

HSK/341

This document is received on 5 NOV 2021.  
The Town Planning Board formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

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 Renewal  
of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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 請在適當的方格內上加上「✓」號



For Official Use Only 請勿填寫此欄	Application No. 申請編號	A145K/341
	Date Received 收到日期	- 5 NOV 2021

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 )

Skyview Development Limited 天匯發展有限公司

### 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 )

Ever United Planning and Development Limited 恒匯規劃發展有限公司

### 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)	Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.
(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 16,476 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 590 sq.m 平方米 <input 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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Other Specified Uses' annotated "Logistics Facility" and 'Open Space' 「其他指定用途」註明「物流設施」及「休憩用地」
(f) Current use(s) 現時用途	Temporary open storage of construction machinery, construction material and ancillary site office 臨時露天存放建築機械、建築材料及附屬場地辦公室用途  (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 at ..... (DD/MM/YYYY), this application involves a total of ..... "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) of ..... "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)
	Not Applicable 不適用	

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)
	Not Applicable 不適用	

(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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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 13/10/2021 (DD/MM/YYYY)<sup>&</sup>  
於 13/10/2021 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
12/10/2021 (DD/MM/YYYY)<sup>&</sup>  
於 12/10/2021 (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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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

Temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years

擬作為期三年的臨時露天存放建築機械、建築材料及附屬場地辦公室用途

(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☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....

## (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 ..... Not exceeding 16,031 sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 ..... Not exceeding 445 sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 5 .....

Proposed domestic floor area 擬議住用樓面面積 ..... Not Applicable 不適用 sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... Not exceeding 590 sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 ..... Not exceeding 590 sq.m ☐ 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)

- Structure 1: Ancillary Site Office (Not exceeding 6.5m, 2 storey) .....

- Structure 2: Open Shed for Storage of Construction Machinery and Material (Not exceeding 6.5m, 2 storey) .....

- Structure 3: Open Shed for Storage of Construction Machinery and Material (Not exceeding 6.5m, 1 storey) .....

- Structure 4: Washroom (Not exceeding 3m, 1 storey) ..... - Structure 5: Guard Room (Not exceeding 3m, 1 storey) .....

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 ..... 2 (Also for Light Goods Vehicle) .....

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 .....

Medium Goods Vehicle Spaces 中型貨車車位 ..... 4 (Also for Heavy Goods Vehicle) .....

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 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. 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	<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)) Ha Tsuen Road	
	No 否	<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，請另頁表示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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input checked="" 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	<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	
	No 否	<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？	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"/> ..... .....		



	<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>.....</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**

位於鄉郊地區臨時用途/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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 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。

As per supplementary planning statement.



**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 an application to the Board 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



CYRUS TANG

Name in Block Letters  
姓名（請以正楷填寫）



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

Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

Ever United Planning and Development Limited 恒匯規劃發展有限公司

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



Date 日期

13/10/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 as far as possible. 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	16,476 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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	'Other Specified Uses' annotated "Logistics Facility" and 'Open Space' 「其他指定用途」註明「物流設施」及「休憩用地」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/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 for a Period of 位於鄉郊地區臨時用途/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 Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a period of 3 years 擬作為期三年的臨時露天存放建築機械、建築材料及附屬場地辦公室用途



(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	590 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(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	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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 _____ 2  Private Car Parking Spaces 私家車車位 _____ 2 (Also for Light Goods Vehicle) 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 _____ 4  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 _____ 4 (Also for Heavy Goods Vehicle) Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
(i) Site Plan, (ii) Extract from OZP No. S/HSK/2 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage Plan		
<b>Reports 報告書</b>		
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。



## Executive Summary

The application site is situated at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 16,476m<sup>2</sup>.

This planning application under S. 16 of the Town Planning Ordinance intended to apply the application site for the use of proposed temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years.

According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, the application site is currently zoned 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O"). The applied use of current application is in line with the planning intention of the "OU(LF)" zone while the planning intention of the "O" zone could not be realized in the coming 3 years due to land resumption for the development of Hung Shui Kiu new town is yet to commence.

The application site is subject to three previous planning permissions, including No. A/YL-HT/924 and No. A/HSK/45 for temporary open storage use and No. A/HSK/273 for temporary warehouse for storage purpose. It is not a new development on green site. In view of the applicant would like to change of use from temporary warehouse for storage purpose back to temporary open storage use, a fresh planning application is hereby submitted for the consideration of the Town Planning Board.

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

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

The operation hour of the proposed development is 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the use of application site for proposed temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years.

## 行政摘要

申請地點位於新界元朗廈村丈量約份第 125 約地段第 1103 號餘段(部份)，第 1104 號餘段，第 1105 號，第 1106 號(部份)，第 1107 號(部份)，第 1131 號(部份)，第 1132 號(部份)，第 1138 號(部份)，第 1139 號 A 分段餘段，第 1139 號餘段(部份)，第 1140 號(部份)，第 1141 號餘段，第 1142 號，第 1143 號餘段(部份)，第 1145 號(部份)，第 1146 號(部份)，第 1153 號(部份)，第 1154 號餘段(部份)，第 1155 號(部份)，第 1156 號(部份)及第 1169 號餘段(部份)。申請地點的面積約為 16,476 平方米。

此申請根據城市規劃條例第 16 條作出規劃許可申請，把申請地點作為期三年的臨時露天存放建築機械、建築材料及附屬場地辦公室用途。

根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「其他指定用途」註明「物流設施」及「休憩用地」用途。此申請用途與「其他指定用途」註明「物流設施」的規劃意向相符。而因政府現在還未開展收回土地作洪水橋新市鎮發展的關係，「休憩用地」地帶的規劃意向於未來三年將難以實現。

申請地點曾三度獲城市規劃委員會批出規劃許可，包括編號 A/YL-HT/924 及 A/HSK/45 作臨時露天存放用途及規劃許可編號 A/HSK/273 作臨時貨倉作儲存用途。擬議用途並不是在綠地上的新發展。因應申請人希望把用途由臨時貨倉作儲存用途改回露天存放用途，申請人特此提交新的規劃申請供城市規劃委員會考慮。

根據城市規劃委員會規劃指引編號 13F（擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請）中所述，擬議發展符合該規劃指引。因為申請地點是曾獲批規劃許可及在先分區計劃大綱圖准許的現有露天貯物及港口後勤用途。此外，申請人已履行幾乎所有先前相關規劃許可的附帶條件。因此，申請地點可獲城市規劃委員會從寬批准。

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

擬議發展的營業時間為星期一至星期六上午八時至下午八時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准把申請地點作為期三年的臨時露天存放建築機械、建築材料及附屬場地辦公室用途。



**Supplementary Planning Statement for Proposed Temporary Open Storage of  
Construction Machinery, Construction Material and Ancillary Site Office  
for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part),  
1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP,  
1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part),  
1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

**Section 1 – Background of the Application Site**

**1.1 Introduction**

1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Skyview Development Limited (天滙發展有限公司), the occupier of Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. (**Figure 1**). The applicant would like to solicit the Town Planning Board's sympathetic consideration for approving the application site for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years.

1.1.2 The application site is subject to three previous planning permissions No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273 for temporary storage purposes. It is not a new development on green site. Due to the change in use and layout of temporary structures at the application site, the applicant submits a fresh planning application for the consideration of the Town Planning Board.

1.1.3 By way of this S.16 planning application, the applicant intends to demonstrate to the Board that the proposed development would not generate undesirable impacts to the vicinity. Besides, the applicant provides a number of mitigation measures as explained in the succeeding paragraphs in order to guarantee that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

**1.2 Site Particulars**

1.2.1 The entire site boundary has been erected with site fencing. It is paved and possesses an area of about 16,476m<sup>2</sup>.

1.2.2 The application site is served by a vehicular track leading from Ha Tsuen Road (**Figure 2**). The ingress/egress is situated at the southern part of the application site.

1.2.3 The application site is generally surrounded by open storage and port back-up uses. Logistic centre and open storage yard are found to the immediate west of the application site. Temporary warehouses for storage purposes are found to the

immediate south of the application site. A number of logistics centre and temporary warehouses are also found to the further south and west of the application site.

- 1.2.4 It is noteworthy that almost all of these open storage and port back-up activities are either 'existing use' or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance.

### **1.3 Lease Conditions**

- 1.3.1 The application site occupies Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. The application site has an area of about 16,476m<sup>2</sup>.
- 1.3.2 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.3 The application site is subject to three previous planning permissions for temporary storage purposes. Referring to the previous applications, the applicant approached to the Lands Department and applied Short Term Waiver successfully to regularize the temporary structures at the application site. It shows that the applicant is sincere and due diligence in complying the regulations by the Government.

### **1.4 Planning Context**

- 1.4.1 The application site is zoned 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (**Figure 2**). Referring to the OZP, the "OU(LF)" zone is intended primarily for development of modern logistics facilities to complement the development of Hong Kong as a Regional Distribution Centre and Logistics Hub, while the "OU(LF)" zone of the application site is subject to the maximum plot ratio of 5 and the maximum building height of 110 metres above Principal Datum. Besides, the "O" zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 1.4.2 The applied use belonged to column 1 of the "OU(LF)" zone and is always permitted. On the other hand, although the applied use is not belonged to neither column 1 nor column 2 of the "O" zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning



Plan. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use with the provision of the following justifications.

- 1.4.3 *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)" is applicable when considering the current planning application. The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the Guideline. Referring to the Guideline, "For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with."* Since the application site is subject to three previous planning permissions No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273, the application site is in line with the TPB PG-No. 13F. Besides, the implementation of NDA development on the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.

## **1.5 Previous Planning Permissions**

- 1.5.1 The application site is subject to three previous planning permissions since 2014. On 28.11.2014, Town Planning Board approved the application site for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 year with conditions (TPB Ref.: A/YL-HT/924). The applicant has complied with all the approval conditions.
- 1.5.2 To continue the same use at the site, the applicant submits another application and Town Planning Board approved the application on 9.2.2018 for the same use for a period of 3 year with conditions (TPB Ref.: A/HSK/45). All the approval conditions have been complied by the applicant again.
- 1.5.3 After that, the applicant submits an application for temporary warehouse for storage of miscellaneous goods for a period of 3 years. The application was approved by Town Planning Board on 8.1.2021 with conditions (TPB Ref.: A/HSK/273).
- 1.5.4 The above information shows that the application site has been occupied for storage and port back-up uses for a number of years. The proposed development is not a development on green site. Referring to the latest planning permission, the applicant would like to develop a warehouse for storage purposes at that time. However, due to the change of current economic circumstances, the demand of storage activities enclosed by temporary structures dropped significantly and it is also difficult for the applicant to undertake the huge development cost. As such, the applicant would like to revert the application site for temporary open storage of construction machinery,

construction material and ancillary site office, which is the same use as the previous planning permissions No. A/YL-HT/924 and No. A/HSK/45. With the change of use from the latest planning permission, and the size and layout of the structures are redesigned, the applicant hereby submits a fresh application for the consideration by the Town Planning Board.

## **Section 2 – Development Proposal**

### **2.1 Site Planning**

- 2.1.1 The application site occupies an area of about 16,476m<sup>2</sup>. The application site has been paved and fenced off.
- 2.1.2 The site ingress/egress is located at the southern part of the site. The application site is accessible via a vehicular track leading from Ha Tsuen Road (**Figure 2**). The applicant will seek the access right by himself.
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 4 loading/unloading bays for medium/heavy goods vehicles of 11m x 3.5m and 2 parking spaces of 7m x 3.5m for private cars/light goods vehicles are proposed (**Figure 3**).
- 2.1.5 The operation hour of the proposed development is 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No repairing, dismantling, assembling or other workshop activity are proposed.
- 2.1.7 The proposed use is temporary open storage of construction machinery, construction material and ancillary site office. It is confirmed that no dangerous goods will be stored at the application site.
- 2.1.8 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.9 The proposed layout of the proposed development is illustrated in **Figure 3**.

### **2.2 Vehicular Access Arrangement**

- 2.2.1 The proposed development is serviced by a vehicular track leading from Ha Tsuen Road. The applicant will seek the access right by himself. Site ingress/egress is located at the southern part of the application site.
- 2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase



in traffic flow even in peak hours. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.

## **2.3 Environmental Considerations and Commitments**

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

### Air

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

### Noise

The operation hour of the proposed development is 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. No operation will be held on Sunday and public holidays. No operation will be held in sensitive hours.

No repairing, dismantling, assembling or other workshop activity is proposed.

### Sewage

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

## **2.4 Visual Considerations and Commitments**

- 2.4.1 The application site is situated to the north of Ha Tsuen Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses to the south and west.
- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.4.3 The site is subject to three previous planning permissions No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273. According to the recent site inspection, existing trees of common species were found along the site periphery for screening purpose. Double rows of about 2.75m to 6.5m high *Ficus microcarpa* and *Macaranga tanarius* have been planted along the northern, southern and eastern site periphery to enhance the screening effect of the proposed development to some village houses at the north and east.
- 2.4.4 All the existing trees will be preserved. The applicant will also replenish trees along the site periphery to make the trees available every 4m to screen the proposed development.

2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

## **2.5 Drainage Considerations and Commitments**

2.5.1 The application site is subject to three previous planning permissions No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273. The applicant had implemented drainage proposal and maintained the drainage facilities to comply with planning conditions (g) and (h) imposed to the planning permission No. A/YL-HT/924. Besides, the applicant has regularly cleaned and duly maintained the existing drainage facilities in order to comply with planning conditions (g) and (h) imposed to the planning permission No. A/HSK/45. Furthermore, the applicant had submitted the condition record of the existing drainage facilities and is pending for the approval by Planning Department in order to comply with planning conditions (f) and (g) imposed to the planning permission No. A/HSK/273.

2.5.2 According to the recent site visit, 600mm surface U-channel was found along the site boundary to intercept the surface runoff. All the storm water is then discharged to the public drain to the east of the application site.

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

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

## **Section 3 – Planning Justifications**

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

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

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



- (ii) *"For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions."* (Section 3.2 of the Guideline).
  - (iii) The application site is subject to three previous planning permissions No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273. For planning permissions No. A/YL-HT/924 and No. A/HSK/45, all approval conditions have been dully complied with. Besides, for planning permission No. A/HSK/273, the applicant has submitted relevant reports to Planning Department in order to complied with approval conditions. Those reports are currently pending for departmental comments. The application site is used for open storage and port back-up uses since 2014. It shows that the application site is in line with the TPB PG-No. 13F. Besides, the implementation of NDA development on the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.
  - (iv) The applicant had provided landscape and drainage facilities at the application site to comply with the planning conditions imposed to previous planning permissions. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas.
  - (v) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site.
  - (vi) No excessive or on-going operative noise will be emitted from proposed development.
- 3.1.2 After giving full consideration to the Town Planning Board Guideline, it is acknowledged that the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, the application has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality. The Board should therefore give favourable consideration of the application.

**3.2 Almost All Approval Conditions of the Previous Planning Permissions were Complied With**

3.2.1 The application site is subject to three previous planning permissions No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273. The approvals are subject to some conditions.

3.2.2 It should be emphasized that, for planning permissions No. A/YL-HT/924 and No. A/HSK/45, all approval conditions are fully complied with by the applicant. Besides, for planning permission No. A/HSK/273, the applicant has submitted relevant reports to Planning Department in order to comply with approval conditions. Those reports are currently pending for departmental comments. It shows that the applicant is a sincere and conscientious person in complying the regulations stipulated by the Town Planning Board. Being so, the effort of the applicant should be positively awarded by the Board and another three years of planning approval should be granted to the applicant accordingly.

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

3.3.1 The application site is zoned 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.

3.3.2 The applied use of current application belonged to column 1 of the "OU(LF)" zone and is always permitted. It also means the applied use is in line with the planning intention of the "OU(LF)" zone.

3.3.3 On the other hand, the planning intention of the "O" could not be realized within the coming 3 years because land resumption for the development of Hung Shui Kiu new town is yet to commence. Further, the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the "O". Although the planning intention could be hardly realizable at present, the application highly appreciates the long term planning intention of the zone. While the zoning of the land and its planning intention should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources.

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

3.4.1 The current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and port back-up uses. The application is adjoining to a good number of temporary open storage activities. It is noteworthy that significant number of them were either 'existing use' or are granted with temporary planning approvals by Town Planning Board such as



TPB Ref.: A/HSK/65, A/HSK/123, A/HSK/139, A/HSK/148, A/HSK/162, A/HSK/174 and A/HSK/317. On the other hand, temporary warehouses for storage purposes and logistics centres with planning permissions are also found near the subject site such as TPB Ref.: A/HSK/141, A/HSK/155 and A/HSK/201. The application site is also subject to a previous planning permission for temporary warehouse for storage of miscellaneous goods (TPB Ref.: A/HSK/273).

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

3.4.3 Though the applicant aware and also supports the Board's viewpoint that the Board would assess the individual merits of each application, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

3.4.4 In light of the above, the applicant seeks the preferential treatment from the Town Planning Board given the current application is not the first of its kind and the impact could be mitigated by imposing appropriate planning conditions.

### **3.5 The Proposed Development is Compatible with the Surrounding Environment**

3.5.1 The 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O") zone where the application site falls within is currently mainly filled with temporary warehouses, logistics centres and open storage yards.

3.5.2 The application site is surrounded by a good number of open storage and port back-up activities at south, east and west. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. As mentioned in para. 3.4.1 above, Town Planning Board approved a number of applications for temporary open storage activities and temporary warehouses for storage purposes and logistics centres. It shows that the vicinity of application site is fully occupied by the temporary structures for open storage and port back-up activities and the current application is compatible with the surrounding environment.

3.5.3 The proposed development would generate no significant impact to its surrounding. With regards to the adjoining similar uses particular most of them were either 'existing use' or Town Planning Board's approved use on temporary basis, the proposed development is compatible with the surrounding environments. Therefore, the proposed development should receive sympathetic consideration by Board.

### 3.6 Insignificant Traffic Impact

- 3.6.1 The application site is serving by a vehicular track leading from Ha Tsuen Road. Site ingress/egress is arranged at the southern part of the application site. Private car, light goods vehicle, medium goods vehicle and heavy goods vehicle will access the application site.
- 3.6.2 The proposed development is intended for temporary warehouse for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)
Private car/ Light goods vehicle	0.33	0.33	2	2
Medium/Heavy goods vehicle	0.99	0.99	6	6
Total	1.32	1.32	8	8

Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 8:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

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

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

- 3.6.3 As shown in above estimation, traffic generation and attraction in both peak hours and in average are not significant. It would not affect the traffic condition of Ha Tsuen Road.
- 3.6.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and no queening up of vehicle would be occurred outside the application site especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Ha Tsuen Road especially that Ha Tsuen Road is closed to Kong Sham Western Highway.



### 3.7 Insignificant Environmental Impact

- 3.7.1 The proposed development is intended for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area.
- 3.7.2 To begin with, the proposed use would not generate excessive noise because the proposed development is a static use. Related sound generation activities such as loading and unloading of construction material and associated traffic are not frequent and not significant. Similar open storage yards and port back-up activities were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.7.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 8:00 p.m. to 8:00 a.m. next morning;
  - (ii) No operation on Sundays and public holidays;
  - (iii) No workshop activity are proposed;
  - (iv) No open storage activities will be carried out within 30m between the site and the existing village houses to the north and east; &
  - (v) Double rows of tree along northern and eastern site periphery to screen the proposed development.
- 3.7.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage and port back-up uses such as logistics centre, temporary warehouse and open storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and the nature of the proposed development is static, the current application should receive the same sympathetic consideration accordingly.
- 3.7.5 The application site is adjacent to a good number of open storage and port back-up uses and almost all of them are approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them are granted with temporary planning permissions by Town Planning Board such as TPB Ref.: A/HSK/65, 123, 139, 141, 148, 155, 162, 174, 201 and 317 which are abutting or in close proximity to the application site.
- 3.7.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

### 3.8 Insignificant Drainage Impact

- 3.8.1 600mm surface U-channel proposed in the drainage proposal, which was submitted during the S.16 stage of the previous planning application No. A/YL-HT/924, was found acceptable to the Drainage Services Department. In this regard, the applicant had implemented the drainage proposal and his implementation had complied with planning approval conditions (g) and (h) of the previous planning permission No. A/YL-HT/924. After that, the applicant has due diligence in maintaining the condition of existing drainage facilities in complying the planning approval conditions (g) and (h) in the previous planning permission No. A/HSK/45 as well. Furthermore, the condition record of the existing drainage facilities has submitted and is pending for the approval by Planning Department in order to comply with planning conditions (f) and (g) imposed to the planning permission No. A/HSK/273.
- 3.8.2 All the accrued runoff would be intercepted by the existing 600mm surface U-channel along the inner site periphery (**Figure 5**). The intercepted surface runoff will then be transported to the public drain to the south of the application site.
- 3.8.3 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

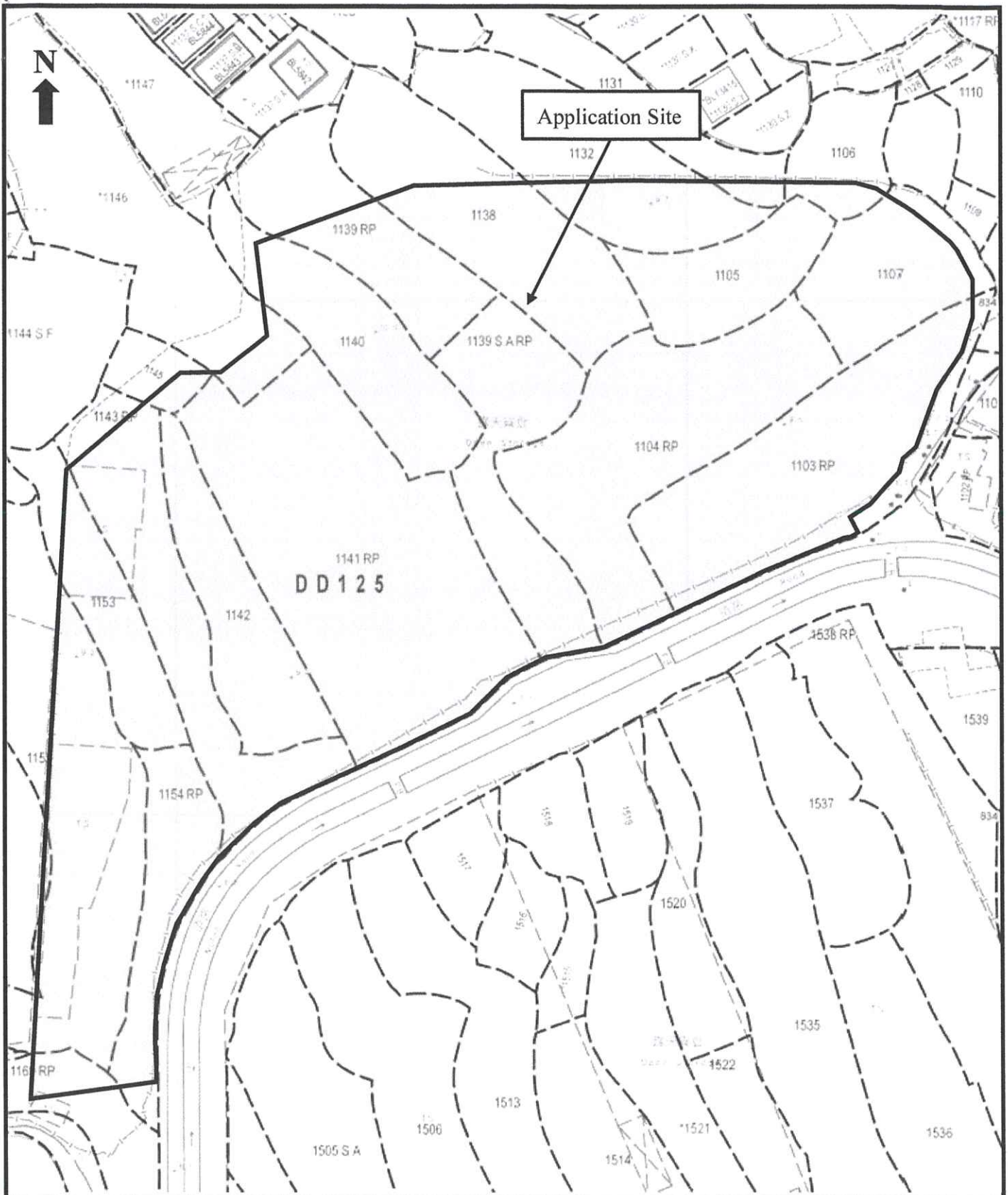
### Section 4 – Conclusion

- 4.1 The applied use of current application is in line with the planning intention of the "OU(LF)" zone. On the other hand, the proposed development is temporary in nature so that it would not affect the long term planning intention of the "O" zone. Besides, the planning intention of the "O" zone could not be realized within the coming 3 years because land resumption for the development of Hung Shui Kiu new town is yet to commence.
- 4.2 In accordance with the "*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*" (TPB PG-NO. 13F)", the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Besides, the applicant had complied with almost all the relevant approval conditions in the previous planning permissions. Therefore, sympathetic consideration may be given to the current application.
- 4.3 The adjoining land lots are almost wholly occupied for open storage and port back-up uses. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. It makes the proposed development compatible with the surrounding landscape. The application site is also subject to three previous planning permissions for temporary open storage use and temporary warehouse for storage purpose (TPB Ref.: No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/273). It is



not a new development on green site. Besides, the planning circumstance pertaining to the application site remain unchanged since the approval of the last planning permission.

- 4.4 The Board is hereby respectfully requested to approve Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years on sympathetic grounds.



**Proposed Development:**

**Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

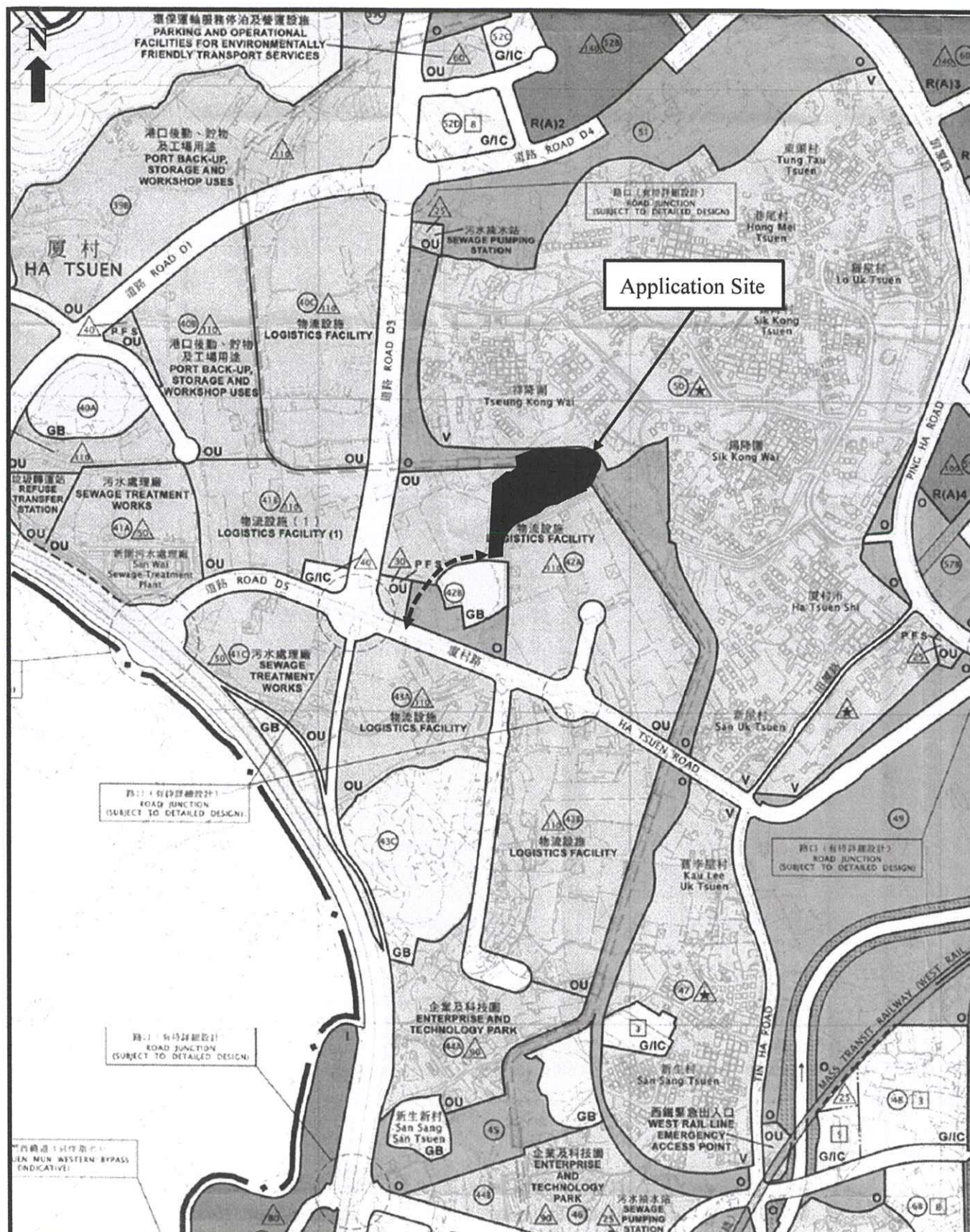
**Figure 1:  
Site Plan**

**Scale:**

**1:1000**

**Remarks:**





Proposed Development:

Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

Figure 2:

Extract from OZP  
No. S/HSK/2

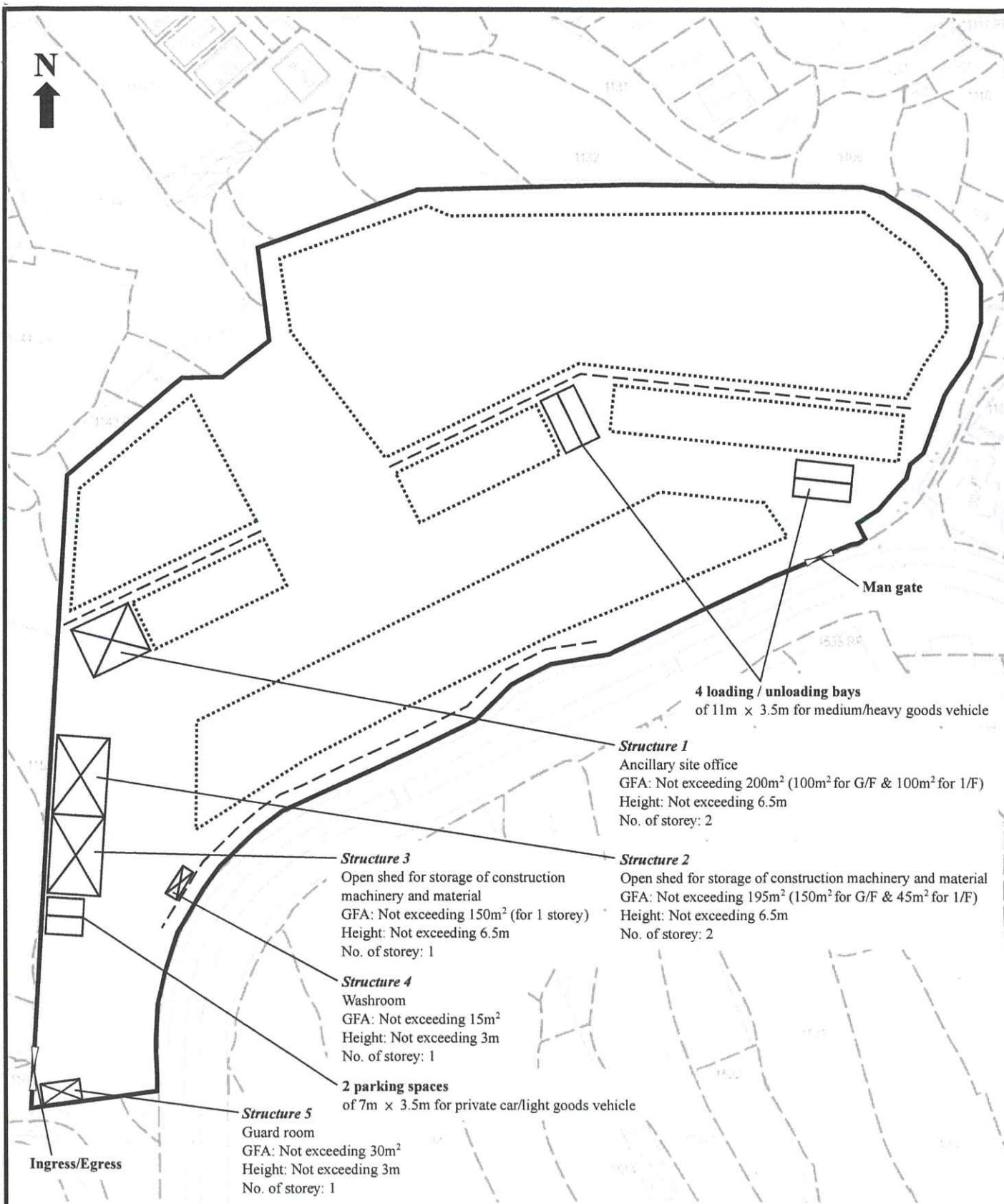
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1:7500

Remarks:

← → Vehicular Access  
Leading from  
Ha Tsuen Road





Proposed Development:

Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

**Figure 3:**

**Proposed Layout Plan**

Scale:

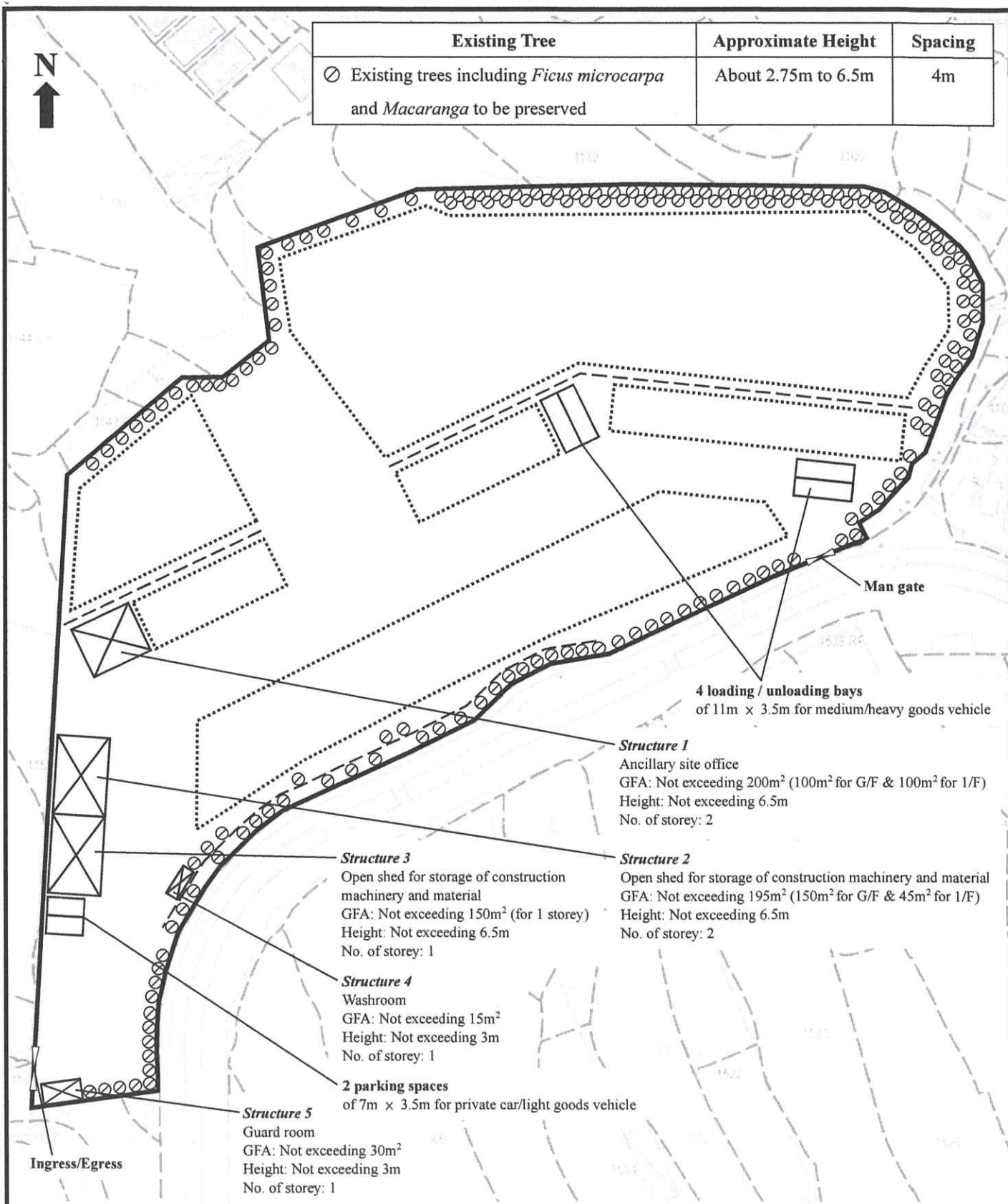
**1:1000**

Remarks:

Open storage of construction machinery and material

Internal fencing





Proposed Development:

Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

Figure 4:

As-planted Landscape &  
Tree Preservation Plan

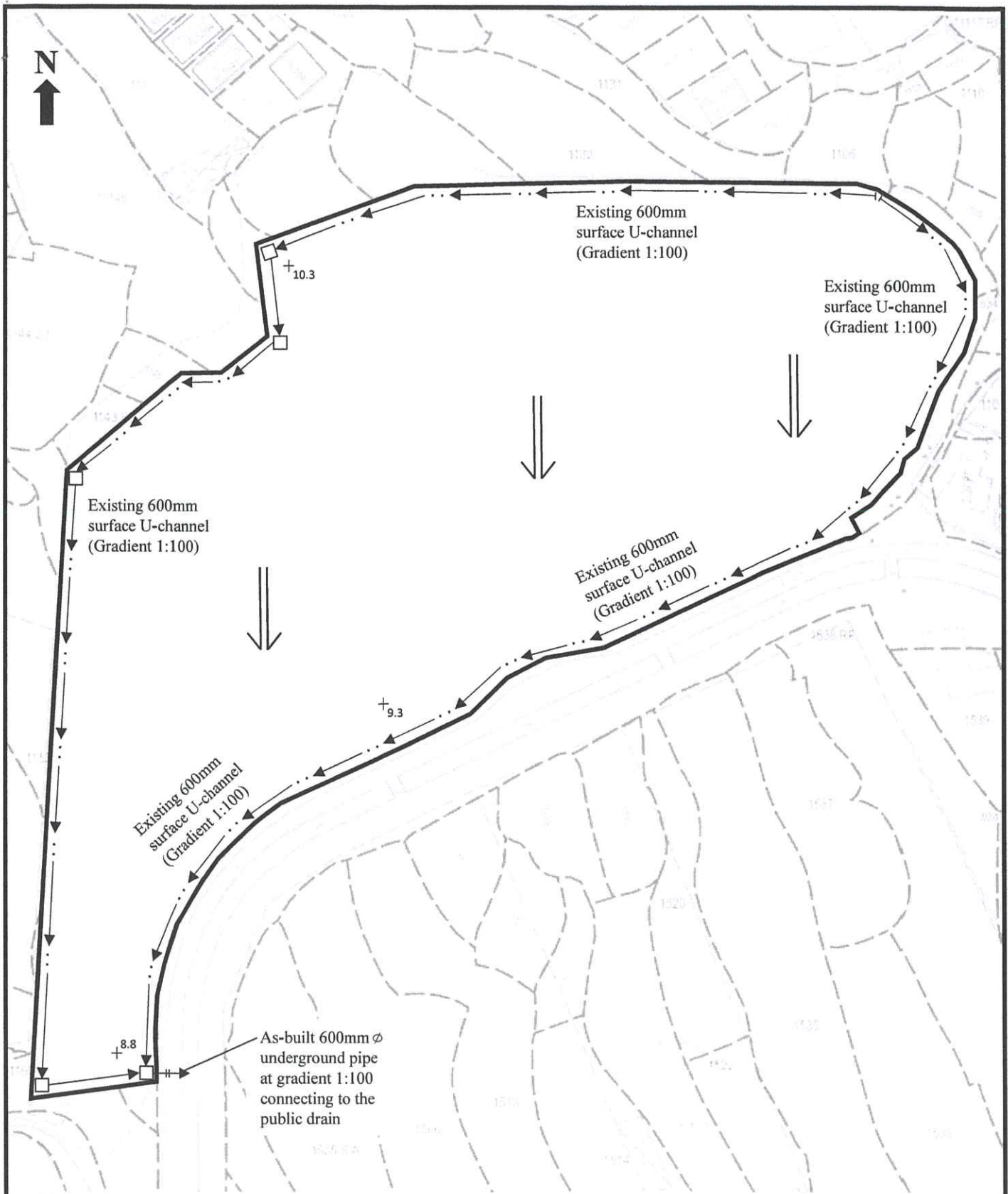
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1:1000

Remarks:

Open storage of construction machinery and material

Internal fencing



Proposed Development:

Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

**Figure 5:**

**As-built Drainage Plan**

Scale:

**1:1000**

Remarks:

+10.3 Sport Level (mPD)

← Flow of surface runoff

□ Catchpit with sand traps



**Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13F)**

1. On 27.3.2020, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F) were promulgated, which set out the following criteria for New Development Areas:
  - (a) The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
  - (b) For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
  - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Previous Applications Covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
1.	A/YL-HT/81	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/2	Temporary Open Storage of Containers (1 Year)	14.5.1999 (1 Year)	2, 3, 5, 8, 10
2.	A/YL-HT/154	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers (3 Years)	16.6.2000 (3 Years)  (revoked on 16.3.2001)	2, 3, 5, 7, 8, 10
3.	A/YL-HT/244	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Containers with Ancillary Office (3 Years)	26.4.2002 (3 Years)	2, 5, 6, 7, 8, 10
4.	A/YL-HT/390	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/6	Temporary Open Storage of Containers with Ancillary Office (3 Years)	13.5.2005 (3 Years)	3, 6, 7, 8, 10
5.	A/YL-HT/540	“REC” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/9	Renewal of Planning Approval for Temporary Open Storage of Containers with Ancillary Office (3 Years)	9.5.2008 (3 Years)  (revoked on 9.11.2008)	1, 2, 3, 5, 6, 7, 10, 11, 15
6.	A/YL-HT/621	“REC” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers with Ancillary Office (3 Years)	19.6.2009 (3 Years)	1, 2, 3, 4, 5, 6, 7, 8, 11, 14, 16
7.	A/YL-HT/791	“REC” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Renewal of Planning Approval for Temporary Open Storage of Containers with Ancillary Office (3 Years)	15.6.2012 (3 Years)  (revoked on 19.3.2014)	1, 2, 3, 4, 5, 6, 7, 8, 11, 14, 16, 17, 18
8.	A/YL-HT/900	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Proposed Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office (3 Years)	13.6.2014 (3 Years)  (revoked on 13.6.2015)	1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 15, 19
9.	A/YL-HT/924	“REC” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office (3 Years)	28.11.2014 (3 Years)	1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 15, 19



	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Condition(s)</u></b>
10	A/HSK/45	“OU(LF)” and “O” on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office (3 Years)	9.2.2018 (3 Years)	1, 2, 4, 6, 7, 8, 9, 13, 14, 15,
11	A/HSK/273	“OU(LF)” and “O” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Warehouse for Storage of Miscellaneous Goods (3 Years)	8.1.2021 (3 Years)	1, 2, 4, 6, 7, 8, 13, 14

**Approval Conditions:**

1. No night-time operation and/or no operation on Sundays and public holidays.
2. The submission and/or implementation of drainage proposal/DIA/condition record of existing drainage facilities.
3. The submission and/or implementation of tree preservation and landscape proposal.
4. The submission and/or implementation of fire service installations (FSIs) proposal.
5. The paving and/or provision of fencing.
6. The maintenance of existing and/or implemented drainage facilities/trees/fencing and landscape plantings.
7. Revocation clause.
8. Reinstatement clause.
9. The stacking height of the materials stored within 5m of the periphery of the site should not exceed the height of the boundary fence.
10. No stacking of containers within 5m of the periphery of the site.
11. The stacking height of containers stored at any other location within the site should not exceed 7/8 units.
12. No handling (including loading, unloading, dismantling and storage) of electrical/electronic appliances, computers/computer parts, cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment is allowed.
13. No vehicle queuing is allowed back to public road or no vehicle reversing onto/from the public road is allowed.
14. No cutting, dismantling, cleansing, assembling, repairing, compaction, tyre repair, vehicle repair, container repair and other workshop activity is allowed.
15. The provision of fire extinguisher(s).
16. No ground excavation work without prior consent is allowed.
17. No material, including container, is allowed to be stored/dumped within 1m of any tree.
18. The removal of the excessive structures on the site.
19. No vehicle exceeding 24 tonnes as defined in the Road Traffic Ordinance, including heavy goods vehicle, container trailer and tractor, is allowed to enter, park or operate at the site at any time.

**Rejected Applications**

	<b><u>Application No.</u></b>	<b><u>Zoning(s) and OZP at the time of consideration</u></b>	<b><u>Applied Use(s)/ Development(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Reason(s) of Rejection</u></b>
1.	A/YL-HT/524	“REC” on the then approved Ha Tsuen OZP No. S/YL-HT/8	Proposed Temporary Open Storage of Containers (3 Years)	18.1.2008	1-3
2.	A/YL-HT/552	“REC” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/9	Temporary Open Storage of Containers with Ancillary Office (3 Years)	20.6.2008	1-3
3.	A/YL-HT/576	“REC”, “V” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/9	Temporary Open Storage of Containers with Ancillary Office (3 Years)	21.11.2008	1-3
4.	A/YL-HT/634	“REC”, “V” and “O” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Containers with Ancillary Office (3 Years)	24.7.2009  (Review refused on 26.3.2010)	1-3

**Reasons for Rejection:**

1. The applied use was not compatible with the nearby village settlements, in particular the cluster of village type developments to the north.
2. The development was not in line with the planning intention of the "Recreation" zone or “Village Type Development” zone. No strong justification had been given in the submission for a departure from such planning intention, even on a temporary basis.
3. The proposed development was not in line with the Town Planning Board Guidelines No. 13D/E for Application for Open Storage and Port Back-up Uses in that there were adverse departmental comments and there was insufficient information in the submission to demonstrate that the development would not have adverse environmental and traffic impacts on the surrounding areas.



消防處發出之露天貯存用地良好作業指引  
**Good Practice Guidelines for Open Storage issued by the Director of Fire Services**

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non-Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

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

參考編號

Reference Number:

211112-163945-28242

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

12/11/2021 16:39:45

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/341

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

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

參考編號

Reference Number:

211129-154252-65798

提交限期

Deadline for submission:

03/12/2021

提交日期及時間

Date and time of submission:

29/11/2021 15:42:52

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/341

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAM KA HING

意見詳情

Details of the Comment :

反對，鄉郊設露天存放建築機械、建築材料連附屬場地辦公室必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。



寄件日期: 2021年12月02日星期四 0:31  
收件者: tpbpd  
主旨: A/HSK/341 DD 125, Tseung Kong Wai, Ha Tsuen OS

Dear TPB Members,

It is quite alarming that on one hand we have the CE and Secretary for Development pledge full speed ahead with the Northern Metropolis, of which Ha Tsuen is a core element while at the same time it is clear that brownfield operators have no intention of relocating and are looking forward to staying put long term.

These lots are designated for development of logistic centres, crucial in resolving the brownfield conundrum and in ensuring that there are local employment opportunities so that thousands of new residents are not forced to engage in long commutes on a daily basis.

This does not inspire confidence in the community that the mega plans are nothing more than hot air.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Thursday, 10 December 2020 3:04 AM CST  
**Subject:** A/HSK/273 DD 125 Ha Tsuen OS

A/HSK/273

Lots 1103 RP (Part), 1104 RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139 RP (Part), 1140 (Part), 1141 RP, 1142, 1143 RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154 RP (Part), 1155 (Part), 1156 (Part) and 1169 RP (Part) in D.D. 125, Ha Tsuen

Site area : About 16,476sq.m

Zoning : "Other Specified Uses" annotated "Logistics Facility" and "Open Space"

Applied use: Warehouse Storage of Miscellaneous Goods / 6 Vehicle Parking

Dear TPB Members,  
Strong objections to granting further term.

CE in Policy Address pledged that new town development would be expedited.

In 2018 Plan D:

Whilst the development was not in line with the planning intention of the "Open Space" ("O") zone, the implementation programme for this part of the Hung Shui Kiu New Development Area was still being formulated, and the Project Manager (New Territories West), Civil Engineering and Development Department and the Director of Leisure and Cultural Services had no objection or no comment to the temporary use on the site

But no mention was made of the need to transform logistic facilities into modern, well planned, high rise developments, equipped with industrial lifts, underground parking, canteen and washroom facilities.

This is a large site. A sprawling at grade storage facility is certainly not an efficient land use, particularly as the OU appears to have an mPD of 110 indicating that logistics could be accommodated in a multi-story building and the OS corridor restored.

By rolling over applications TPB is effectively contributing to the stalling of development plans and providing both operators and government depts with excuses for procrastination.

Mary Mulvihill

**Advisory Clauses**

- (a) prior planning permission should have been obtained before continuing the development on the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that 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. The private lots covered by Short Term Waivers (STWs) in the Site are listed below:

<b><u>Lots Nos. in D.D. 125</u></b>	<b><u>STWs Nos.</u></b>	<b><u>Purposes</u></b>
1143 RP	4356	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office
1153	4357	
1154 RP	4358	
1138	5101	
1139 RP	5102	
1169 RP	5104	
1155	4359	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office & Warehouse (excluding Dangerous Goods Godown)
1156 & 1158	4984	Warehouse (excluding Dangerous Goods Godown)

The STW holder(s) should apply to his office for modification of the STW conditions where appropriate. The owner(s) of the lots without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on the Site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by LandsD;

- (e) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the invert levels of the proposed catchpits should be shown on the drainage plan for her consideration. According to her record, only 300mm diameter underground pipe is available on site. Please demonstrate, with photos, the condition of the existing 600mm diameter underground pipe, and the relevant connection details should be provided for comments. Cross sections showing the existing and proposed ground levels of



the captioned site with respect to the adjacent areas should be given. Standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit. Sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities. Where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site. The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside the applicant's lot boundary before commencement of the drainage works;

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by 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. 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 BA should be obtained, otherwise they are UBW. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO. 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. If 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 the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under BO will be carried out at building plan submission stage;
- (h) to note the comments of the Director of Fire Services (D of FS) that relevant layout plans incorporated with the proposed fire service installations (FSIs) should be submitted for his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSIs are to be installed should be clearly marked on the layout plans. Attached good practice guidelines for open storage should be adhered to (**Appendix IV**). To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his department for approval. The applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (i) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM/W, CEDD) that the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase Development and Remaining Phase development. The lot(s) concerned falls within the site under Second Phase development and the Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for Second Phase development will commence in 2024. In this regard and subject to the necessary approvals as required, the government plans to acquire these relevant sites by end 2023 progressively for the

development of HSK/HT NDA. The applicant is required to pay attention to the development programme mentioned above and ensure their proposed development would not affect the proposed works under HSK/HT NDA.