

HSK/368

Form No. S16-III
表格第 S16-III 號

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

2022年 4月 19日

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

This document is received on 19 APR 2022
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

2200948 2/4 by hand.

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/368
	Date Received 收到日期	19 APR 2022

- 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)

Tang Chi Shing 鄧志成

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 恒滙規劃發展有限公司

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 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and adjoining government land, 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 21,672 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not exceeding 170 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)	..... 47 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	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	'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road"
(f) Current use(s) 現時用途	Temporary open storage of containers 臨時露天存放貨櫃用途 (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. 如上述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)
	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)[&]
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

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 8/4/2022 (DD/MM/YYYY)[&]
於 8/4/2022 (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
8/4/2022 (DD/MM/YYYY)[&]
於 8/4/2022 (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	(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 type="checkbox"/> year(s) 年 <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	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input 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)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
<p>.....</p> <p>.....</p>			
(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 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))	
	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"/>	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>			
(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 <p>.....</p> <p>.....</p> <p>.....</p>	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<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 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>
	<p>.....</p> <p>.....</p>		

	<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/ <u>HSK</u> / <u>157</u>
(b) Date of approval 獲批給許可的日期	<u>5/7/2019</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>5/7/2022</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Open Storage of Containers
(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 checked="" 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>Reason(s) for non-compliance: 仍未履行的原因：</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 checked="" type="checkbox"/> year(s) 年 <u>3</u></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）。

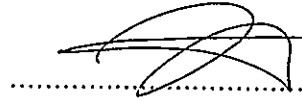
As per supplementary planning statement.

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 this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



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 恒滙規劃發展有限公司

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



Date 日期

8/4/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and adjoining government land, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	21,672 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 47 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 洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road" 「住宅(乙類)2」, 「休憩用地」, 「商業(5)」, 「政府、機構或社區」, 「其他指定用途」(污水抽水站)及「道路」
Type of Application 申請類別	<input 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 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Containers 臨時露天存放貨櫃用途

(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	170 <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	2	
(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	7 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		12
	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 Trailer/Tractor Parking Spaces		2 (Also for Light Goods Vehicle)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		10
	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"/>
(i) Site Plan, (ii) Extract from OZP No. S/HSK/2, (iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage 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。

Executive Summary

The application site is situated at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and adjoining government land, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 21,672m².

The application site is subject to the latest planning permission No. A/HSK/157 for temporary open storage of containers for a period of 3 years. All planning approval conditions of the latest permission have been complied. In order to continue the open storage use, this planning application under S.16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for temporary open storage of containers for a period of 3 years on the application site.

According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, the application site is currently zoned 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road". The planning intention of the "R(B)2", "O", "C(5)", "G/IC", "OU" and "Road" zone could not be realized in the coming 3 years due to land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 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 all the relevant approval conditions in the previous planning permission. 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 hours of the proposed development is 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

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

行政摘要

申請地點位於新界元朗廈村丈量約份第 128 約地段第 24 號餘段，第 26 號餘段(部份)，第 29 號餘段(部份)及丈量約份第 129 約地段第 2387 號餘段，第 2388 號 B 分段餘段(部份)，第 2389 號餘段(部份)，第 2390 號，第 2395 號餘段，第 2396 號餘段，第 2397 號，第 2398 號餘段，第 2399 號，第 2400 號，第 2401 號(部份)，第 2403 號(部份)，第 2404 號(部份)，第 2405 號，第 2406 號 A 分段，第 2406 號餘段，第 2407 號，第 2408 號，第 2409 號餘段(部份)，第 2410 號餘段，第 2411 號餘段，第 2420 號餘段(部份)，第 2421 號餘段，第 2422 號餘段(部份)，第 2423 號(部份)及第 2424 號(部份)和毗連政府土地。申請地點的面積約為 21,672 平方米。

申請地點曾獲城市規劃委員會批出規劃許可，編號 A/HSK/157，作為期三年的臨時露天存放貨櫃用途。申請人已履行所有先前規劃許可的附帶條件。為延續露天存放用途，申請人特此提交本規劃申請，為批給在申請地點作臨時露天存放貨櫃用途的規劃許可續期三年。

根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「住宅(乙類)2」，「休憩用地」，「商業(5)」，「政府、機構或社區」，「其他指定用途」(污水抽水站)及「道路」用途。而因政府對申請地點還未開展收回土地作洪水橋新市鎮發展的關係，「住宅(乙類)2」，「休憩用地」，「商業(5)」，「政府、機構或社區」，「其他指定用途」(污水抽水站)及「道路」地帶的規劃意向於未來三年將難以實現。

根據城市規劃委員會規劃指引編號 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前分區計劃大綱圖准許的現有露天貯物及港口後勤用途。此外，申請人已履行先前規劃許可的所有附帶條件。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七時至下午九時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

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

**Supplementary Planning Statement for the Renewal of Planning Approval for
Temporary Open Storage of Containers for a Period of 3 Years at Lots 24 RP, 26 RP
(Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part),
2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404
(Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420
RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and
Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. Tang Chi Shing (鄧志成), the occupier of Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. (Figure 1). The applicant would like to solicit the Board's sympathetic consideration for approving the renewal of planning approval for temporary open storage of containers for a period of 3 years at the application site.
- 1.1.2 The application site is subject to the latest planning permission No. A/HSK/157 for the same use. All planning approval conditions of the latest permission have been complied. In order to continue the open storage use, this planning application under S.16 of the Town Planning Ordinance intended to apply the application site for the renewal of planning approval for temporary open storage of containers for a period of 3 years.
- 1.1.3 The applicant intends to demonstrate to the Board that the renewal of planning approval would not generate undesirable impacts to the vicinity. Besides, the applicant has provided a number of mitigation measures as explained in the succeeding paragraphs 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 application site is irregular in shape and possesses an area of about 21,672m².
- 1.2.2 The application site is served by a paved 10m wide vehicular access leading from Lau Fau Shan Road. The ingress/egress is situated at the eastern part of the application site.

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

1.3 Lease Conditions

- 1.3.1 The application site occupies Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T. The application site has an area of about 21,672m².
- 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 the latest planning permission No. A/HSK/157 for the same use. 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 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road" according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (**Figure 2**). Referring to the OZP, (i) the "R(B)2" zone is intended for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Town Planning Board; (ii) the "O" zone is intended for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public; (iii) the "C(5)" zone is intended

primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. These areas are usually major employment nodes; (iv) the “G/IC” zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments; and (v) the ‘Other Specified Uses’ annotated “Sewage Pumping Station” (“OU”) zone is intended primarily for the provision of sewage pumping station.

1.4.2 Although the applied use is not belonged to either column 1 or column 2 of the “R(B)2”, “O”, “C(5)”, “G/IC”, “OU” and “Road” zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant’s intention to submit this application for the renewal of planning approval for this temporary use for another 3 years with the provision of the following justifications.

1.4.3 *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 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 the latest planning permission No. A/HSK/157 and all approval conditions have been complied, 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 four previous planning permissions for similar use in 1997, 1998, 2016 and 2019 [TPB Ref.: (i) A/YL-HT/20, (ii) A/YL-HT/49, (iii) A/YL-HT/1032 and (iv) A/HSK/157]. The latest planning permission No. A/HSK/157 for temporary open storage of containers for a period of 3 years was approved on 5.7.2019 with conditions. The approved use is the same to the applied use of the current application. The applicant has complied with all the conditions

imposed to the previous planning permissions.

- 1.5.2 In order to continue the use, the applicant hereby submitted this planning application under S.16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for temporary open storage of containers for a period of 3 years on the application site.

Section 2 – Development Proposal

2.1 Site Planning

The layout of application site and all development parameters remain the same as the latest planning permission No. A/HSK/157 and were recapped below:

- 2.1.1 The application site occupies an area of about 21,672m². The application site has been hard paved.
- 2.1.2 The site ingress/egress is arranged at the eastern part of the site and abutting Lau Fau Shan Road. **(Figure 3)**
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 10 parking spaces of 16m x 3.5m for container trailer/tractor and 2 parking spaces of 7m x 3.5m for private car/light goods vehicle are proposed **(Figure 3)**.
- 2.1.5 The opening time of the proposed development is 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 2.1.7 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.8 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots except the south-western site boundary which is bounded by noise barrier.
- 2.1.9 No stacking of containers within 5m of the periphery of the site will be carried out.
- 2.1.10 The stacking height of containers stored on the site shall not exceed 8 units at all times.

2.1.11 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

2.2.1 The proposed development is accessible by a vehicular track leading from Lau Fau Shan Road. Site ingress/egress is arranged at the eastern part of the application site.

2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow even in peak hours. The proposed development is not a new development and it intends to continue the existing use for another 3 years. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.

2.3 Environmental Commitments

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

Air

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

Noise

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

Sewage

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

2.4 Visual Commitments

2.4.1 The ingress/egress of the application site is abutting Lau Fau Shan Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.

2.4.2 To meet approval conditions (k) and (l) of the previous planning permission No. A/YL-HT/1032, the applicant had implemented the accepted landscape proposal to the satisfaction of the Planning Department. A such, planning condition (k) and (l) of the planning permission No. A/YL-HT/1032 had been duly complied with. After that, all existing trees and landscape plants have been maintained at all time in order

to comply with planning conditions (h) imposed to the latest planning permission No. A/HSK/157.

2.4.3 In accordance to the accepted landscape proposal, existing trees were found along the site periphery for screening purpose. All the existing trees will be preserved. The applicant had provided approximately 2.75m high *Ficus microcarpa* at a spacing of 4m along the site periphery to enhance the screening effect. It is noted that no tree is proposed near the ingress/egress because the passing through of container trailer/tractor may damage the trees and it is the common boundary of another open storage of containers.

2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:

- (i) No open storage will be carried out within the 1m diameter of all the trees within the site boundary;
- (ii) Remove climbers and weeds regularly;
- (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
- (iv) Irrigate the trees at regular interval; &
- (v) Replace dead tree, if any.

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

2.5 Drainage Commitments

2.5.1 The applicant had implemented the accepted drainage proposal and maintained the drainage facilities to comply with planning conditions (g) and (h) imposed to the previous planning permission No. A/YL-HT/1032. Besides, the applicant has submitted the condition record of the existing drainage facilities and regularly cleaned and duly maintained the existing drainage facilities in order to comply with planning conditions (i) and (j) imposed to the latest planning permission No. A/HSK/157.

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

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

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) Referring to the latest planning permissions No. A/HSK/157, all approval conditions have been dully complied with. 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 The above considerations showed that the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, the application has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality. The Board could therefore give favourable consideration of the application.
- 3.2 All Approval Conditions of the Latest Planning Permissions were Complied With**
- 3.2.1 The application site is subject to the latest previous planning permissions No. A/HSK/157. The approvals are subject to some conditions.
- 3.2.2 It should be emphasized that all approval conditions are dully complied with by the applicant. It shows that the applicant is a sincere and consciousness person in complying the regulations stipulated by the Town Planning Board. Therefore, the effort of the applicant should be positively awarded by the Board and the renewal of planning approval should be granted to the applicant accordingly.
- 3.3 The proposed Development would not Jeopardize the Long Term Planning Intention of the Area**
- 3.3.1 The application site is zoned 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road" according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
- 3.3.2 The planning intention of the "R(B)2", "O", "C(5)", "G/IC", "OU" and "Road" zone could not be realized within the coming 3 years because land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.
- 3.3.3 Further, the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the "R(B)2", "O", "C(5)", "G/IC", "OU" and "Road" zone. 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 of containers and private car uses, warehouses and logistics centres. The application site is adjoining to a good

number of open storage yards and port back-up uses such as logistics centres, warehouses and container depot. It is noteworthy that significant numbers of them were granted with temporary planning approval by Town Planning Board such as TPB Ref.: A/HSK/145, 156, 161, 216, 236, 305 & 339 and A/YL-LFS/353 & 397 at the other side of Lau Fau Shan Road. The application site is also subject to the latest planning permission for temporary open storage of containers approved in 2019 (TPB Ref.: A/HSK/157).

- 3.4.2 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.
- 3.4.3 The applicant would like to pinpoint that his proposed development is similar to those open storage yards and port back-up activities previously approved by the Town Planning Board. Also, the environment surrounding the application site no significant change and there will be no major development nearby.
- 3.4.4 The applicant understands and supports the Board's viewpoint that the Board would assess the individual merits of each application. However, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

3.5 The Proposed Development is Compatible with the Surrounding Environment

- 3.5.1 The 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road" zone where the application site falls within is currently mainly filled with open storage yard, logistics centre and container depot.
- 3.5.2 The application site is surrounded by a good number of open storage and port back-up activities at all directions. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. A Town Planning Board's approved temporary open storage of containers for a period of 3 years is found to the immediate south of the application (TPB Ref.: A/HSK/161).
- 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.

3.6 Insignificant Traffic Impact

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

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

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

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

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

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

3.6.3 As shown in above estimation, traffic generation and attraction in both peak hours and in average are not significant.

3.6.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.7 Insignificant Environmental Impact

3.7.1 The proposed development, i.e. temporary open storage of containers for a period of 3 years, would generate neither significant environment nor noise disturbance to both the environment and residents in the area.

- 3.7.2 To begin with, the proposed use would not generate excessive noise. Related noise generation activities such as loading and unloading of containers and associated traffic are not frequent and they are short-lived. Similar open storage yards for storage of container were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.7.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 9:00 p.m. to 7:00 a.m. next morning;
 - (ii) No operation on Sundays and public holidays; &
 - (iv) No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 3.7.4 According to Town Planning Board's planning permission records, the land in close proximity to the application site is almost all being occupied for open storage and port back-up uses such as logistics centre, warehouse and container depot. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are about the same size, the current application should receive the same sympathetic consideration accordingly.
- 3.7.5 The application site is adjacent to a good number of open storage yards and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permissions by Town Planning Board such as TPB Ref.: A/HSK/145, 156, 161, 216, 236, 305 & 339 and A/YL-LFS/353 & 397 which were abutting or in close proximity to the application site.
- 3.7.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.8 Insignificant Drainage Impact

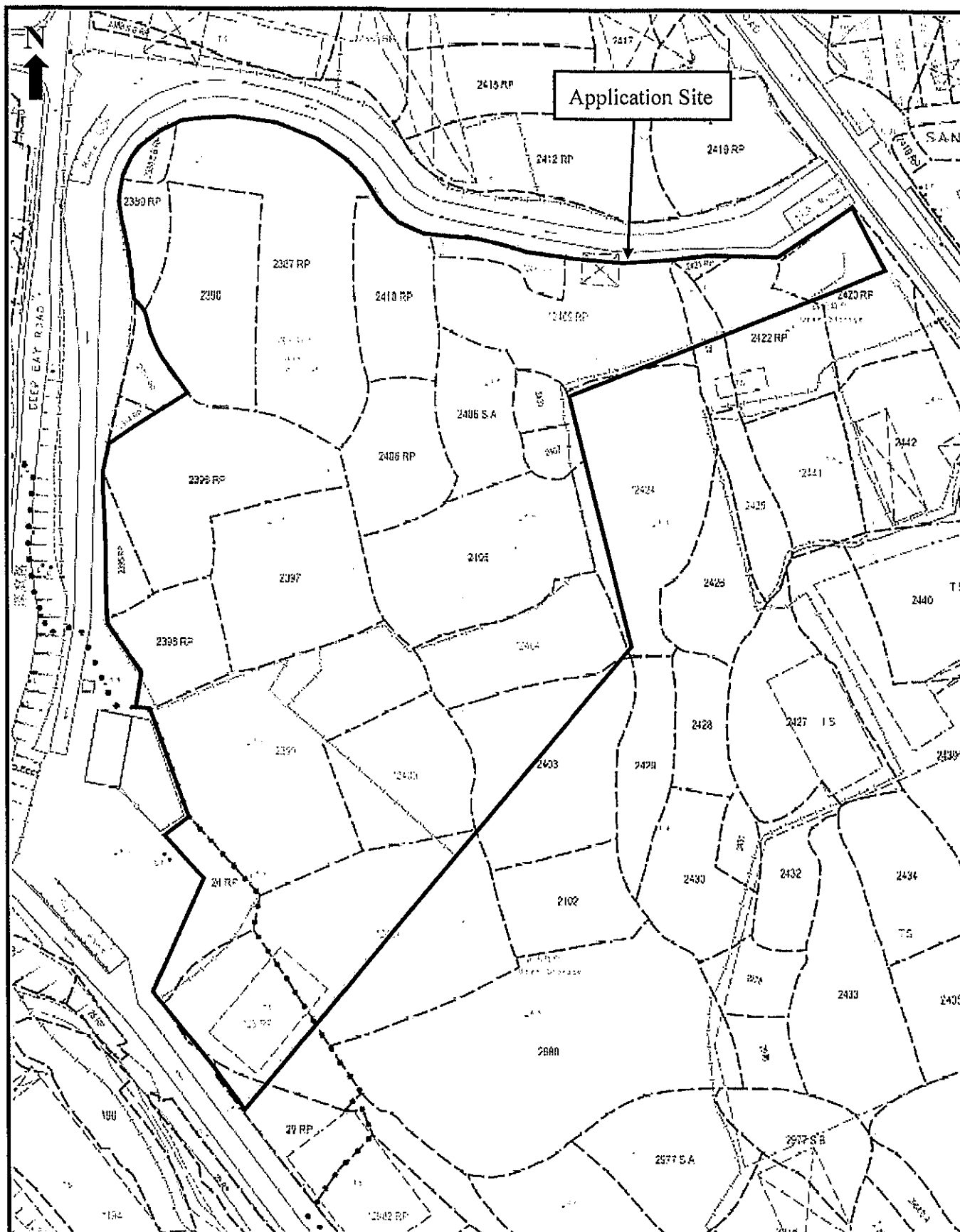
- 3.8.1 The implementation of the accepted drainage proposal was accepted by the Town Planning Board for the compliance with approval condition (g) of previous planning permission No. A/YL-HT/1032. After that, the applicant has submitted the condition record and due diligence in maintaining the condition of existing drainage facilities to comply with the planning approval conditions (i) and (j) in the latest planning permission No. A/HSK/157 as well.
- 3.8.2 All the accrued runoff would be intercepted by the existing 600mm surface U-channel (**Figure 5**). With the implementation of drainage facilities, the proposed

development has not generated adverse drainage impact.

- 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 application site subject to four previous planning permissions since 1997 and the approved use of the first, third and fourth planning permissions are the same as the applied use of the current planning application.
- 4.2 The application site is currently zoned 'Residential (Group B)2' ("R(B)2"), 'Open Space' ("O"), 'Commercial (5)' ("C(5)"), 'Government, Institution or Community' ("G/IC"), 'Other Specified Uses' annotated "Sewage Pumping Station" ("OU") and "Road". The planning intention of the zone could not be realized within the coming 3 years because land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.
- 4.3 In accordance with the *"Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses" (TPB PG-NO. 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 latest planning permission for the same uses on the same site was granted on 5.7.2019 for a period of 3 years (TPB Ref.: A/HSK/157). The applicant has successfully complied with all the planning conditions. It shows that the applicant is a sincere and consciousness person in complying the approval conditions stipulated by the Board.
- 4.4 The adjoining land lots are almost wholly occupied for open storage and port back-up uses which make the proposed development compatible with the surrounding landscape.
- 4.5 The Board is hereby respectfully requested to approve the renewal of planning approval for temporary open storage of containers for a period of 3 years at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.



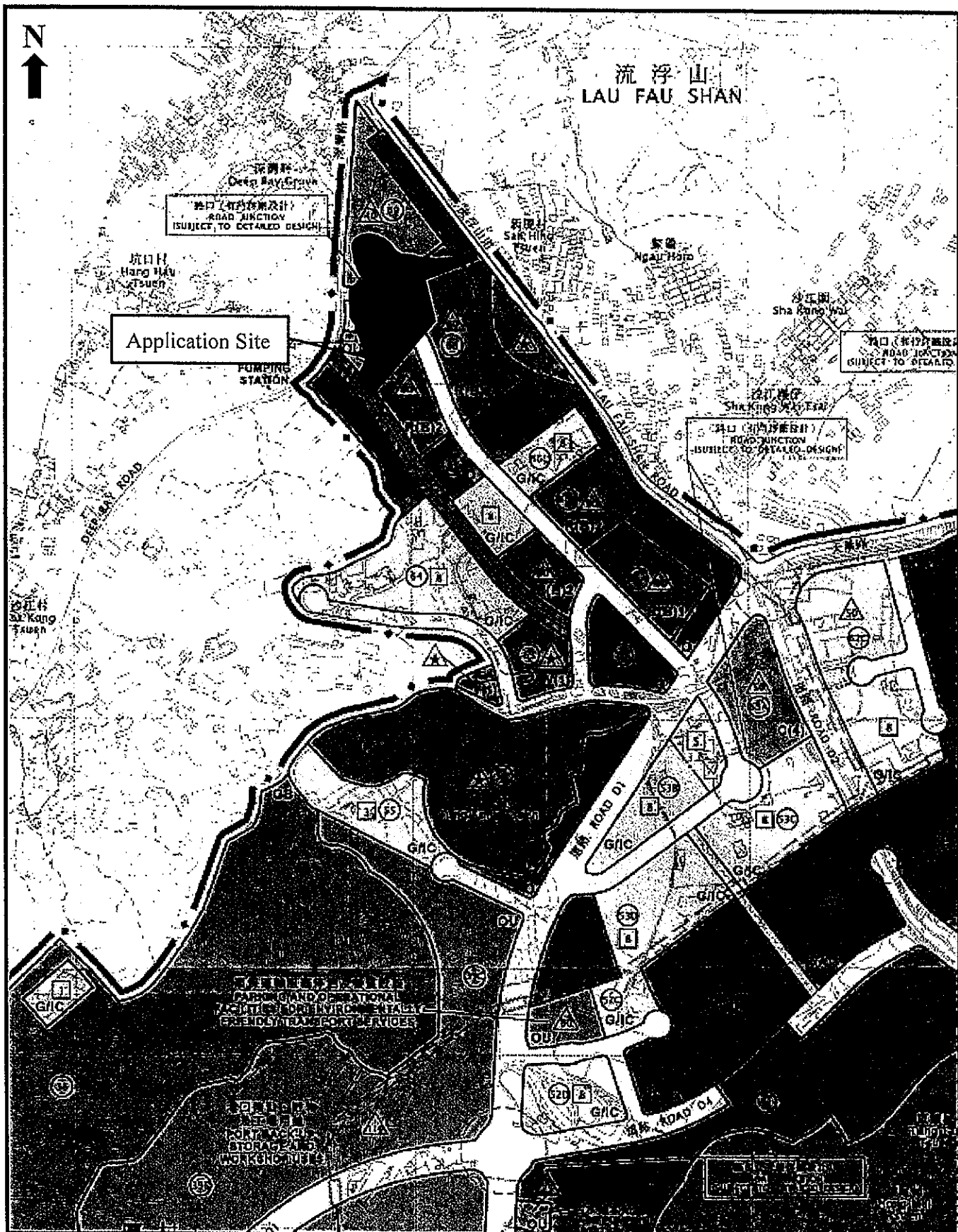
Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A., 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 1:
Site Plan

Scale:
1:1200

Remarks:



Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

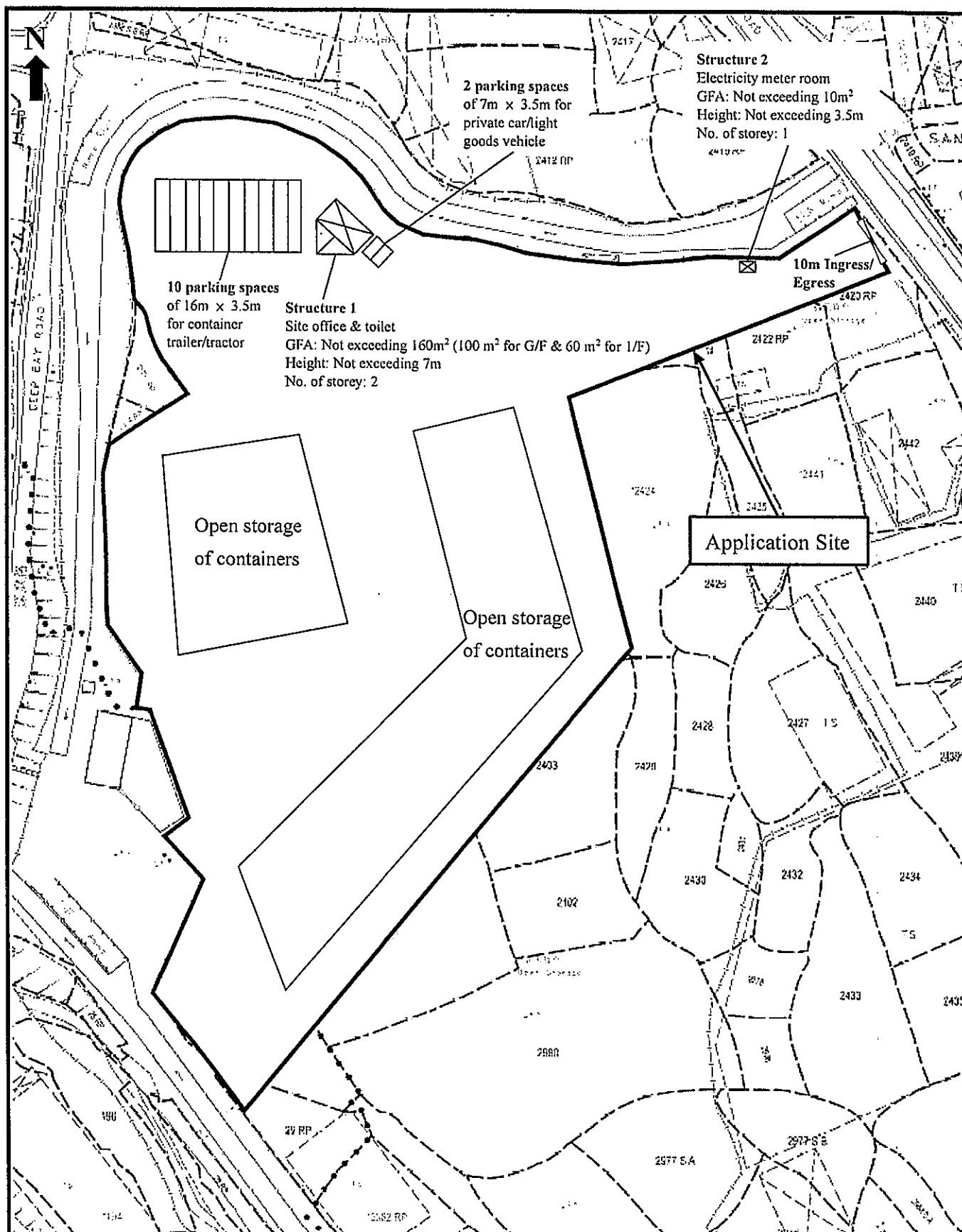
Figure 2:

Extract from OZP
No. S/HSK/2

Scale:

1:7500

Remarks:



Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

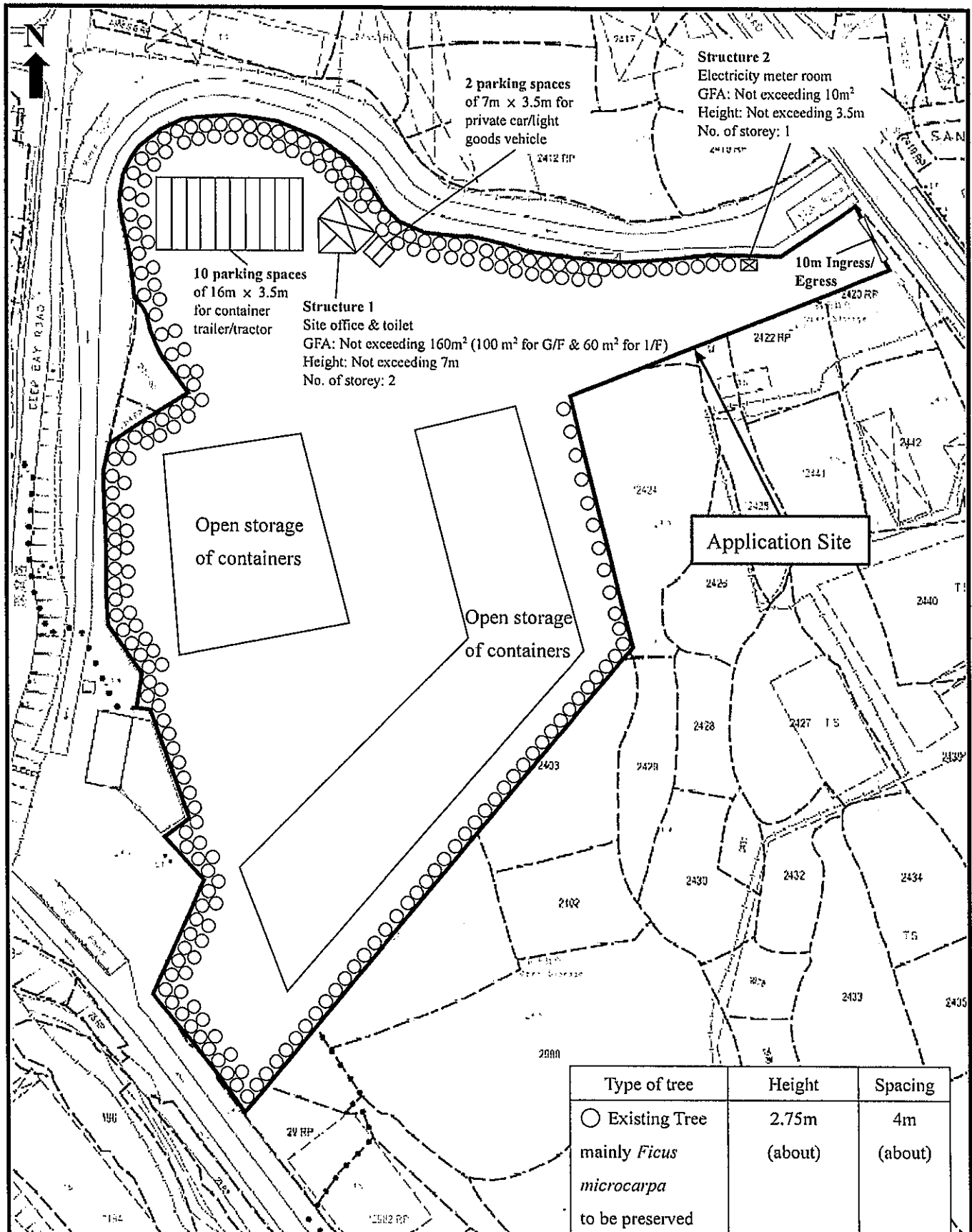
Figure 3:

Proposed Layout Plan

Scale:

1:1200

Remarks:



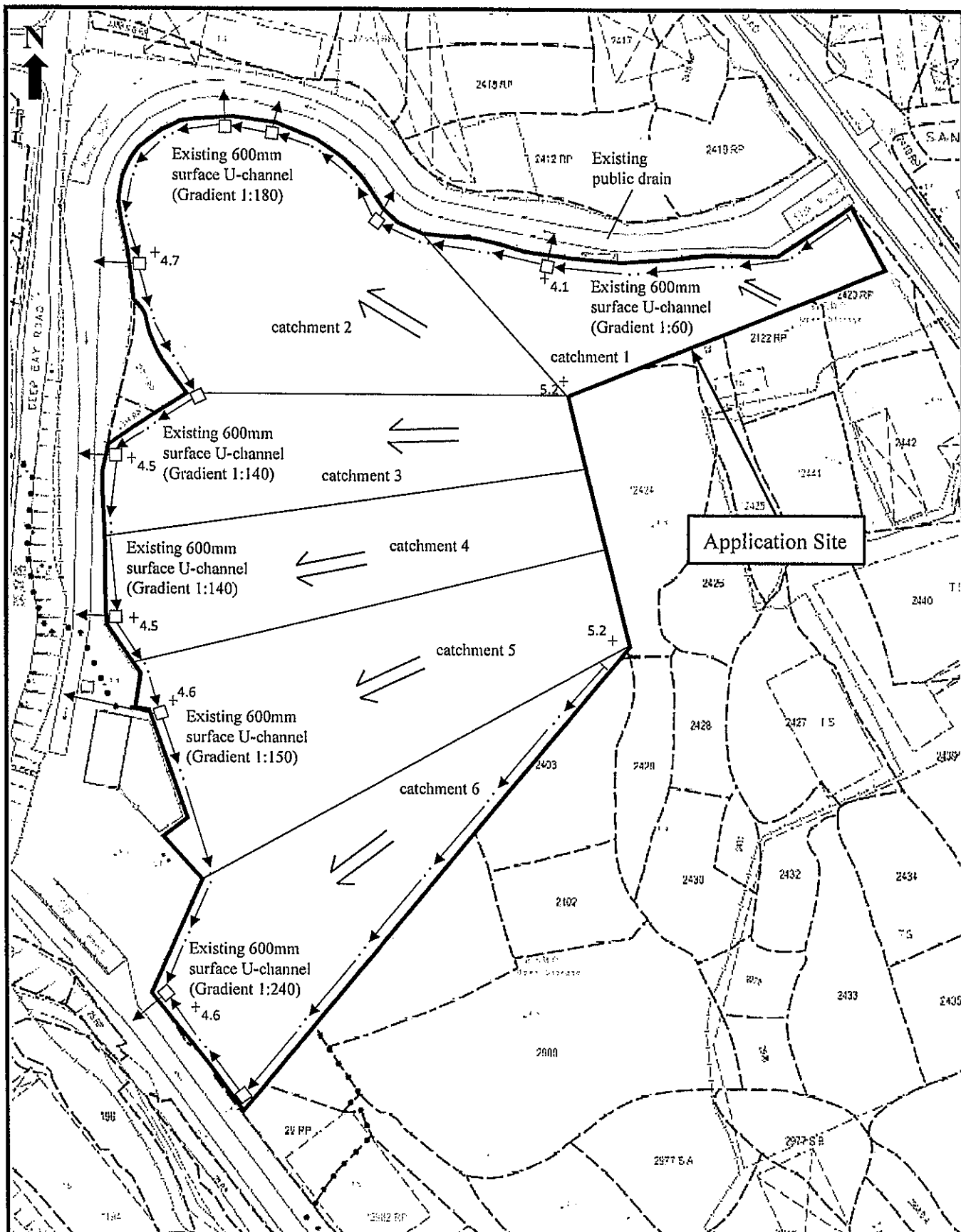
Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 4:
As-planted Landscape & Tree Preservation Plan

Scale:
1:1200

Remarks:



Proposed Development:

Proposed Temporary Open Storage of Containers for a Period of 3 Years at Lots 24 RP, 26 RP (Part), 29 RP (Part) in D.D.128 and Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A., 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) & 2424 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Figure 5:

As-built Drainage Plan

Scale:

1:1200

Remarks:

+_{5.2} Spot Level (mPD)

Flow of surface runoff

Existing Catchpit

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.

**Extract of Town Planning Board Guidelines
on Renewal of Planning Approval
and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development**
(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous S.16 Applications Covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/20	Temporary Open Storage of Containers for 12 Months	17.1.1997
A/YL-HT/49	Temporary Open Storage of New Private Cars for a Period of 12 Months	5.6.1998
A/YL-HT/125	Temporary Open Storage of Private Vehicles, Trailers and Tractors and Repair Workshop for a Period of 3 Years	14.1.2000 (Revoked on 14.10.2000)
A/YL-HT/145	Temporary Open Storage of Private Vehicles, Trailers and Tractors and Repair Workshop for a Period of 3 Years	19.5.2000
A/YL-HT/1032	Temporary Open Storage of Containers for a Period of 3 Years	15.7.2016
A/HSK/157	Temporary Open Storage of Containers for a Period of 3 Years	5.7.2019

**Similar S.16 Applications in the Vicinity of the Site and
within/partly within the Same “Residential (Group B)2” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/161	Temporary Open Storage of Containers for a Period of 3 Years	19.7.2019

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering point of view.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no adverse comment on the application.

3. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to his satisfaction.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to him for approval; and
- having considered the nature of the open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251) within 6 weeks from the date of planning approval.

5. Building Matters

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

- no comment under the Buildings Ordinance.

6. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

7. Long-term Development

(a) Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- no objection to the application.

(b) Comments of the Director of Leisure and Cultural Services (DLCS):

- no in-principle objection to the application; and
- the Site is not on the priority list for development agreed by the Yuen Long District Council and her office has no plan to develop the Site into public open space.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- no objection to the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) 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. No permission is given for occupation of the GL included in the Site (about 47 m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed;
- the private lots covered by Short Term Waivers (STW) in the Site are listed as below:

<u>Lot(s) No(s).</u> <u>(in D.D. 129)</u>	<u>STWs No.</u>	<u>Purposes</u>
2387 RP	4751	Temporary Open Storage of Containers
2410 RP		
2422 RP		
2420 RP	2980	Office ancillary to storage of containers

- the STW holder(s) should apply to his office for modification of the STW conditions where appropriate and the 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. The applicant has to either exclude the GL from the Site or apply for a formal approval prior to the actual occupation of the concerned GL. 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 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;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public road or reverse onto/from the public road;
- (e) 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; and
 - the access road connecting the Site with Lau Fau Shan Road is not and will not be maintained by his office. HyD shall not be responsible for maintaining any access connecting the Site and Lau Fau Shan Road;

- (f) 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 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 site 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 development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations (FSIs) are to be installed should be clearly marked on the layout plans;
 - good practice guidelines (**Appendix VII** of this RNTPC Paper) for open storage should be adhered to; and
 - 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;
- (h) 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 the approval of the Buildings Department (BD), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the subject application. For UBW erected on leased land, enforcement action may be taken by the Buildings Department 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) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - 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 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- (i) 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; and

- (j) 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') in order to minimize the possible environmental impacts on the surrounding area.

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

220506-172440-17805

Reference Number:

提交限期

17/05/2022

Deadline for submission:

提交日期及時間

06/05/2022 17:24:40

Date and time of submission:

有關的規劃申請編號

A/HSK/368

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Lam Ka Hing

Name of person making this comment:

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。

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/HSK/368 DD 129 Ha Tsuen GIC / OS/ Sewage Pumping Station

16/05/2022 02:27

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/HSK/368

Lots 24 RP, 26 RP (Part) and 29 RP (Part) in D.D. 128, Lots 2387 RP, 2388 S.B RP (Part), 2389 RP (Part), 2390, 2395 RP, 2396 RP, 2397, 2398 RP, 2399, 2400, 2401 (Part), 2403 (Part), 2404 (Part), 2405, 2406 S.A, 2406 RP, 2407, 2408, 2409 RP (Part), 2410 RP, 2411 RP, 2420 RP (Part), 2421 RP, 2422 RP (Part), 2423 (Part) and 2424 (Part) in D.D. 129, and Adjoining Government Land, Ha Tsuen

Site area : About 21,672sq.m Includes Government Land of about 47sq.m

Zoning : "Commercial (5)", "GIC", "Open Space", "**Sewage Pumping Station**", "Res (Group B) 2" and area shown as 'Road'

Applied Use: Open Storage of Containers./ 12 Vehicle Parking

Dear TPB Members,

While conditions of previous application 157 have been fulfilled, members should question how the planned new town at Ha Tsuen can go ahead if work is not expedited on the development of a most important infrastructure, the Sewage Pumping Station.

Mary Mulvihill