OF THE
 APPLICATION SITE FALLS WITHIN
 AREA ZONED AS "AGR" ON THE
 APPROVED MAN UK PIN OZP NO.
 S/NE-MUP/11.

FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

-  APPLICATION SITE
-  STRUCTURE (ENCLOSED)
-  STRUCTURE (CANOPY)
-  LOADING / UNLOADING SPACE (MGV)
-  LOADING / UNLOADING SPACE (CV)
-  PARKING SPACE (PC)
-  INGRESS / EGRESS
-  CONTAINER VEHICLE
-  SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY
 WAREHOUSE (EXCLUDING
 DANGEROUS GOODS GODOWN)
 WITH ANCILLARY FACILITIES
 FOR A PERIOD OF 3 YEARS
 WITH ASSOCIATED FILLING OF
 LAND

SITE LOCATION
 VARIOUS LOTS IN D.D. 38 AND
 ADJOINING GOVERNMENT
 LAND, SHA TAU KOK, NEW
 TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY
 MN DATE
 23.3.2023

REVISED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO.
 PLAN 6 VER.
 002



**LCH Planning and Development
Consultants Limited**

Annex 3 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



**LCH Planning and Development
Consultants Limited**

Annex 3 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



Our Ref.: PD2403001/02-03
Your Ref.: TPB/A/NE-MUP/213

10 March 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

APPLICATION NO. A/NE- MUP/213 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

Further Information Submission

We refer to the captioned application.

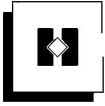
In response to the comments from the Transport Department, a conflict between the proposed access route and the structure outlined in A/NE-MUP/185 has been identified. To address this issue, we have revised the layout and repositioned the ingress and egress points of the site. The locations of the structures have also been adjusted accordingly.

Vehicles will now enter and exit the site through the newly designated ingress/egress, which is situated near the intersection of Sha Tau Kok Road – Wo Hang and the local access road adjacent to the Application Site. This modification ensures that there will be no collision with the Application Site of A/NE-MUP/185 and the concerned private road on DD38 Lot No. 148.

Please note that the Application boundary and the development parameters remain unchanged from our previous submission dated 29 November 2024. For further details, please refer to Annex 1 and Annex 2, which include the revised layout plan and the swept path analysis, as well as Annex 3 for our responses to departmental comments.

As the revised layout plan constitutes minor changes to the disposition and form of the buildings, our submission of further information should be accepted but publication and recounting shall not be exempted with reference to TPB PG No. 32B.

Should you have any queries, please feel free to contact Emily Hui at

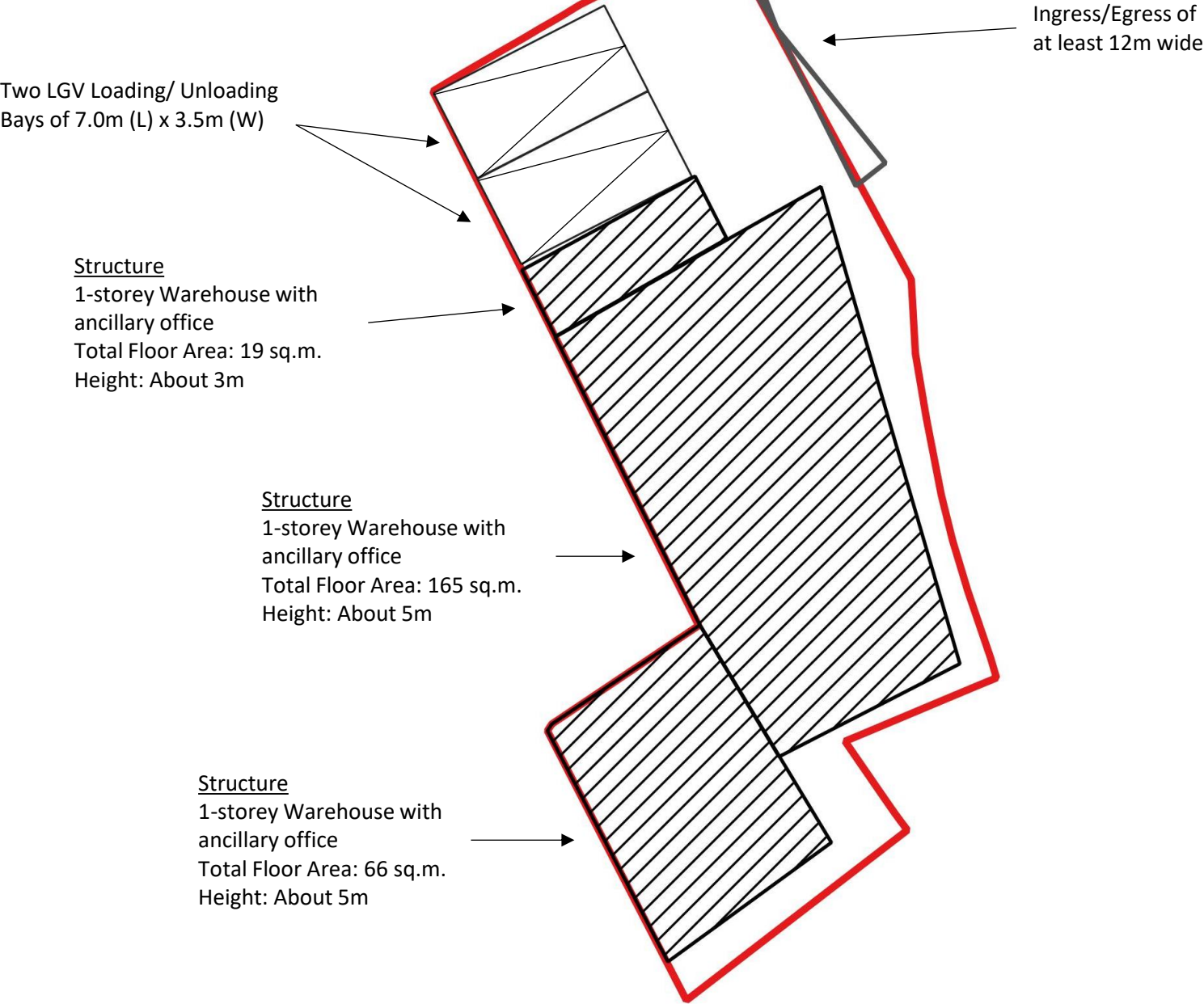


Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *FHKIS MHKIP*
Director

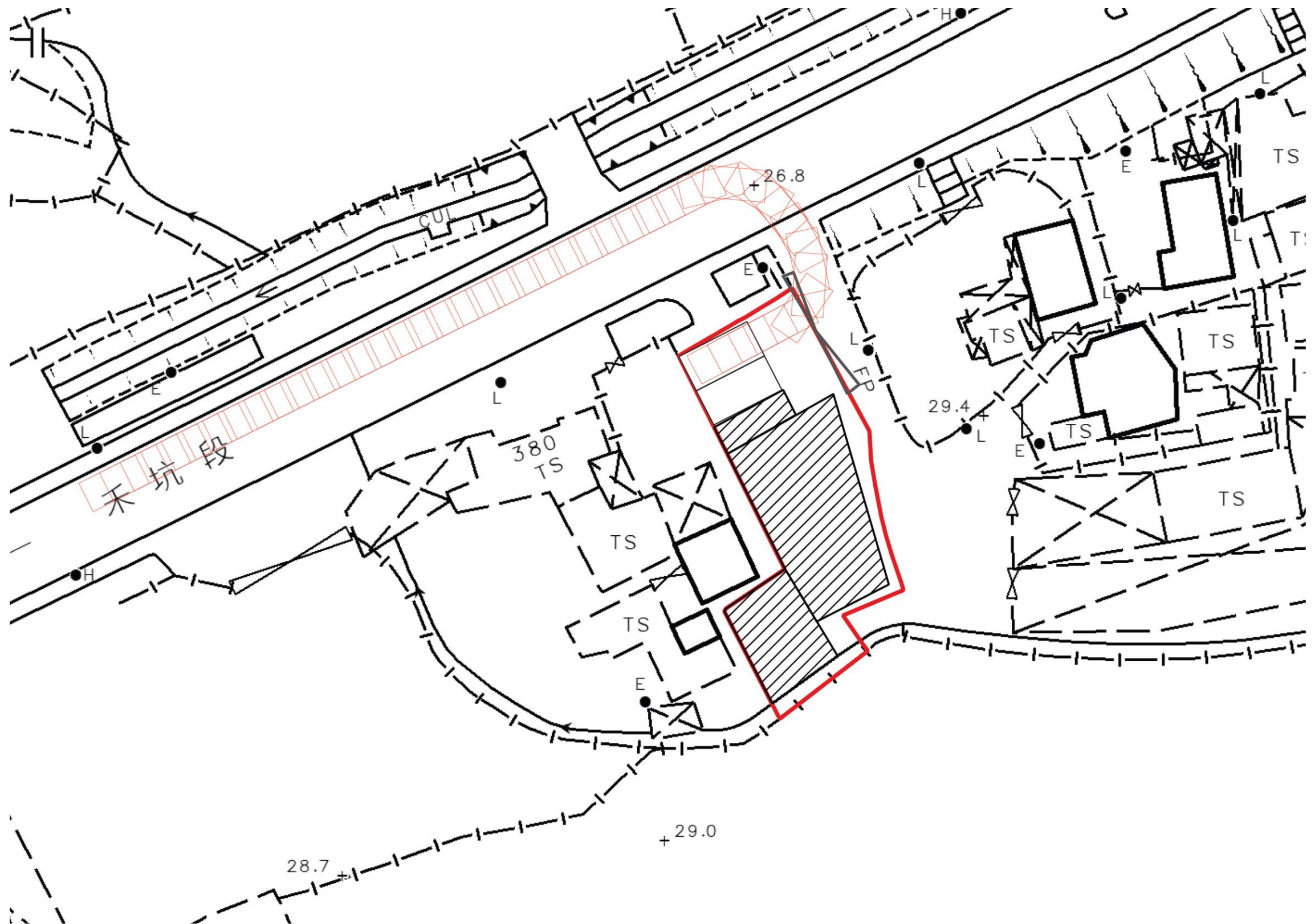
Encl.
c.c. the Applicant

Proposed Development Parameters	
Site Area :	About 410 sq.m.
Nos. of Structure :	3
Built Over Area :	About 250 sq.m.
Max. Building Height :	5 meters
Site Coverage :	About 61%



Application Site

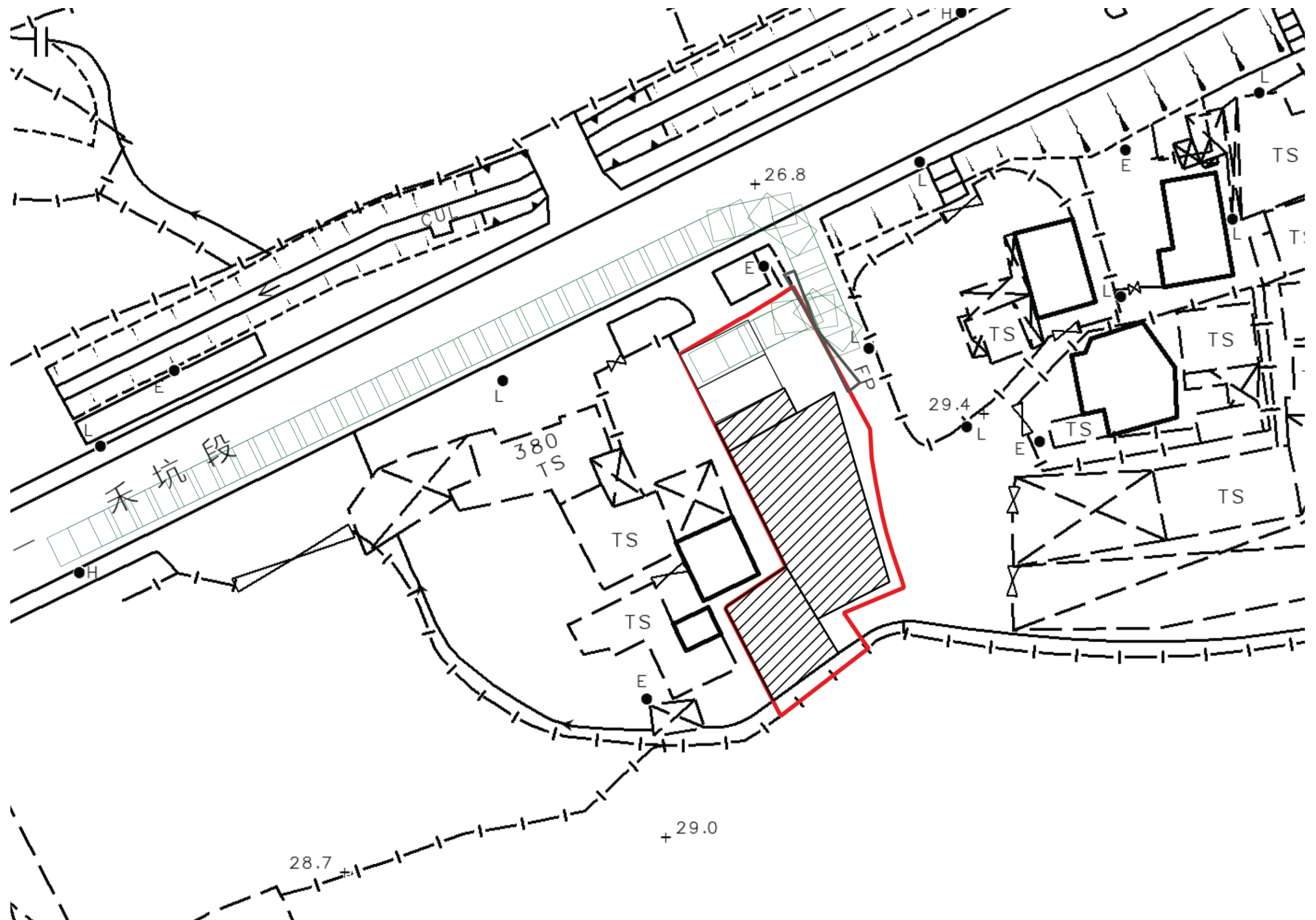
Proposed Structures



**LCH Planning and Development
Consultants Limited**

Annex 2 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



**LCH Planning and Development
Consultants Limited**

Annex 2 : Swept Path Analysis

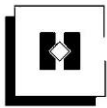
Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



Section 16 Application No. A/NE-MUP/213

Annex 3 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1. Comments from Transport Department dated 21 February 2025		
(i)	The applicant shall review the feasibility of the proposed vehicular access route as it is located within a planned development under A/NE-MUP/185.	<p>Noted. We have revised the layout and repositioned the ingress and egress points of the site. The locations of the structures have also been adjusted accordingly.</p> <p>Vehicles will now enter and exit the site through the newly designated ingress/egress, which is situated near the intersection of Sha Tau Kok Road – Wo Hang and the local access road adjacent to the Application Site. This modification ensures that there will be no collision with the Application Site of A/NE-MUP/185 and the concerned private road on DD38 Lot No. 148.</p> <p>Please note that the Application boundary and the development parameters remain unchanged. For further details, please refer to <i>Annex 1</i> and <i>Annex 2</i>, which include the revised layout plan and the swept path analysis.</p>
(ii)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>Noted. It is estimated that there will only be 2 roundtrips of Light Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads. This limited traffic volume is not expected to significantly impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing is anticipated.</p>



(iii)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	<p>A “Pedestrian accident blackspot ahead” road sign will be posted at the ingress/egress of the Applicatino Site which serves as a warning to drivers, alerting them to the presence of a high-risk area for pedestrian accidents. With the advanced notice, drivers can exercise extra caution and be more attentive to the potential hazards in the surroundings.</p> <p>Road pumps will also be installed at the ingress/egress and within the car park in order to help control and reduce the speed of vehicles which helps mitigate the risks of car accidents, particularly in areas where pedestrians may present. These two measures can ensure safety of both drivers and pedestrians.</p>
(iv)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	Noted. The Proposed Development solely serves as storage purposes. No direct provision of goods and services will be conducted on the Application Site and no incoming visitors are anticipated. There are two vehicle parking spaces provided within the site area. The incoming vehicles can park on the site which shall not cause any illegal parking in the vicinity.
(v)	The proposed vehicular access between Sha Tau Kok Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted and it is understood that the application document has been circulated to the concerned departments.



Our Ref.: PD2403001/05
Your Ref.: TPB/A/NE-MUP/213

21 March 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

APPLICATION NO. A/NE- MUP/213 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

We refer to the email dated 20 March 2025 of the captioned application.

We have submitted our responses to departmental comments with revised Indicative Layout Plan in Annex 1, revised Swept Path Analysis in Annex 2 and Replacement Pages of page 5, 10 and 11 of the planning statement.

Should you have any queries, please feel free to contact the undersigned or Emily Hui at

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho
Director

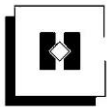
c.c. the Applicant



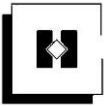
Section 16 Application No. A/NE-MUP/213

Annex 1 - Response to Departmental Comments Table

No.	Comments Received	Our Responses
1. Comments from Transport Department dated 20 March 2025		
(i)	The revised layout plan shows the ingress and egress points have gone in excess of the site boundary. Setting out dimension of the ingress and egress points should be shown on the layout plan. Also what is the size of vehicles used on the swept path analyses?	Noted. The swept path analysis has been revised with the size of vehicles specified on the plan.
(ii)	The proposed use of "pedestrian accident blackspot ahead" road sign is unjustified by the applicant. Please review the proposal.	Noted. The proposed use of "pedestrian accident blackspot ahead" road sign has been replaced by "Pedestrians on or crossing road ahead" road sign instead.
2. Comments from Lands Department dated 17 March 2025		
(i)	She objects to the application	Well noted.
(ii)	The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site	<p>Well noted. Upon approval of the planning application, the Applicant will apply for a short-term waiver from the Lands Department for the respective lots, in order to temporarily relax user restriction of the Government Lease of the Subject Lots.</p> <p>The ingress/egress located at the northeastern boundary of the Application Site, which allows the vehicles to pass through the local access road. A significant portion of this road falls within the boundaries of Lot 147 RP and 175 RP, located to the northeast of the site. It is noted that only a small portion of Government Land is involved in the access road. Should it be necessary, the Applicant would apply for a right of way during the submission of the STW application upon approval of this planning application.</p>

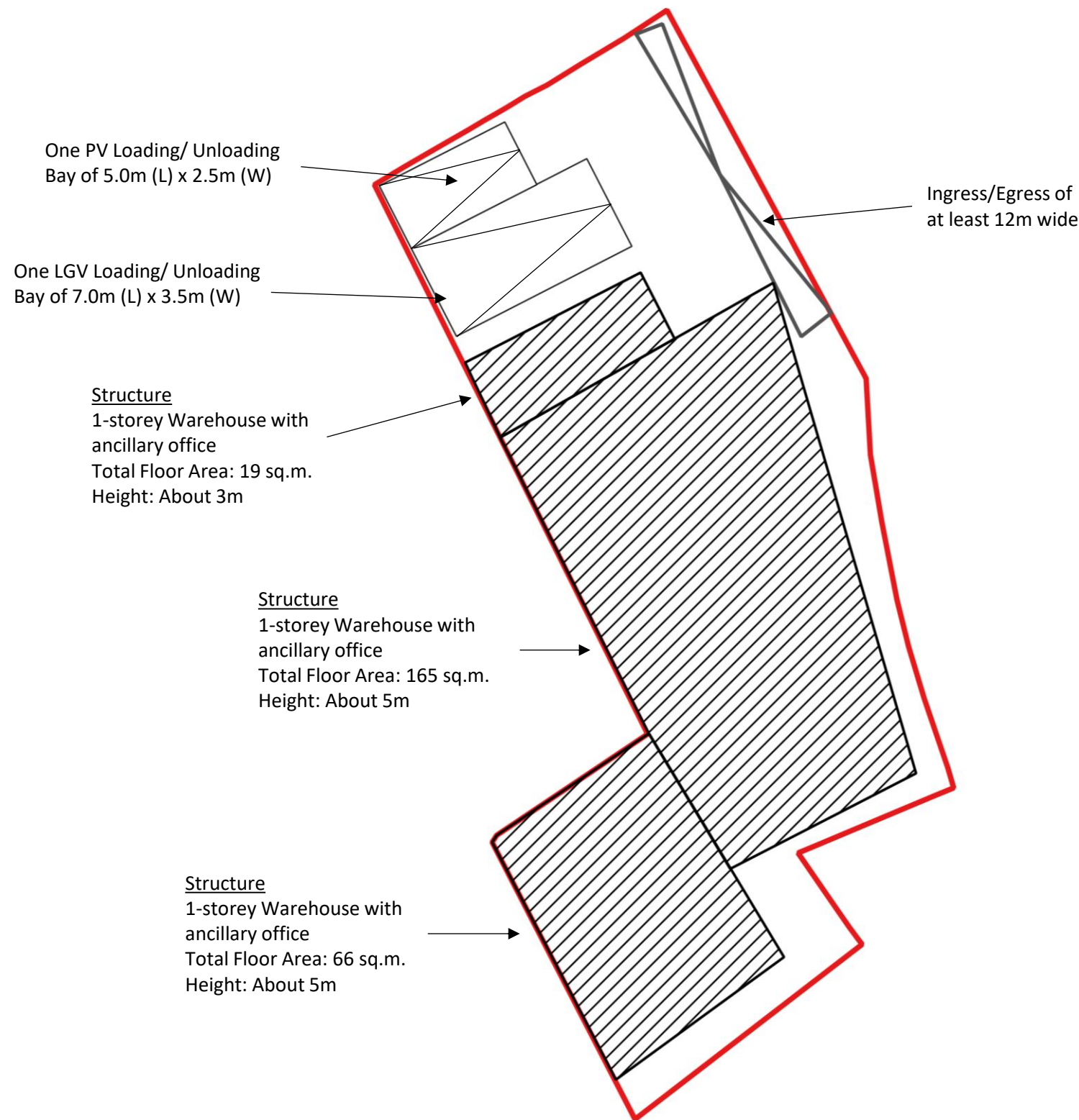



(iii)	<p>The Site is already being used for the uses under the application</p>	<p>Well noted. The applicant has modified the layout of the structure, and the existing structure will be demolished. The new structure will be constructed upon the approval of the planning application and the STW application. Attached please find the revised indicative layout plan in Annex 1.</p>
(iv)	<p>the following irregularity covered by the subject planning application has been detected by her office:</p> <p><u>unauthorised structures within the said private lots covered by the planning application</u></p> <p>LandsD has reservation on the planning application since there are unauthorised structures on Lot Nos. 145 and 147 RP in D.D. 38 which are already 'subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD</p>	<p>Well noted. The applicant has modified the layout of the structure which does not involve Lot No. 175 RP. The applicant will demolish the existing structure and is going to apply STW for all structures within the concerned private lots upon approval of this planning application.</p>
(v)	<p>the following irregularity not covered by the subject planning application has been detected by her office:</p> <p><u>unauthorised structures within the said private lots not covered by the planning application</u></p> <p>there are unauthorised structures within Lot Nos. 145 and 175 RP in D.D. 38 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p>	<p>Well noted. The applicant has modified the layout of the structure which does not involve Lot No. 175 RP, and the existing warehouse will be demolished. Attached please find the revised indicative layout plan in Annex 1.</p>
(vi)	<p>the lot owners/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structure in the subject planning application for the further</p>	<p>Well noted. The applicant would remove all the unauthorized structures and construct the new structure as shown on the layout plan upn the approval of the planning application and STW application.</p>




	<p>consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application for STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered</p>	
(vii)	<p>unless and until the unauthorised structures are duly rectified by the lot owners/applicant or entirely included in the subject planning application, she objects to the application which must be brought to the attention of the Town Planning Board when they consider the application.</p>	<p>Well noted.</p>

Proposed Development Parameters	
Site Area :	About 410 sq.m.
Nos. of Structure :	3
Built Over Area :	About 250 sq.m.
Max. Building Height :	5 meters
Site Coverage :	About 61%



 Application Site

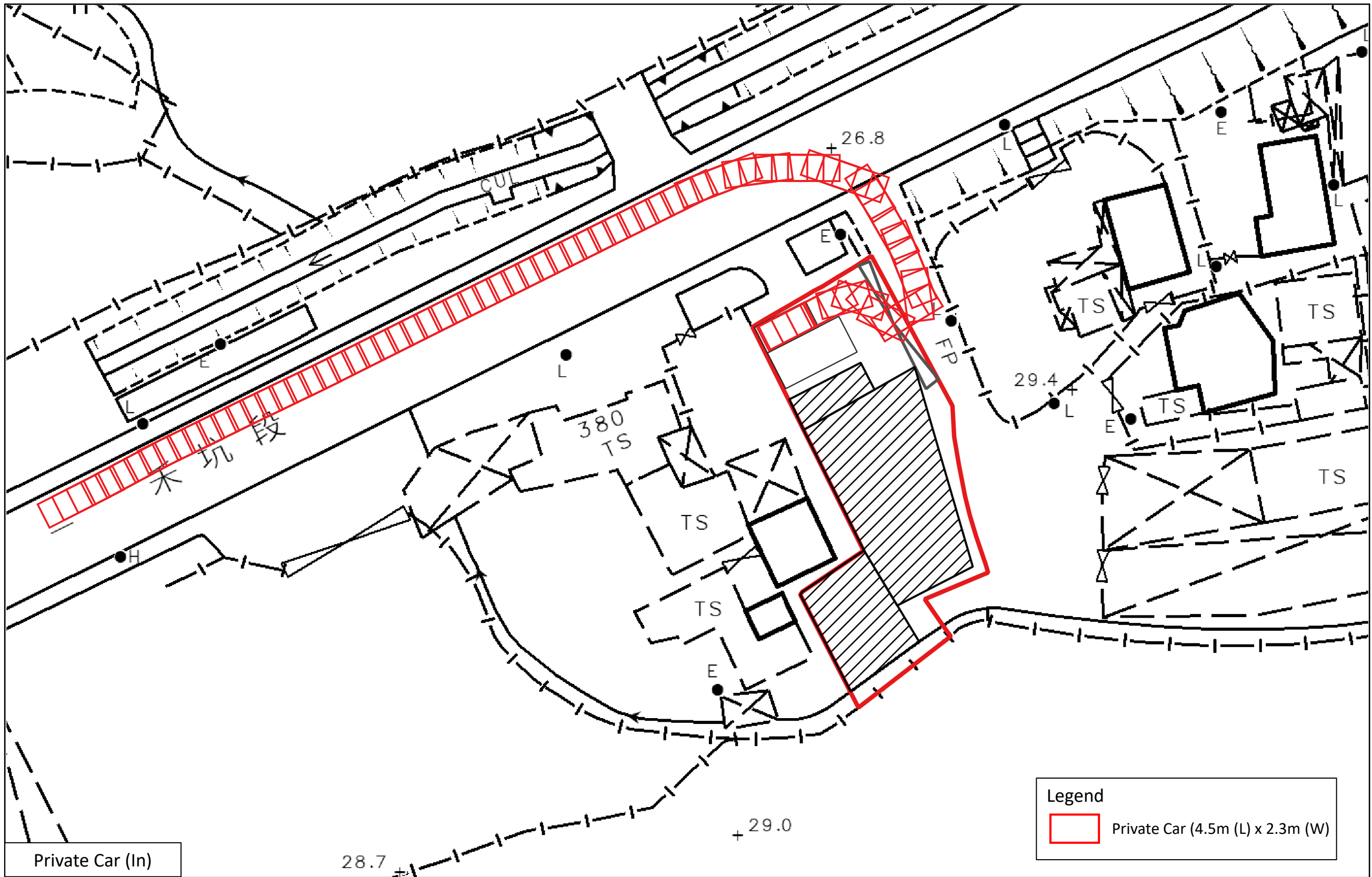
 Proposed Structures



LCH Planning and Development Consultants Limited

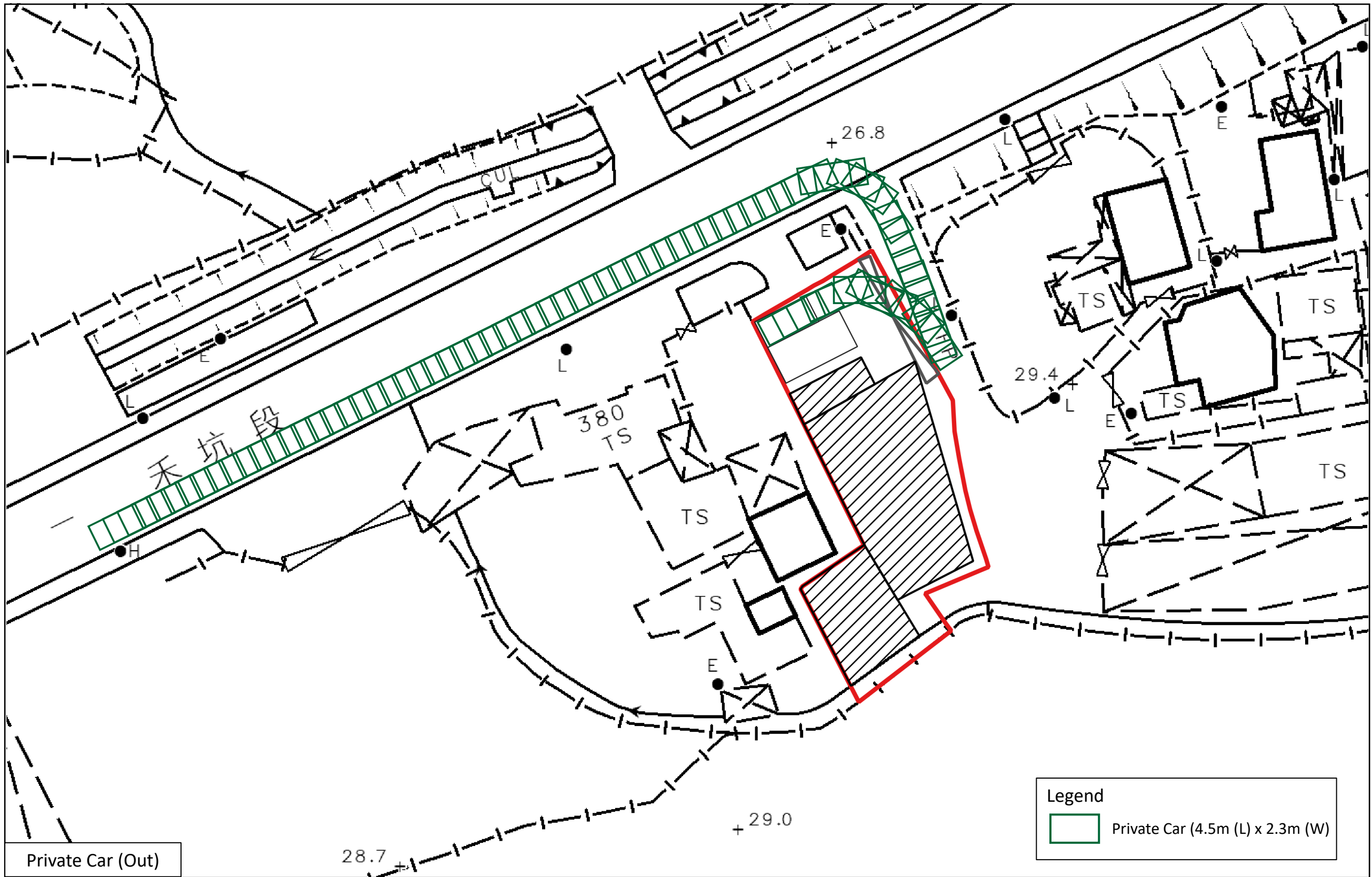
Annex 1 : Indicative Layout Plan

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



Legend

Private Car (4.5m (L) x 2.3m (W))



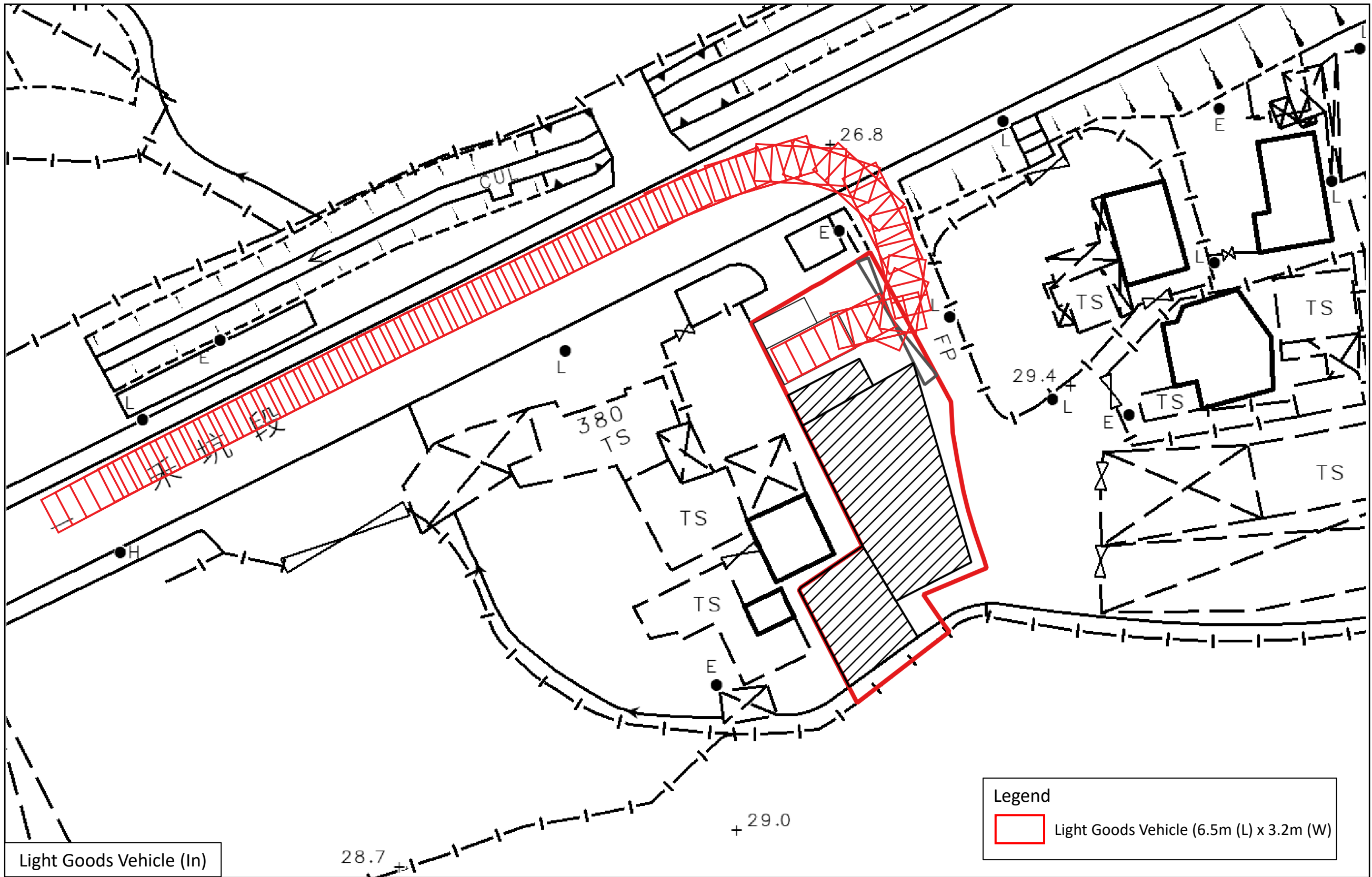
Private Car (Out)



**LCH Planning and Development
Consultants Limited**

Annex 2 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



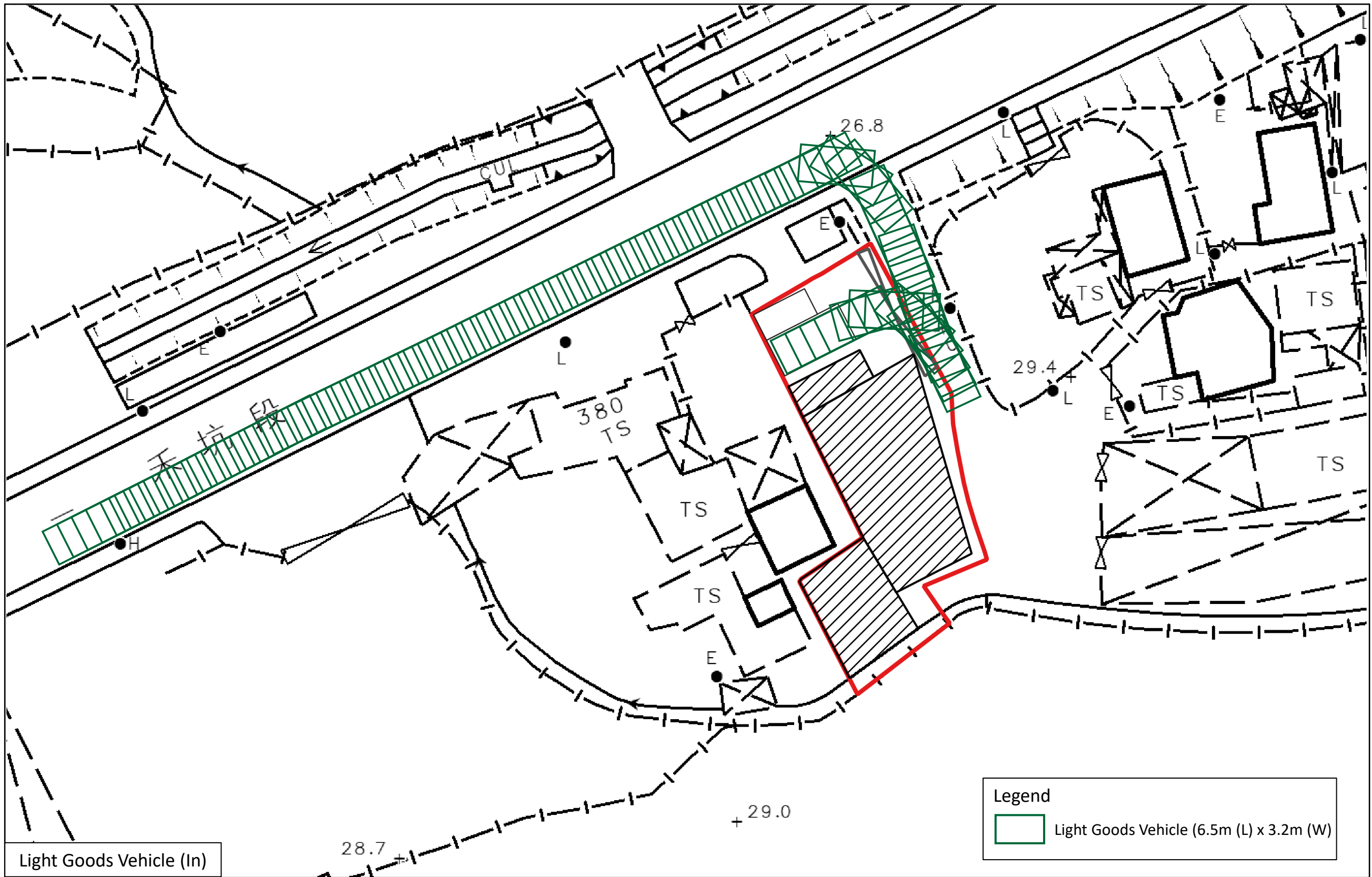
Light Goods Vehicle (In)



**LCH Planning and Development
Consultants Limited**

Annex 2 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



Legend

Light Goods Vehicle (6.5m (L) x 3.2m (W))

Light Goods Vehicle (In)



**LCH Planning and Development
Consultants Limited**

Annex 2 : Swept Path Analysis

Section 16 Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a period of 3 Years at Loi Tung, New Territories



and ancillary office/ storage. The total covered area of the site is about 248 sq.m.. A total of two loading/unloading bay will be provided for Private Car and Light Goods Vehicle.

Parameters	Proposed Development
Site Area	About 410 sq.m.
No. of Structures	3
Covered Area	About 250 sq.m.
Maximum Height of Structure	5 meters/ 1 storey
Maximum Total Site Coverage	About 61%
Maximum Plot Ratio	About 0.61
No. of Loading/ Unloading Bays for Private Car and Light Goods Vehicle	2

2.5.2 Among the three various 1-storey structures, the proposed warehouse with an ancillary office, which is an existing structure, is situated in the northern area of the Application Site and no alteration work will be involved to the existing structure. Additional construction work will be carried out for the other two proposed 1-storey structures for storage and warehouse with ancillary office, which are located in the western and southern areas of the Application Site.

2.5.3 The site is already hard-paved and hence no site formation works would be required. The existing about 1.5 m metal fencing will be remained along the site boundary. The indicative layout plan of the Proposed Development is shown in **Annex 2**.

2.6 Operation Arrangement

2.6.1 The Proposed Development will operate from 9:00 am to 7:00 pm from Mondays to Saturdays, with no operation on Sundays and public holidays. The operation hours align with those of the nearby industrial establishments and open storage facilities.

2.6.2 Similar to the existing use, the Proposed Development will solely serve as storage purposes of non-polluting and non-dangerous goods with extension of covered area only. It is intended to be storage of construction material. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated.

2.6.3 Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements in respect of fire safety, hygiene, drainage and noise nuisance.



commerce and industry zone that accommodates various sectors, which fosters economic growth and urbanization in the New Territories North area.

- 3.4.3 The future development in the Northern area of Hong Kong indicates a change in the land use pattern as well as reconfiguration of the built environment, promoting urban-rural integration of the Northern area of Hong Kong. As the population as well as the economic and industrial activities continue to grow in the area, it become crucial to optimize the use of land resources for storage purposes in order to cater the evolving needs of the community.

3.5 Similar Approved Application for Warehouse

- 3.5.1 There is a similar application approved by the Town Planning Board in 2023 which falls within “R(D)” zone in the same Outline Zoning Plan for Temporary Workshop, Warehouse and Open Storage uses. Refer to **Figure 4** for location.

Application No.	Applied Use	Decision
A/NE-MUP/185	Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 19 May 2023

3.6 Traffic Consideration

- 3.6.1 The Proposed Development comprises a total of 2 loading/unloading bays for Private Car and Light Goods Vehicle respectively which are intended solely for the purpose of delivering materials to meet operational needs. These are exclusively used for material deliveries to support operations only. The staff will commute by public transport or private cars. There are also bus and minibus stops on Sha Tau Kok Road – Wo Hang to Fanling/ Sheung Shui MTR Stations is reachable within 5 minutes walking distance from the Application Site.
- 3.6.2 The ingress/egress located at the northeastern boundary of the Application Site is about 12 m wide, which allows the vehicles to access to/from the local access road at the north of the site. Queuing up of vehicles at the ingress/egress is not anticipated at the ingress/egress point. Refer to **Annex 3** for the swept path analysis.
- 3.6.3 It is estimated that there will only be 1 roundtrip of Light Goods Vehicles per peak operation hour for the delivery of materials and 1 roundtrip of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads. This limited traffic volume is not expected to significantly impact traffic generation or attraction in the surrounding area. As a result, no vehicle queuing is anticipated.



Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Light Goods Vehicles	1	1
Private Car	1	1

- 3.6.4 The Proposed Development solely serves as storage purposes. No direct sign provision of goods and services will be conducted on the Application Site and no incoming visitors are anticipated.
- 3.6.5 A “Pedestrians on or crossing road ahead” road sign will be posted at the ingress/egress of the Application Site which serves as a warning to drivers, alerting them to the presence of pedestrians who may crossing the road in front of or from behind. With the advanced notice, drivers can exercise extra caution and be more attentive to the potential hazards in the surroundings.
- 3.6.6 Road pumps will also be installed at the ingress/egress and within the car park in order to help control and reduce the speed of vehicles which helps mitigate the risks of car accidents, particularly in areas where pedestrians may present. These two measures can ensure safety of both drivers and pedestrians.

3.7 Environmental Consideration

- 3.7.1 As the Proposed Development accommodates warehouse of non-polluting and non-dangerous goods, which is similar to the existing use, it is not expected to generate any contaminated waste or pollution. Besides, no complaint from environmental perspective has been received in the past years.
- 3.7.2 The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact. There will be no heavy goods vehicle accessing the Application Site, and no dust generating activities will be happened. No adverse environmental impact is anticipated.

3.8 Visual and Landscape Compatibility

- 3.8.1 The Application Site is situated in rural area which are surrounded by warehouses, temporary structures and workshop activities. The proposed warehouse and open storage use is compatible with the surrounding use and will disturb the prevailing rural village landscape character. No existing trees within the Site will be affected. The proposed structure with a maximum height of about 5 metres is visually compatible with the warehouses and factories in the vicinity, given that the approved similar application at the immediate south has approved a maximum building height of 2-storey/ 13m already. No adverse visual impact is anticipated.

**Similar S.16 Applications for Temporary Warehouse in the Vicinity of the Application Site
within “Residential (Group D)” Zone in the Past Five Years**

Approved Application

	Application No.	Uses/Developments	Date of Consideration
1.	A/NE-MUP/185	Proposed Temporary Warehouse with Ancillary Facilities for a Period of Three Years and Associated Filling of Land	19.5.2023 (Revoked on 20.2.2025)

Government Departments' General Comments

1. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the application site (the Site) to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation;
- the Site is in an area where public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/ disposal facilities for the proposed use; and
- his advisory comments are at **Appendix IV**.

2. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix IV**.

3. Environmental

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from the environment planning perspective; and
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix IV**.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling,

etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and

- his advisory comments are at **Appendix IV**.

5. Other Departments

The following government departments have no objection to/ no comment on the application:

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Commissioner for Transport (C for T);
- (c) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (f) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (g) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site. The applicant should make his own arrangements for acquiring access to the Site. The Government shall accept no responsibility in such arrangements;
 - (ii) the following irregularity covered by the subject planning application has been detected by his office:

unauthorised structures within the said private lots covered by the planning application

LandsD has reservation on the planning application since there are unauthorised structures on Lot Nos. 145 and 147 RP in D.D. 38 which are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;

- (iii) the following irregularity not covered by the subject planning application has been detected by his office:

unauthorised structures within the said private lots not covered by the planning application

there are unauthorised structures within Lot Nos. 145 and 175 RP in D.D. 38 not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- (iv) erection of unauthorised structures should not be encouraged. The lot owners/applicant shall either (i) remove the unauthorised structures not covered by the subject planning application immediately; or (ii) include the unauthorised structure in the subject planning application for the further consideration by the relevant departments and, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The application for STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including

the breaches already in existence or to be detected at any point of time in future. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;

(c) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the applicant should rectify the drainage facilities if they are found to be inadequate/ineffective during operation;
- (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the subject lot(s) at his own expense; and
- (iii) the Site is in an area where public sewerage connection is available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;

(d) to note the comments of the Director of Fire Services (D of FS) that:

- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(e) to note the comments of the Director of Environmental Protection (DEP) that:

- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by EPD should be followed to minimize potential environmental nuisance to the surrounding area;
- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
- (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;

- (f) to note the comments of the Commissioner for Transport (C for T) that:
- (i) the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - (ii) sufficient manoeuvring space shall be provided within the Site; and
 - (iii) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement in the application should be subject to TD's review and approval;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting to the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R;
- (vi) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.

1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-MUP/213

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關申請本會收到萬屋邊及荃洞村代表表示
有村民反對上述申請，因為會有大型貨車及重
型車車兩道出影響交通

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date _____

4-2-25



2

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

參考編號

Reference Number:

250210-104336-22370

提交限期

Deadline for submission:

14/02/2025

提交日期及時間

Date and time of submission:

10/02/2025 10:43:36

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-MUP/213

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss S F Lee

意見詳情

Details of the Comment :

I agree this application, that is good for fully utilize land reserve

From:
Sent: 2025-02-13 星期四 01:29:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MUP/213 DD 38 Sha Tau Kok

Dear TPB Members,

202 withdrawn, back with slight increase to footprint.

Previous observation relevant and upheld.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 31 May 2024 2:55 AM HKT
Subject: A/NE-MUP/202 DD 38 Sha Tau Kok

A/NE-MUP/202

Lots 145 (Part), 146 (Part) and 147 RP (Part) in D.D. 38, Sha Tau Kok

Site area: About 388sq.m

Zoning: "Res (Group D)"

Applied use: Warehouse / 2 Vehicle Parking

Dear TPB Members,

The Application **Site is paved with concrete and the majority of the site has been accommodating warehouse use in the past 20 years**. Refer to Annex 1 for the aerial photos of the Application Site.

This applicant deserves a Bauhinia medal for honesty.

Mary Mulvihill