

**Similar S.16 Application in the vicinity of the Site and  
within/straddling the same “Village Type Development” and / or “Open Space” Zones  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Application

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/351	Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	28.1.2022

**Government Departments' General Comments**

**1. Land Administration**

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

- the application site comprises Old Schedule Agricultural Lot (OSAL) 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 and the Government Land (GL);
- the private Lot No. 32 & 82 in D.D. 124 are covered by Short Term Waivers (STW) No. 1957 & 2221 for the purpose of Storage and Repairing of Container Boxes & Workshop for Vehicles Repairing;
- no permission is given for occupation of GL (about 47m<sup>2</sup> subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed;
- there is no Small House applications in the Site; and
- he has grave concerns given that there are unauthorized building works and/or uses on Lot Nos. 25, 27, 28, 29, 30, 31, 32, 33, 34, 70, 76, 77, 78 S.A, 80 & 82 in D.D. 124 which are subject to lease enforcement actions according to case priority. The lot owner(s) should remedy the lease breaches as demanded by LandsD.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

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

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

No adverse comment on the application.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

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

#### 4. **Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- 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 his department for approval.

#### 5. **Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the application site (the Site) received in the past three years.

#### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on the application;
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- no building plan submission in relation to the development at the application site (the Site) was approved or under processing.

#### 7. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

#### 8. **Long-term Development**

(a) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application;
- the Site is not on the priority list for development; and
- he has no plan to develop the Site into public open space at present.

(b) Comments of the Project Manager (West), Civil Engineering and Development Department:

No objection to the application.

**9. District Officer's Comments**

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals on 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:
- no permission is given for occupation of Government land (GL) (about 2247m<sup>2</sup> subject to verification) included in the application site. Any occupation of GL without Government's prior approval is not allowed;
  - no lease modification/land exchange application or building plan submission in relation to development approved/under processing at the Site; and
  - the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) of the lot(s) without STW will need to apply to his office to permit the structures to be erected or 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. The applicant has to either exclude the GL from the application site or immediately apply for a formal approval prior to the actual occupation of the GL. 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 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;
- (d) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - the local track leading to the subject site is not under TD's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the subject site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department 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 the Tin 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 Tin Ha Road;
- (f) to note the comments of the Director of Fire Services that:
- in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123 (BO)), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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;
  - the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under BO and should not be designated for any proposed use under the captioned 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 under BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage; and
- (h) to note the comments of the Project Manager(West), Civil Engineering and Development Department 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 Second 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 Second Phase development will commence in 2024. The applicant is required to pay attention to the development programme and liaise with his office if any structures would be erected to ensure that his proposed development would not affect the proposed works under HSK/HT NDA.

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



**A/HSK/424 DD 124 Kau Lee Uk Tsuen**

15/12/2022 02:34

From:

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

File Ref:

**A/HSK/424**

Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34

(Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part)  
in D.D. 124 and Adjoining Government Land, Kau Lee Uk Tsuen, Hung Shui Kiu

Site area : 9,292sq.m Includes Government Land of about 22sq.m

Zoning : "VTD" and 'Open Space'

Applied use : Furniture Warehouse / 8 Vehicle Parking

Dear TPB Members,

Application 384 withdrawn. Back with a slight modification in site area.

Previous comments applicable.

In addition as there appears to be a surplus of "V" zoning in this district, does the  
administration have any plans to resume the lots to accommodate PH development?

Mary Mulvihill

**From:**

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

**Date:** Monday, 18 July 2022 2:53 AM CST

**Subject:** A/HSK/384 DD 124 Kau Lee Uk Tsuen

**A/HSK/384**

Various Lots in D.D. 124 and Adjoining Government Land, Kau Lee Uk Tsuen,  
Hung Shui Kiu

Site area : 9,140sq.m Includes Government Land of about 21sq.m

Zoning : "VTD" and 'Open Space'

Applied use : Furniture Warehouse / 8 Vehicle Parking

Dear TPB Members,

This is an existing warehouse. Members must ensure that development of community facilities such as community gardens OS goes hand in hand with the construction of PH units.

The 'City of Sadness' launch of Tin Shui Wai where families moved in to a district with few recreational spaces must not be repeated.

Approving operations that should be moving out will delay the development of a livable community.

Mary Mulvihill

2022年11月1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。

This document is received on 16 NOV 2022  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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	A7H5K/424
	Date Received 收到日期	16 NOV 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 )

Easy Growth Development (HK) Co., Limited 時進發展 (香港) 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and adjoining Government Land, 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 9,293 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,156 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)	22 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
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Open Space" zones
(f) Current use(s) 現時用途	Storage  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
9/11/2022 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 9/11/2022 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas****位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展****(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))****(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3
	<input type="checkbox"/> month(s) 個月	
<b>(c) Development Schedule 發展細節表</b>		
Proposed uncovered land area 擬議露天土地面積	1,678	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	7,615	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	5	.....
Proposed domestic floor area 擬議住用樓面面積	/	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	10,156	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	10,156	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Please refer to planning statement and plans. ..... ..... .....		
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	5	.....
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	2 (medium goods vehicle)	.....
Heavy Goods Vehicle Spaces 重型貨車車位		.....
Others (Please Specify) 其他 (請列明)	1 (container vehicle)	.....

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. .....			
(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))  <u>Accessible from Tin Ha Road via a local access</u> <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)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<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>
--	--

**(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 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

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

Matthew NG

Planning and Development Manager

Name in Block Letters  
姓名（請以正楷填寫）

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

MRTPI, MPPI, CMILT

on behalf of  
代表

R-Riches Property Consultants Limited

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

Date 日期

10/11/2022

**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。

<b>Gist of Application 申請摘要</b> (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 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	9,293 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 22 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	"Village Type Development" and "Open Space" Zones
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(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	10,156 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	5 - 11 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	82 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		5  5 (PC)
	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) Container Vehicle Space _____ _____		3     2 (MGV)  1 (CV)



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the applicaiton site. Plan showing the land status of the applicaiton site		
Location Plan, Swept path analysis, Aerial photos of the application site, HSK/HT NDA development schedule		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
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。



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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS IN  
“VILLAGE TYPE DEVELOPMENT” AND “OPEN SPACE” ZONES,  
  
VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Easy Growth Development (HK) Co., Limited**

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use various lots in D.D. 124 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (the Site) for **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**.
- The Site consists of an area of 9,293 m<sup>2</sup> (about), including 22 m<sup>2</sup> (about) of Government Land. The Site falls within an area zoned as "Village Type Development" and "Open Space" on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2.
- 5 structures are proposed at the Site for warehouse (excluding dangerous goods godown), rain shelter for loading/unloading (L/UL), site office, caretaker office, washroom and pump room with total GFA of 10,156 m<sup>2</sup> (about), the remaining area is reserved for parking, L/UL and circulation spaces.
- The Site is accessible from Tin Ha Road via a local access. The proposed development will operate on Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
  - The Site had been occupied by brownfield development since late-1980s. The applicant intends to mitigate adverse impacts generated by the brownfield activities through the implementation of the proposed development*
  - The proposed development is not incompatible with surrounding land use and no adverse impact is anticipated to the surrounding area*
  - The proposed development is only on a temporary basis, it will not frustrate the long-term planning intentions of the "V" and "O" zones*
- Details of development parameters are as follows:

<b>Application Site Area</b>	9,293 m <sup>2</sup> (about) (including 22 m <sup>2</sup> (about) of GL)
<b>Covered Area</b>	7,615 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,678 m <sup>2</sup> (about)
<b>Plot Ratio</b>	1.1 (about)
<b>Site Coverage</b>	82% (about)
<b>Number of Structure</b>	5
<b>Total GFA</b>	10,156 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m <sup>2</sup> (about)
<b>Building Height</b>	5 m – 11 m (about)
<b>No. of Storey</b>	1 - 2

## 行政摘要

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗厦村丈量約份第 124 約多個地段及毗鄰政府土地之規劃申請，於上述地盤作**擬議臨時貨倉（危險品倉庫除外）連附屬設施（為期 3 年）**。
- 申請地盤面積為 9,293 平方米（約），當中包括 22 平方米（約）的政府土地。申請地點所在的地區在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」及「休憩用地」用途地帶。
- 申請地點將設有 5 座構築物作貨倉（危險品倉庫除外）、為上／落貨而設的避雨上蓋、場地辦公室、管理員辦公室、洗手間及泵房，構築物的總樓面面積合共為 10,156 平方米（約），其餘地方將預留作停車位、上／落貨位及流轉空間。
- 申請地點可從田厦路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 9 時至下午 6 時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 棕地作業已早於 1980 年後期在申請地點營運，申請人望透過落實擬議發展，以緩解棕地作業對周邊地區所產生的負面影響
  - 擬議發展與周邊的用途並非不協調及不會對周邊地區帶來負面影響
  - 擬議發展只屬臨時性質，則不會影響「鄉村式發展」及「休憩用地」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

申請地盤面積：	9,293 平方米（約） （包括 22 平方米（約）的政府土地）
上蓋總面積：	7,615 平方米（約）
露天地方面積：	1,678 平方米（約）
地積比率：	1.1（約）
上蓋覆蓋率：	82%（約）
樓宇數目：	5 座
總樓面面積	10,156 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	10,156 平方米（約）
構築物高度：	5 米 – 11 米（約）
構築物層數：	1 - 2 層

## **1. INTRODUCTION**

### *Background*

- 1.1 R-riches Property Consultants Limited has been commissioned by *Easy Growth Development (HK) Co., Limited* (the applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) to the Town Planning Board (the Board) on its behalf in respect to Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories (the Site)(**Plans 1 to 3**).
- 1.2 The applicant seeks to use the Site for **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years** (proposed development). The Site falls within an area zoned as "Village Type Development" ("V") and "Open Space" ("O") on the Approved Hung Shui Kiu and Ha Tsuen (HSK/HT) Outline Zoning Plan (OZP) No. S/HSK/2 (**Plan 2**). In order to use the Site for the proposed development, prior permission have to be obtained from the Board, hence, submission of planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

## **2. JUSTIFICATIONS**

### *The Application Site Had Been Occupied by Brownfield Development Since the Late-1980s*

- 2.1 The Site had been occupied by brownfield development (i.e. open storage use) since the late-1980s (**Plan 4**). As 'open storage' would likely create significant dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse environmental impacts by erecting of boundary fencing and enclosed structures for storage use, so that adverse environmental impacts by the proposed development to the surrounding area would be minimal.
- 2.2 Despite the fact that majority of the Site falls within area zoned as "V", there is no New Territories Exempted House – Small House (NTEH – SH) application being processed by LandsD according to the applicant.

### *The Development Schedule of Hung Shui Kiu and Ha Tsuen New Development Area*

- 2.3 The Site currently falls within area zoned as "V" and "O" on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2. According to the development schedule of HSK/HT New Development Area (NDA), minor portion of the Site (i.e. the "O" zone portion) falls within site under the Second Phase development (**Plan 5**).
- 2.4 Although the Second Phase of Development's exact implementation programme is still being formulated, the applicant is willing to surrender the concerned portion of the Site unconditionally to facilitate the implementation of the HSK/HT upon Government's request in the future even during the planning approval period. As the planning intentions of the subject "O" zone have not yet been implemented, approval of the subject application on a temporary basis would not jeopardize the long-term development of the area and affect the implementation of HSK/HT NDA, and more importantly would better utilize precious land resources.

### *Not Incompatible with Surrounding Land Use*

- 2.5 The applied use has been established prior the publication in the Gazette of the notice of the Draft HSK/HT OZP No. S/HSK/1, i.e. 26/5/2017 (**Plan 6**). The applied use involves of enclosed structure for warehouse with ancillary facilities i.e. site office and loading/unloading (L/UL) spaces to support the daily operation of the Site. The proposed development is considered not incompatible with the surrounding land use, which is mainly surrounded by open storage, temporary structures for vehicle repair workshop, warehouse, logistics centre and vacant land.

### *No Adverse Impact is Anticipated on The Surrounding Area*

- 2.6 No adverse impact to the surrounding area is anticipated from the proposed

development. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimize all possible environmental impacts to the nearby sensitive receivers.

- 2.7 Boundary fencing will be erected along the Site boundary to minimize nuisance to the surrounding area. Other mitigation measures will be provided by the applicant, i.e. submission of drainage and fire service installations proposals to mitigate possible impacts arising from the proposed development after planning permission has been obtained from the Board.



### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located at Kau Lee Uk Tsuen, Ha Tsuen, Yuen Long, New Territories (**Plan 1**). It is approximately 150 m west of Tin Ha Road; 1.7km west of Kong Sham Western Highway; 1.9km west of Tin Shui Wai MTR Station; and 3 km northwest of New Territories Circular Road - Yuen Long Highway.

#### *Accessibility*

- 3.2 The Site is accessible from Tin Ha Road via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is currently fenced off and hard-paved. It is generally flat with site level of +6.5 mPD (about) (**Plan 3**). It is occupied by several temporary structures for warehouse and office (**Plan 6**).

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by open storage, temporary structures for vehicle repair workshop, warehouse, logistics centre, vacant land covered by vegetation and woodland (**Plan 6**).
- 3.5 To its immediate north is the local access connecting the Site to Tin Ha Road. To its further north across the local access are occupied by temporary structures for vehicle repair workshop, warehouse, logistics centre and some NTEHs of San Uk Tsuen (**Plan 1**).
- 3.6 To its immediate east is occupied by temporary structures for vehicle repair workshop. To its further east across Tin Ha Road are occupied by open storage of construction material and container and temporary structures for warehouse (**Plan 1**).
- 3.7 To its immediate south are structures for warehouse and vehicle repair workshop. To its further south are woodland and across the woodland are NTEHs of San Sang Tsuen (**Plan 1**).
- 3.8 To its immediate west is the application site of approved S.16 planning application No. A/HSK/351 for 'Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions)'. To its further west are occupied by temporary structures for logistics centre and warehouse, land covered by vegetation and woodland (**Plan 1**).

#### 4. PLANNING CONTEXT

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned as "V" and "O" on the Approved HSK/HT OZP No. S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding dangerous goods godown)' is not a column 1 nor column 2 uses within these zones, which requires permission from the Board.

##### *Planning Intentions of "V" and "O" Zones*

4.2 "Village Type Development" Zone

*This zone is intended to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board. For land designated "Village Type Development (1)", the planning intention is to provide land considered suitable for reprovisioning of village houses affected by Government projects.*

4.3 "Open Space" Zone

*This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.*

##### *Previous Application*

- 4.4 There is no previously approved S.16 application in respect of the Site.

##### *Similar Application*

4.5 Warehouse

The application site of the similar S.16 planning application (No. A/HSK/351) for 'Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions)' is adjoining the western boundary of the Site, which was approved by the Board on a temporary basis on 8/1/2022.

- 4.6 As similar S.16 planning application for 'warehouse' use in close vicinity of the Site was approved by the Board previously, approval of the current application would not set undesirable precedent within the "V" zone.

*Town Planning Board Guidelines No. (TPB PG-No.) 13F*

- 4.7 The Site involves of storage of goods including the carrying out of bulk breaking and packaging of goods, it is considered as 'warehouse' according to the Definitions of Terms published by the Board. Therefore, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses is not applicable to the applied warehouse use.

*Land Status*

- 4.8 The Site consist 17 private lots, i.e. Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 with total land area of 9,271 m<sup>2</sup> (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 3**). The remaining area falls on GL, i.e. 22 m<sup>2</sup> (about) (**Plan 3**). Majority of the land lots are currently owned by individuals and companies, while the remaining area are owned by Tso Tong. The ownership details are provided at **Table 1** below:

**Table 1: Land Ownership of the Application Site**

Private Lot in D.D. 124		Ownership
1	25	WU Hok Yau, WU Hop Hing
2	26	YEUNG Fook Mui, TANG Ying Ip (or Yip)
3	27	TANG Yu Yeung and TANG Wai Cheung
4	28	
5	29	Tang Kwong Wai <u>Tong</u>
6	30	Sky Kingdom Investments Limited
7	31	YEUNG Fook Mui, TANG Ying Ip (or Yip)
8	32	Tang Tsok Tai <u>Tso</u>
9	33	LEE Fung Woo, Luen Bong Property Development Limited
10	34	TANG Chiu Shing, TANG Chun Man, TANG Chun Tong
11	36	TANG Yu Yeung, TANG Wai Cheung
12	70	Tang Yau Shin <u>Tong</u>
13	76	Creative Key Investment International Limited
14	77	Tang Wai San <u>Tong</u>
15	78 S.A	Luen Bong Property Development Limited
16	80	YEUNG Fook Mui, TANG Ying Ip (or Yip)
17	82	Sky Kingdom Investments Limited

- 4.9 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government at the Site. The applicant will submit Short Term Waiver (STW) application and modify the Short Term Tenancy (i.e. STT1773) to make way to facilitate the proposed scheme at the Site. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 9,293 m<sup>2</sup> (about), including 22 m<sup>2</sup> (about) of GL. Details of development parameters are shown at **Table 2** below.

**Table 2:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	9,293 m <sup>2</sup> (about)(incl. 22 m <sup>2</sup> (about) of GL)
<b>Covered Area</b>	7,615 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,678 m <sup>2</sup> (about)
<b>Plot Ratio</b>	1.1 (about)
<b>Site Coverage</b>	82% (about)
<b>Number of Structure</b>	5
<b>Total GFA</b>	10,156 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m <sup>2</sup> (about)
<b>Building Height</b>	5 m – 11 m (about)
<b>No. of Storey</b>	1 - 2

- 5.2 5 structures are proposed at the Site for warehouse (excluding dangerous goods godown), rain shelter for L/UL, site office, caretaker office, washroom and pump room with total GFA of 10,156 m<sup>2</sup> (about), the remaining area is reserved for parking, L/UL and circulation spaces (**Plan 7**). Details of structures are shown at **Table 3** below:

**Table 3:** Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (excluding dangerous goods godown)	7,163 m <sup>2</sup> (about)	9,570 m <sup>2</sup> (about)	11 m (2-storey)
B2	Rain Shelter for L/UL	203 m <sup>2</sup> (about)	203 m <sup>2</sup> (about)	7 m (1-storey)
B3	Site Office	134 m <sup>2</sup> (about)	268 m <sup>2</sup> (about)	8 m (2-storey)
B4	Caretaker Office and Washroom	71 m <sup>2</sup> (about)	71 m <sup>2</sup> (about)	5 m (1-storey)
B5	Pump Room	44 m <sup>2</sup> (about)	44 m <sup>2</sup> (about)	7 m (1-storey)
<b>Total</b>		<b>7,615 m<sup>2</sup> (about)</b>	<b>10,156 m<sup>2</sup> (about)</b>	-

### Operation Mode

- 5.3 The proposed development will operate on 9, Storage of goods (electronic goods) including bulk breaking and packaging of goods will be carried out at structure B1 for warehouse (excluding dangerous goods godown). The site office (structure B3) is to provide indoor space for administrative and accounting staff to support the daily operation of the Site. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.4 The estimated number of staff working at the Site are 30. As the Site is proposed for warehouse with no direct customer services provided, no visitor is anticipated at the Site.

### Minimal Traffic Impact

- 5.5 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). One 10.3 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 7**).
- 5.6 The Site is located approximately 150 m west of Tin Ha Road, which is well-served with public transport. Staff is recommended to commute to the Site by the frequent franchise bus and minibus services provided at Tin Ha Road then walk to the Site. Details of public transport provided at Tin Ha Road are shown at **Table 4** below:

**Table 4:** Public Transport Services Serving the Site

Route No.	Termination Points		Frequency
Franchised Bus			
53	Tsuen Wan (Nina Tower)	Yoho Mall (Yuen Long)	25 – 35 minutes
K75A	Tin Shui Wai MTR Station	Hung Shui Kiu	30 minutes

Source: HKeMobility (Transport Department)

- 5.7 Other than public transport services, a total of 8 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 5** below:

**Table 5:** Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car Parking Space for Staff - 2.5 m (W) X 5 m (L)	5
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle - 3.5 m (W) X 11 m (L)	2
L/UL Space for Container Vehicle - 3.5 m (W) X 16 m (L)	1

- 5.8 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto the nearby public road (**Plans 8 and 9**). Staff is deployed to station at the ingress/egress of the Site to direct vehicle entering/exiting the Site to enhance pedestrian safety.
- 5.9 The breakdown of AM and PM peak hours of estimated vehicular trip generated and attracted by the proposed development are provided at **Table 6** below:

**Table 6:** Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	1	0	1	0	7
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	5	0	1	0	1	7
Trip per hour (average)	1	1	1	1	1	1	6

- 5.10 As the number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding roads should not be anticipated.

#### *Minimal Environmental Impact*

- 5.11 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.

- 5.12 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) PN 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.13 During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site, i.e. the use of soakaway system for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.14 2.5m high solid metal wall will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

#### *Minimal Landscape Impact*

- 5.15 No existing tree has been identified at the Site. Therefore, adverse landscape impact should not be anticipated.

#### *Minimal Drainage Impact*

- 5.16 The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

#### *Fire Safety Aspect*

- 5.17 The applicant will submit a fire service installations (FSIs) proposal in accordance to *Building Ordinance*, *Fire Services Ordinance* and *Fire Safety (Buildings) Ordinance* after planning approval has been granted from the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

## **6. CONCLUSION**

- 6.1 The applicant seeks the Board's permission to use the Site for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years', with erection of 5 low-rise structures for warehouse, rain shelter for L/UL, site office, washroom and pump room. The proposed development is considered not incompatible with the surrounding land use, which is mainly surrounded by open storage, temporary structures for vehicle repair workshop, warehouse, logistics centre and vacant land.
- 6.2 Although the applied use is not a column one nor column two use within the "V" and "O" zones, the application is only on a temporary basis, it would not frustrate the long-term planning intention of these zones. In addition, similar application for the same use (warehouse) in close vicinity of the Site was previously approved by the Board, hence, approval of the current application would not set undesirable precedent.
- 6.3 Despite the fact that a minor portion of the Site is zoned as "O", there is no clear implementation program to facilitate the open space and the applicant is willing to surrender the Site unconditionally to facilitate the implementation of the HSK/HT upon Government's request in the future even during the planning approval period. Therefore, approval of the application on a temporary basis would better utilize precious land resources.
- 6.4 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years'.

**R-riches Property Consultants Limited**  
**November 2022**



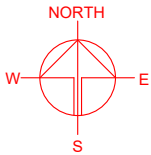
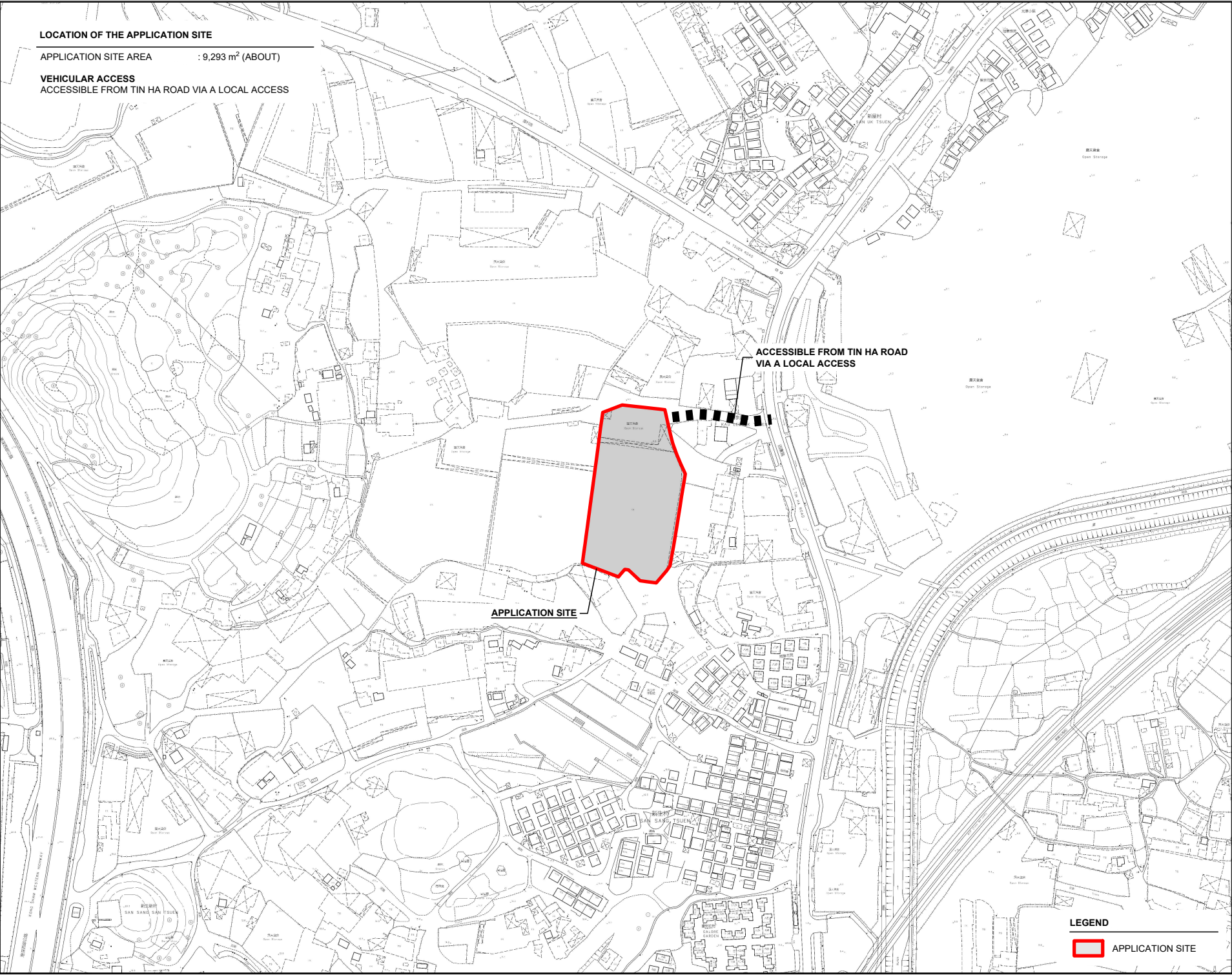
## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Brownfield Development at the Application Site in Late-1980s
<b>Plan 5</b>	HSK/HT NDA Development Schedule – Location of the Application Site
<b>Plan 6</b>	Aerial Photo of the Application Site in 2017 and 2022
<b>Plan 7</b>	Layout Plan
<b>Plan 8</b>	Swept Path Analysis (Container Vehicle)
<b>Plan 9</b>	Swept Path Analysis (Medium Goods Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,293 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM TIN HA ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT

**R** | **R-Riches**  
Property Consultants Ltd.

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SCALE

1 : 4000 @ A4

DRAWN BY	DATE
MN	3.11.2022
CHECKED BY	DATE
APPROVED BY	DATE

LEGEND

APPLICATION SITE

DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

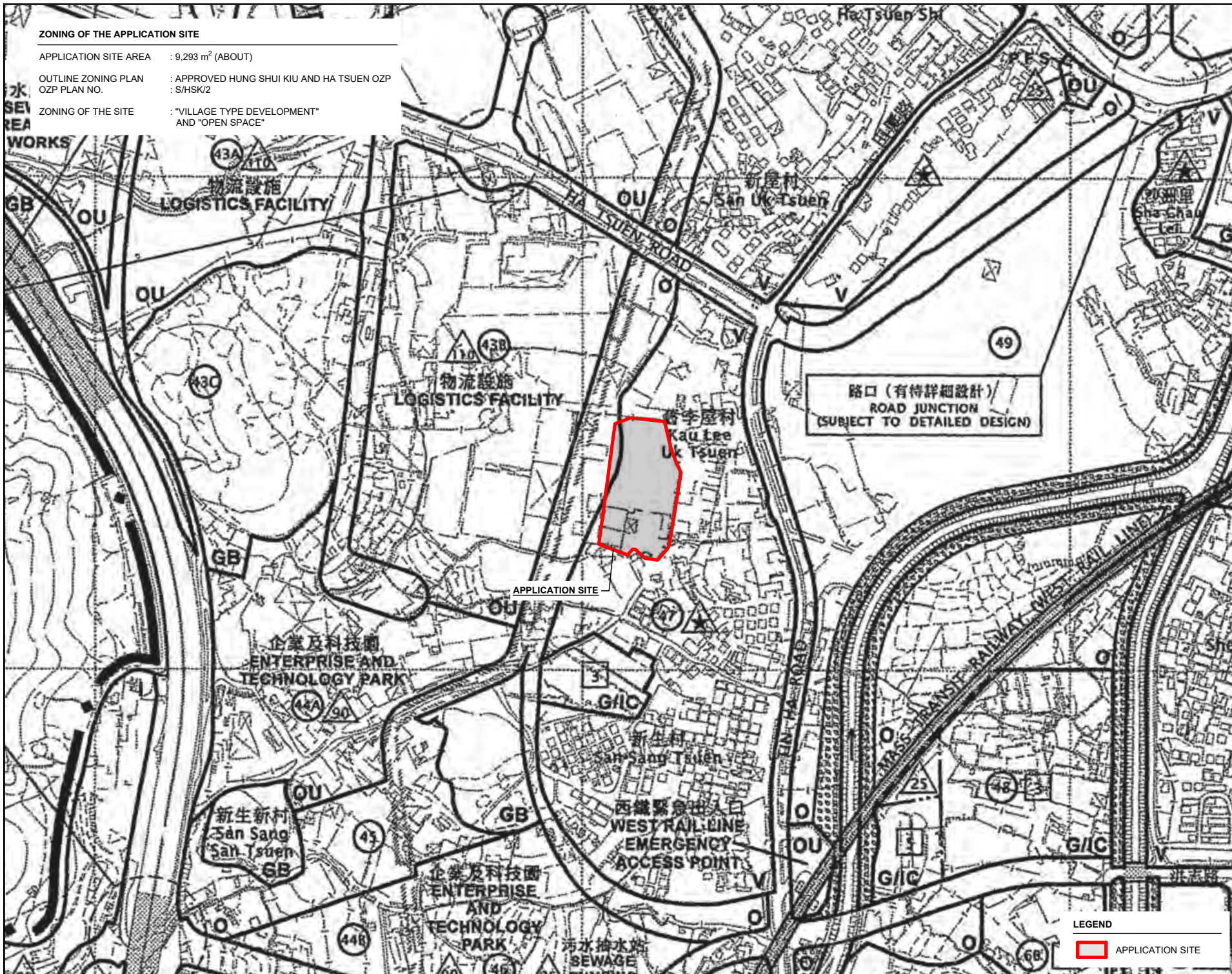
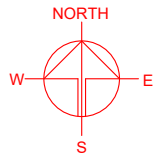


# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,293 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
OZP PLAN NO. : S/HSK/2

ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT"  
AND "OPEN SPACE"



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

3.11.2022

REVISED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

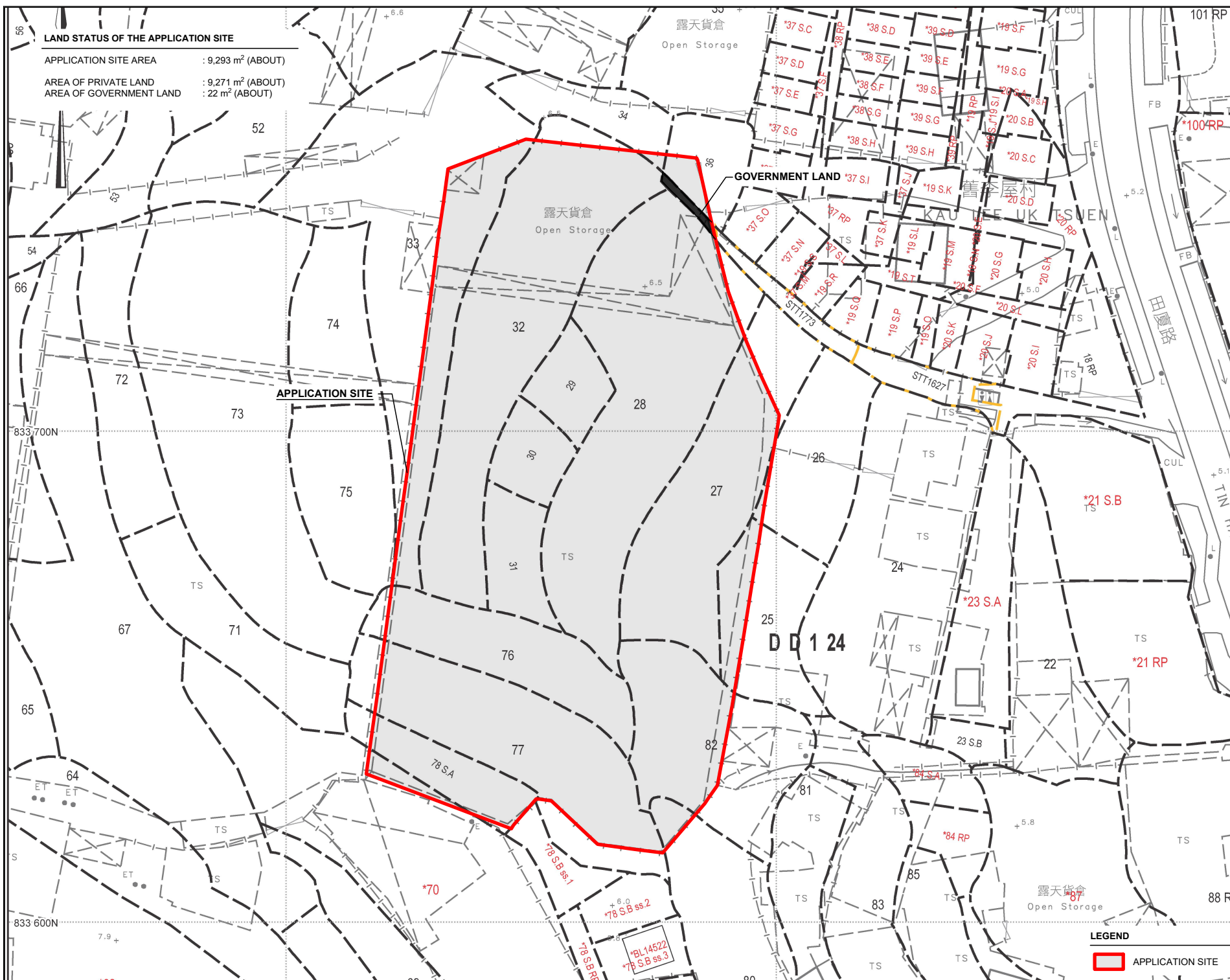
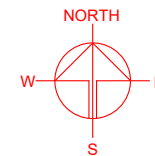
PLAN 2

VER.

001



APPLICATION SITE AREA	: 9,293 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 9,271 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: 22 m <sup>2</sup> (ABOUT)



PLANNING CONSULTANT
---------------------



PROJECT

PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND  
ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE  
1 : 800 @ A4

DRAWN BY	DATE
MNI	3.11.2022

CHECKED BY	DATE
------------	------

P	APPROVED BY	DATE

DWG. TITLE  
LAND STATUS OF THE SITE

DWG NO.	VER
PLAN 3	00

### LEGEND

 APPLICATION SITE



# AERIAL PHOTO OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 6.10.1989  
AERIAL PHOTO NO. : A18688

BROWNFIELD  
DEVELOPMENT

BROWNFIELD  
DEVELOPMENT

BROWNFIELD  
DEVELOPMENT

APPLICATION SITE  
(INDICATIVE ONLY)

SOURCE: LANDSD MAP OFFICE

# AERIAL PHOTO OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 18.8.1990  
AERIAL PHOTO NO. : A22240

IDPA PLAN AREA : HA TSUEN  
IDPA PLAN NO. : IDPA/YL-HT/1  
DPA GAZETTE DATE : 17.8.1990

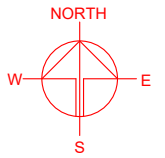
BROWNFIELD  
DEVELOPMENT

BROWNFIELD  
DEVELOPMENT

APPLICATION SITE  
(INDICATIVE ONLY)

## LEGEND

APPLICATION SITE



## PLANNING CONSULTANT



## PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

## SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

## SCALE

1 : 4000 @ A4

DRAWN BY MN	DATE 9.11.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
AERIAL PHOTO (1989 / 1990)

DWG NO.  
PLAN 4

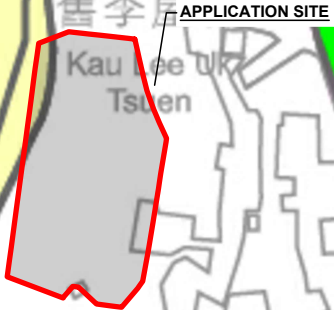
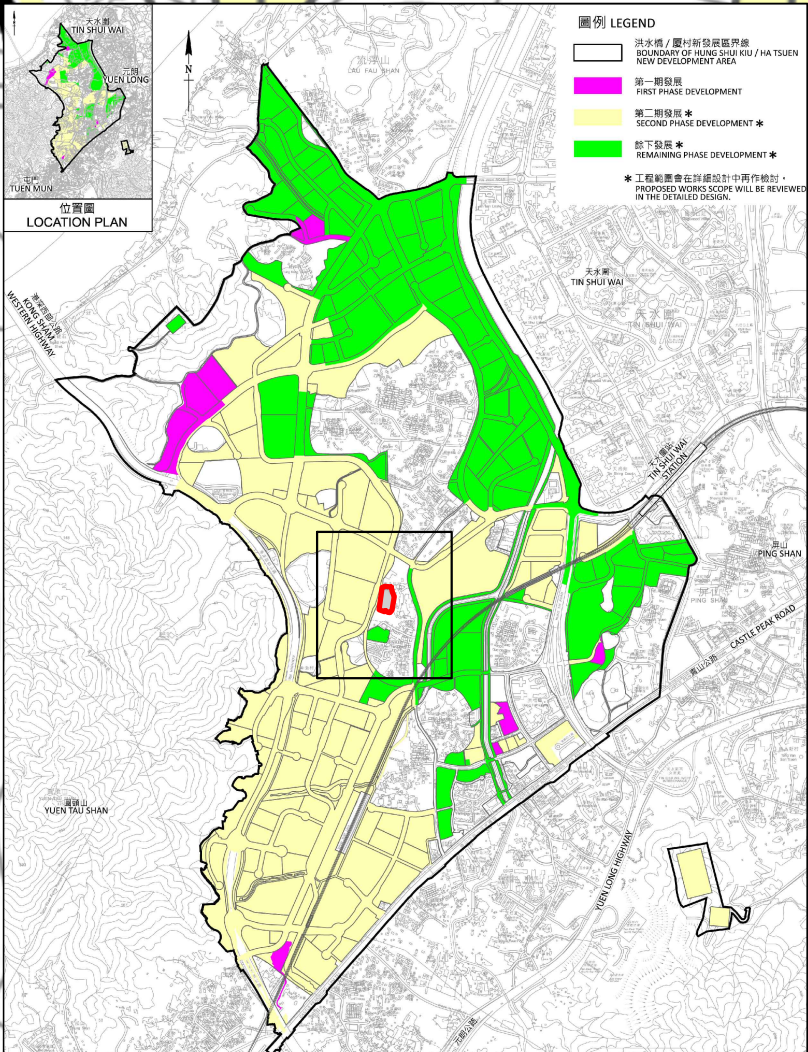
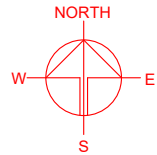
VER.  
001



DEVELOPMENT SCHEDULE OF HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA

APPLICATION SITE AREA : 9,293 m<sup>2</sup> (ABOUT)

A MINOR PORTION OF THE THE SITE FALLS WITHIN SITES UNDER SECOND PHASE DEVELOPMENT



LEGEND

APPLICATION SITE

PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

TEMPORARY GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 4000 @ A4	
DRAWN BY MN	DATE 3.11.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE HSK/HT NDA DEV. SCH.	
DWG NO. PLAN 5	VER. 001



# AERIAL PHOTO OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 4.4.2017  
AERIAL PHOTO NO. : E019865

OUTLINE ZONING PLAN : DRAFT HUNG SHUI KIU & HA TSUEN OZP  
OZP PLAN NO. : S/HSK/1  
OZP GAZETTE DATE : 26.5.2017

APPLICATION SITE  
(INDICATIVE ONLY)

SOURCE: LANDSD MAP OFFICE

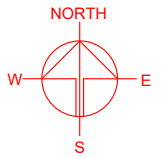
# AERIAL PHOTO OF THE APPLICATION SITE

DATE OF AERIAL PHOTO : 14.2.2022  
AERIAL PHOTO NO. : E149477C

APPLICATION SITE  
(INDICATIVE ONLY)

## LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY MN DATE 3.11.2022

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE  
AERIAL PHOTO (2017 / 2022)

DWG NO. PLAN 6 VER. 001

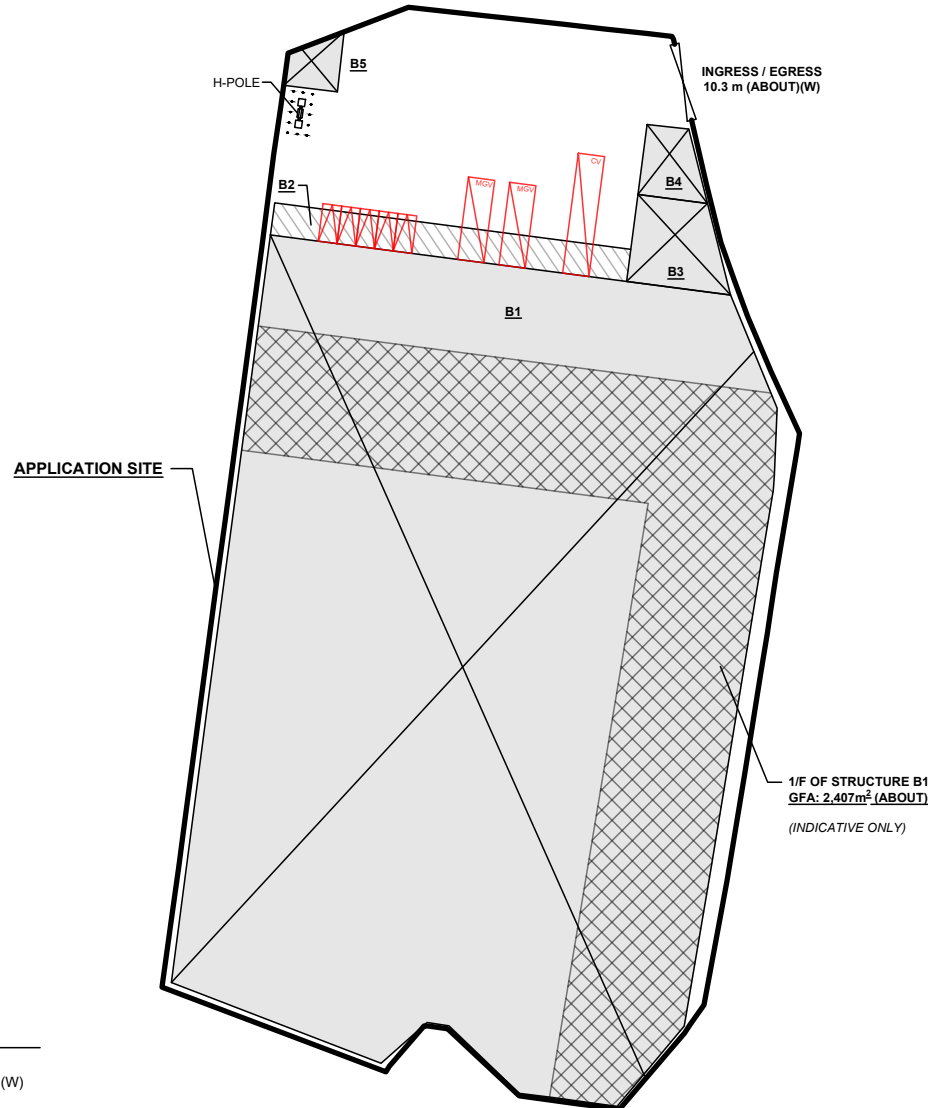
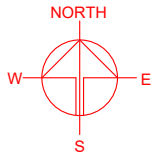
# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 9,293 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 7,615 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,678 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 82 %	(ABOUT)

NO. OF STRUCTURE	: 5
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 10,156 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 5m - 11 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.*)	7,163 m <sup>2</sup> (ABOUT)	9,570 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/U/L	203 m <sup>2</sup> (ABOUT)	203 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	134 m <sup>2</sup> (ABOUT)	268 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B4	CARETAKER OFFICE AND WASHROOM	71 m <sup>2</sup> (ABOUT)	71 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	PUMP ROOM	44 m <sup>2</sup> (ABOUT)	44 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		7,615 m <sup>2</sup> (ABOUT)	10,156 m <sup>2</sup> (ABOUT)	

\*D.G.G. - DANGEROUS GOODS GODOWN



## PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE	: 2
DIMENSION OF PARKING SPACE	: 11 m (L) X 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 16 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	MGV PARKING SPACE
	CV PARKING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

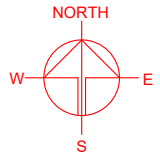
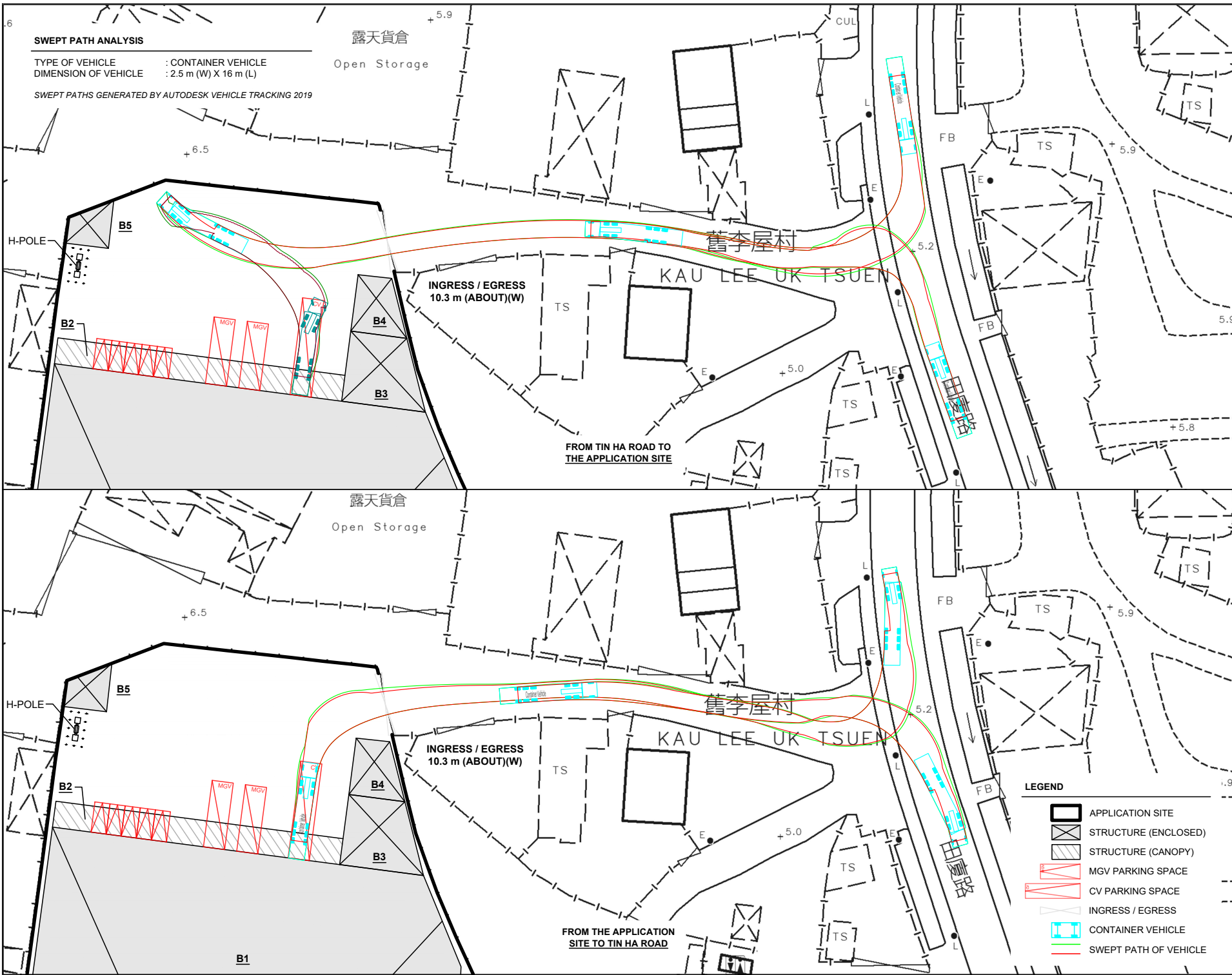
1 : 1000 @ A4

DRAWN BY MN	DATE 3.11.2022
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 7	VER. 001
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PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

TEMPORARY GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 800 @ A4

DRAWN BY  
MN

DATE  
3.11.2022

CHECKED BY

DATE

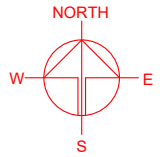
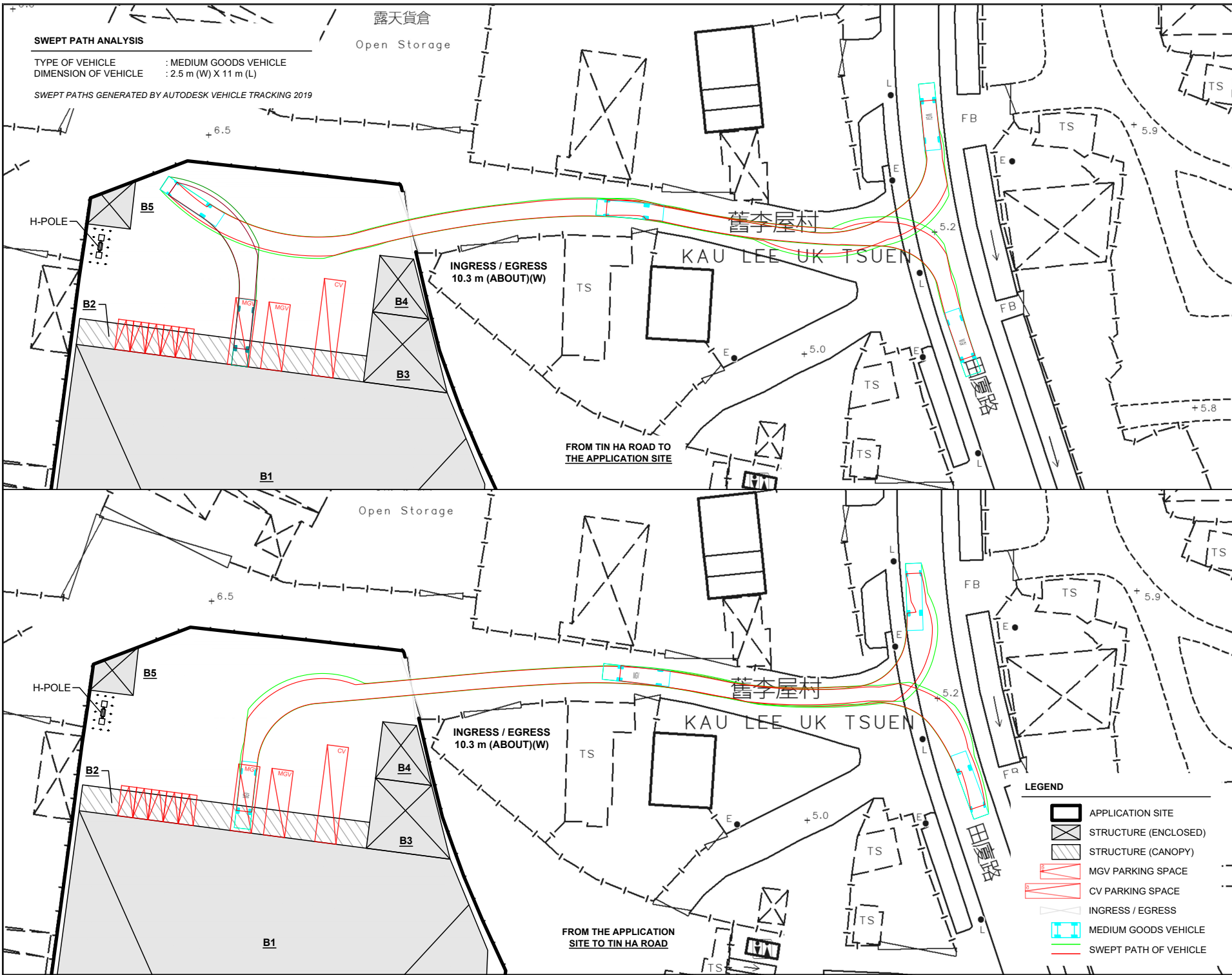
APPROVED BY

DATE

DWG. TITLE  
SWEPT PATH ANALYSIS (CV)

DWG NO.  
PLAN 8

VER.  
001



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

TEMPORARY

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE 1 : 800 @ A4	
DRAWN BY MN	DATE 3.11.2022
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (MGV)	
DWG NO. PLAN 9	VER. 001