

2021年 12月 2 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。

HSK/355

This document is received on 21 DEC 2021
The Town Planning Board formally acknowledge
the date of receipt of application only upon receipt
of 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

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

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 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A115K/355
	Date Received 收到日期	21 DEC 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)

Sense Limited 仲順有限公司

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)

PlanArch Consultants Ltd.

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)	Lot Nos. 1668SBRP(part), 1841SA(part), 1842(part), 1852RP(part), 1853, 1855(part), 1856(part), 1857RP(part), 1864RP(part), 1881, 1882RP, 1883, 1884RP, 1885, 1886, 1887, 1888, 1889(part), 1891RP(part), 1959SARP(part), 1967SBRP(part), 1968(part), 1969(part), 1971RP(part), 1972, 1973(part), 1974, 1975RP(part), 1976RP, 1977, 1978(part), 1979(part), 1980RP, 1986RP(part), 1988RP, 1989RP(part), 1990, 1991RP, 1992RP and adjoining Government land in DD125 at Ha Tsuen, Yuen Long, New Territories
(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 32,003.00 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,883.09 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) 3,060.00 sq.m 平方米 <input checked="" 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	Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 3", "Residential (Group A) 4", "Government, Institution and Community", "Road" area and "Open Space"
(f) Current use(s) 現時用途	Approved open storage of construction machinery and materials, and scrap metal with ancillary packaging activities (TPB Ref. No. A/HSK/122) (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)

(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 24/11/2021 (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
18/11/2021 (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 _____ (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 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 and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities (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	29,844.91sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	2,158.09sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	26
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	2,883.09sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,883.09sq.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) Building height of proposed structures ranges from 2.5m to 8m Please refer to Section 3.1 of the enclosed planning statement for the proposed use(s)	
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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	16 nos. of container vehicle parking spaces (16m x3.5m)
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 7am to 11pm, Monday to Saturday			
(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)) Access road to Ping Ha 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）。

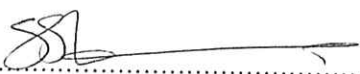
Please refer to enclosed planning statement

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



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

.....Betty S.F. HO.....

Name in Block Letters
姓名（請以正楷填寫）

.....Director.....

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

PlanArch Consultants Ltd.

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

Date 日期

..25/11/2021..... (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	Lot Nos. 1668SBRP(part), 1841SA(part), 1842(part), 1852RP(part), 1853, 1855(part), 1856(part), 1857RP(part), 1864RP(part), 1881, 1882RP, 1883, 1884RP, 1885, 1886, 1887, 1888, 1889(part), 1891RP(part), 1959SARP(part), 1967SBRP(part), 1968(part), 1969(part), 1971RP(part), 1972, 1973(part), 1974, 1975RP(part), 1976RP, 1977, 1978(part), 1979(part), 1980RP, 1986RP(part), 1988RP, 1989RP(part), 1990, 1991RP, 1992RP and adjoining Government land in DD125 at Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	32,003.00 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,060.00 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Residential (Group A) 3" zone, "Residential (Group A) 4" zone, "Government, Institution and Community" zone, "Open Space" ("O") zone and road area
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 type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> <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 <u>N/A</u> <input type="checkbox"/> Month(s) 月 <u>N/A</u>
Applied use/ development 申請用途/發展	Temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,883.09 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	26	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用		<input type="checkbox"/> (Not more than 不多於) 2.5 - 8 m 米
			<input type="checkbox"/> (Not more than 不多於) 1-2 Storeys(s) 層
(iv) Site coverage 上蓋面積	N/A % <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		16
	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) Container Vehicle Parking Spaces (16m x 3.5m)		16
	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)		

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"/>
Location Plan and Site Plan		
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。

S16 Application for Open Storage of Construction Machinery and Materials,
Scrap Metal and Used Electrical/ Electronic Appliances and Parts with
Ancillary Packaging Activities
Various Lots in DD125 and Adjoining Government Land, Ha Tsuen, Yuen Long

PlanArch Consultants Ltd.

November 2021

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Tsim Sha Tsui East,
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PlanArch Consultants Ltd.
建港規劃顧問有限公司



TPB Ref.: TPB/A/HSK/355
Our Ref.: pa/hsk/2110640

By Post and Fax (2877 0245)

Secretary
Town Planning Board
15/F., North Point Government Offices,
No. 333, Java Road,
North Point, Hong Kong
(Attn.: Mr. Raymond KAN)

4 January 2022

Dear Sir,

**S16 Application for Open Storage of Construction Machinery and Materials,
Scrap Metal and Used Electrical/ Electronic Appliances and Parts
with Ancillary Packaging Activities
Various Lots in DD125 and Adjoining Government Land, Ha Tsuen, Yuen Long**

We refer to the captioned S.16 application submitted to the Town Planning Board of 25 November 2021 and the subsequent comments received from Transport Department (TD).

In response to TD's comments, please be advised that the average number of vehicles entering and leaving the application site is about 3 nos. per hour (i.e., about 6 trips per hour in total) throughout the day, while the number of vehicles entering and leaving the application site during peak hours (i.e., between 9:00 a.m. and 12:00 noon) is about 12 nos. per hour (i.e., about 24 trips per hour in total).

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32A, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanArch Consultants Ltd.

Betty S. F. Ho

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

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/YL-HT/7	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/1	Temporary Open Storage of Containers (3 Years)	29.11.1996 (3 Years) (revoked on 29.9.1997)	3-5, 9-10, 13
2.	A/YL-HT/14	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/1	Temporary Open Storage of Marble Slabs	22.11.1996 (2 Years)	3, 5, 10, 13, 15
3.	A/YL-HT/128	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/3	Temporary Open Storage of Construction Machinery and Materials (3 Years)	28.1.2000 (3 Years) (revoked on 28.4.2001)	1, 3-4, 7, 9-10, 13
4.	A/YL-HT/216	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Proposed Temporary Open Storage of Construction Machinery & Materials (3 Years)	1.2.2002 (3 Years)	1, 3, 5, 9-11, 13
5.	A/YL-HT/261	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/4	Temporary Open Storage of Construction Machinery and Materials (3 Years)	9.8.2002 (3 Years)	1, 3, 5, 9-10
6.	A/YL-HT/380	“U” on the then draft Ha Tsuen OZP No. S/YL-HT/5	Temporary Open Storage of Construction Machinery and Materials (3 Years)	18.3.2005 (3 Years)	1, 8-10, 12, 14
7.	A/YL-HT/534	“U” on the then draft Ha Tsuen OZP No. S/YL-HT/9	Temporary Open Storage of Construction Machinery and Materials (3 Years)	7.3.2008 (3 Years)	1, 3, 6, 8-9, 15
8.	A/YL-HT/568	“U” on the then draft Ha Tsuen OZP No. S/YL-HT/9	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials and Scrap Metals (3 Years)	10.10.2008 (3 Years)	1, 3, 6, 8-9, 15, 16
9.	A/YL-HT/716	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials, Scrap Metal and Used Electrical Appliances with Ancillary Packaging Activities (3 Years)	15.4.2011 (3 Years) (revoked on 15.1.2013)	1, 3, 5-10, 15, 17

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied Use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
10	A/YL-HT/827	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities (3 Years)	11.1.2013 (3 Years)	1-3, 5- 9, 15, 17
11	A/YL-HT/993	“U” on the then approved Ha Tsuen OZP No. S/YL-HT/10	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities (3 Years)	8.1.2016 (3 Years)	1-3, 5- 6, 8-12, 15, 17
12	A/HSK/122	“R(A)3”, “R(A)4”, “G/IC”, “O” and ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities (3 Years)	1.2.2019 (3 Years)	1-3, 6, 8-9, 12, 18

Approval Conditions:

1. No night-time operation and/or no operation on Sundays and public holidays.
2. No vehicle is allowed to queue back to or reverse onto/from the public road at any time.
3. The submission and/or implementation of drainage proposal/DIA/drainage or flood mitigation measures/condition record of existing drainage facilities/sewage treatment, or provision of drainage facilities.
4. The submission of noise impact assessment and the provision of noise mitigation measure.
5. The submission and/or implementation of tree preservation and landscape/ environmental mitigation measures/ landscape maintenance proposal.
6. The submission and/or implementation of fire service installations (FSIs) proposal.
7. The provision of paving and/or provision of fencing.
8. The maintenance of existing and/or implemented drainage facilities/trees/fencing and landscape plantings.
9. Revocation clause.
10. Reinstatement clause.
11. The submission and/or implementation of traffic impact assessment/run in/out proposal/vehicular access, car-parking and loading and unloading spaces.
12. The provision of fire extinguisher(s).
13. The setting back of boundary of the application site to avoid encroachment onto the Government land.
14. No workshop and recycling activities are permitted on the site.
15. No cutting, dismantling, cleansing, repairing, concrete crushing and workshop activity is allowed on the site at any time.
16. No open storage of electronic computer boards, computer components or TV sets is allowed on the site at any time.
17. No handling (including loading, unloading and storage) of hazardous electrical/electronic appliances/components, including cathode-ray tubes (CRT), CRT computer monitors/television sets and CRT equipment is allowed. Handling must be carried out within concrete-paved covered structures.
18. No storage or stacking of materials within 1m of any tree at all times.

Similar Applications Within the Same “R(A)3”, “R(A)4”, “G/IC” and “O” Zones

Approved Applications

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
1.	A/HSK/30	“R(A)3”, “R(A)4”, “G/IC” and ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop (3 Years)	22.12.2017 (3 Years) (revoked on 22.5.2020)	1-8
2.	A/HSK/31	“R(A)3”, “R(A)4” and “O” on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Warehouse for Storage of Spare Parts and Adblue (3 Years)	22.12.2017 (3 Years) (revoked on 22.5.2020)	1-7
3.	A/HSK/70	“R(A)3”, “R(A)4”, “O” and ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Proposed Temporary Warehouse for Storage of Plastic Products (3 Years)	15.6.2018 (3 Years) (revoked on 15.12.2019)	1-7, 9-10
4.	A/HSK/105	“R(A)3”, “R(A)4”, “G/IC”, “O” and ‘Road’ on the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop (3 Years)	16.11.2018 (3 Years) (revoked on 16.4.2021)	1-7
5.	A/HSK/177	“R(A)3”, “R(A)4” and ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary warehouse for storage of electrical appliances (3 Years)	6.9.2019 (3 Years)	1, 3-6, 11
6.	A/HSK/182	“R(A)3” and ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Storage of Construction Machinery, Vehicles Assembling, Recycling of Used Electrical Appliances with Ancillary Workshop and Office (3 Years)	4.10.2019 (3 Years)	1, 3-6
7.	A/HSK/183	“R(A)3”, “R(A)4”, “O” and ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Proposed Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods (3 Years)	4.10.2019 (3 Years)	1, 3-6
8.	A/HSK/215	“R(A)3” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Recyclable Collection Centre (Including Plastics, Paper and Metals) with Ancillary Factory (3 Years)	24.4.2020 (3 Years) (revoked on 24.1.2021)	1, 3-6, 9, 12

	<u>Application No.</u>	<u>Zoning(s) and OZP at the time of consideration</u>	<u>Applied use(s)/ Development(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Condition(s)</u>
9.	A/HSK/218	“R(A)3” and “O” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Construction Materials (3 Years)	29.5.2020 (3 Years) (revoked on 21.8.2020)	1-6, 8, 11
10.	A/HSK/225	“R(A)3”, “R(A)4” and “O” on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Warehouse for Storage of Spare Parts and Adblue (3 Years)	26.6.2020 (3 Years)	1-6
11.	A/HSK/252	“R(A)3”, “R(A)4”, “G/IC” and ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop (3 Years)	6.11.2020 (3 Years)	1-6, 8, 13

Approval Conditions:

1. No night-time operation and/or no operation on Saturday afternoon, and/or no operation on Sundays and public holidays.
2. No vehicle queuing is allowed back to public road or vehicle reversing onto/from the public road.
3. The submission and/or implementation of drainage proposal, and/or submission of condition record of the existing drainage facilities.
4. The submission and/or implementation of fire service installations (FSIs) proposal.
5. The maintenance of existing and/or implemented drainage facilities/trees and landscape plantings/fencing.
6. Revocation clause.
7. Reinstatement clause.
8. The provision of fire extinguisher(s) and/or the submission of a valid fire certificate (FS251).
9. The submission and/or implementation of tree preservation and landscape proposal.
10. The provision of fencing.
11. No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and other workshop activity are allowed at any times.
12. No melting of plastic materials activity is allowed at any times.
13. No burning, melting, washing or cleaning of recycling materials activities is allowed at any time.

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.

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/HSK/355

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對。
原因：申請用地接近居民不宜興建於廢金屬及揚塵器/
電子產品和零件連附屬包裝工廠。
鄧家良議員

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

簽署 Signature _____



日期 Date 07.01.2022

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

參考編號

Reference Number:

220107-171525-27988

提交限期

Deadline for submission:

18/01/2022

提交日期及時間

Date and time of submission:

07/01/2022 17:15:25

有關的規劃申請編號

The application no. to which the comment relates:

A/HSK/355

「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。

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2022年01月15日星期六 2:34
收件者: tpbpd
主旨: A/HSK/355 DD 125 Ha Tsuen Res/GIC

A/HSK/355

Various Lots in D.D.125 and adjoining Government Land, Ha Tsuen
Site area : About 32,003m² Includes Government Land of about 3,060m²
Zoning : "Res (Group A) 3", "Res (Group A) 4", "GIC", "Road" and "Open Space"
Applied Use : Open Storage of Construction Machinery / 16 Vehicle Parking

Dear TPB Members,

While there has been a reduction in the size of the operation, the applicant is certainly in no hurry to relocate. Neither has there been any announcement of plans to build multi-level complexes where activities like this can be accommodated.

Development of Northern Metropolis is a mirage as the first steps have not yet been taken to resolve the brownfield conundrum.

PlanD: the implementation programme for this part of the Hung Shui Kiu New Development Area was still being formulated. Approval of the application on a temporary basis would not jeopardise the long-term development of the site

That was back in 2019 but going by the number of roll over applications this statement will be trotted out for the next decade.

Members should demand a concrete timetable for development plans.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 2 January 2019 10:41 PM CST
Subject: A/HSK/122 DD 125 Ha Tsuen Res/GIC

A/HSK/122
Various Lots in D.D.125 and adjoining Government Land, Ha Tsuen
Site area : About 38,078m² Includes Government Land of about 3,060m²
Zoning : "Res (Group A) 3", "Res (Group A) 4", "GIC", "Road" and "Open Space"
Applied Use : Open Storage of Construction Machinery

Dear TPB Members,

No land for housing? Certainly not when site owners and related government departments continue to procrastinate when it comes to providing solutions to the blight in the NT.

Why has construction of dedicated multi level, state of the art, storage facilities not begun? Why are developers not being encouraged to go ahead with construction on large sites like this?

TPB by rolling over approval is playing its part in preserving the status quo that indicates plans for new towns in NT are to be continually delayed in order to justify mega reclamation at Lantau..

Happy New Year
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 (OSALs) and Government Land (GL). The OSALs are 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 GL in the Site is covered by a Short Term Tenancy (STT) No. 3036 for the purpose of “Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities”. The private lots covered by Short Term Waiver (STW) are listed as below:

<u>Lot(s) No(s). in D.D. 125</u>	<u>STW No.</u>	<u>Purposes</u>
1852 RP	3155	Storage and Ancillary Use
1857 RP	3156	
1668 S.B RP	3329	Ancillary Use to Open Storage of Scrap Metal
1967 S.B RP	3330	
1978	3335	Ancillary Use to Open Storage of Construction Machinery and Materials
1979	3336	
1887	3337	
1883	3339	
1976 RP	3346	
1842	4164	Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities
1881, 1884 RP & 1992 RP	4165	
1891 RP	4167	
1975 RP	4169	
1990	4170	
1885	4661	
1968, 1971 RP & 1973	5058	Temporary Logistics Centre
1889	5206	(i) Temporary Warehouse for Storage of Electrical Appliances; (ii) Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods
1841 S.A, 1855 & 1864 RP	5209	Temporary Warehouse for Storage of Electrical Appliances
1856	5212	

The STT/STW holder(s) should apply to his office for modification of the STT/STW conditions where appropriate and the lot owner(s) of the lot(s) without STW should apply to his office for permitting the structures to be erected or to regularize any irregularities on 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 rent 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Ping Ha Road is not and will not be maintained by his Office. His Office should not be responsible for maintaining any access connecting the Site with Ping Ha Road;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP');
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (i) 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 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. 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 BA should be obtained, otherwise they are UBW. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. Both sites shall be considered as separate sites and provided with means of obtaining access thereto from a street and emergency vehicular access individually in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. Both sites do not abut on a specified street of not less than 4.5 m wide and their permitted development intensity of each individual site shall be determined under Regulation 19(3) of the B(P)R separately 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 the BO will be carried out at building plan submission stage;
- (j) 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. Good practice guidelines for open storage (**Appendix V**) should be adhered to. 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

- (k) to note the comments of the Project Manager (New Territories West), Civil Engineering and Development Department (PM/NTW, 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 lots concerned fall within the sites under 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 the Remaining Phase development will commence in 2030. The Applicant is required to pay attention to the said development programme and ensure the proposed development would not affect or impose constraint to the proposed works under HSK/HT NDA.