

2023年 2月 24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。

Appendix I of RNTPC  
Paper No. A/HSK/436

This document is received on 24 FEB 2023  
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

2300210

19. 1. 2023 By Hand Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/436
	Date Received 收到日期	24 FEB 2023

- 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)

Pronto Star Limited 同皇有限公司

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

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

PlanArch Consultants Ltd.

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 462 RP (part), 768 RP (part), 770 (part), 796 (part), 797 (part), 798 (part), 799RP (part), 803 (part) and 804 (part) in DD124 and adjoining Government land in Hung Shui Kiu, Yuen Long
(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 5,300 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,623 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)	145 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	"Government, Institution or Community" ("G/IC")
(f) Current use(s) 現時用途	Partly vacant and partly used as a logistics centre  (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 19/01/2023 (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 17/01/2023 (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 \_\_\_\_\_ (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，或有關係的鄉事委員會<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

<b>6. Type(s) of Application 申請類別</b>																									
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 logistics centre with ancillary office  (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> <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>2,940</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>2,360</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>8</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>0</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>2,623</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>2,623</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	2,940	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	2,360	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	8			Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	2,623	sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	2,623	sq.m	<input checked="" type="checkbox"/> About 約
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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 Section 3.1 in the Planning Statement ..... ..... .....																									
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>0</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table>		Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	0	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	Others (Please Specify) 其他 (請列明)	N/A												
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Proposed operating hours 擬議營運時間 From 8a.m. to 6p.m., no operation on Sundays and public holidays.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local vehicular track off Hung Chi Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 checked="" 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 checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 40 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 4 ..... m 米 <input checked="" 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 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>Nil</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas</b>	
<b>位於鄉郊地區臨時用途/發展的許可續期</b>	
(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>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 type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**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

Betty S.F. HO

Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

PlanArch Consultants Ltd.



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

Date 日期

19/01/2023

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 462 RP (part), 768 RP (part), 770 (part), 796 (part), 797 (part), 798 (part), 799RP (part), 803 (part) and 804 (part) in DD124 and adjoining Government land in Hung Shui Kiu, Yuen Long 元朗洪水橋第124約地段第462RP(部份)、768RP(部份)、770(部份)、796(部份)、797(部份)、798(部份)、799RP(部份)、803(部份)及804(部份)號及毗連政府土地
Site area 地盤面積	5,300 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 145 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	"Government, Institution or Community" ("G/IC") 「政府、機構或社區」地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary logistics centre with ancillary office 臨時物流中心連附屬辦公室

(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	2,623 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.49 <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	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<input type="checkbox"/> (Not more than 不多於) m 米	
		<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	44.5 % <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) N/A		3  3 0 0 0 0
	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 (11m x 3.5m) Others (Please Specify) 其他 (請列明) Container Vehicle (16m x 3.5m)		7  0 0 0 0 2 5

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

**S16 Application for  
Temporary Logistics Centre with Ancillary Office for a Period of 3 Years  
at Various Lots in DD124 and Adjoining Government Land,  
Hung Shui Kiu, Yuen Long**

PlanArch Consultants Ltd.

January 2023

## Executive Summary

This planning statement is prepared in support of a temporary logistics centre with ancillary office at Lot Nos. 462 RP (part), 768 RP (part), 770 (part), 796 (part), 797 (part), 798 (part), 799RP (part), 803 (part) and 804 (part) in DD124 and adjoining Government land in Hung Shui Kiu, Yuen Long for a period of 3 years.

The application site falls within the “Government, Institution or Community” (“G/IC”) zone on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018. It has a total site area of about 5,300m<sup>2</sup>. The application site is well-paved. A portion of the application site is currently used as a logistics centre. The remaining part of the application site was used as open storage but it is currently vacant.

The application site is situated within a well-established cluster of industrial uses including a large number of existing open storages/ warehouses/ vehicle repair workshops/ logistics centres since the area was zoned “Industrial (Group D)” (“I(D)”) on the Ping Shan OZP for more than 20 years until 2017. The application site was used as a metalware workshop and ancillary storage since the Town Planning Board’s approval in 1997 (application no. TPB/A/YL-PS/6) while temporary structures with existing landscaping, peripheral fencing and drainage facilities are found at the site. The application site is planned for hospital use under the remaining phase of Hung Shui Kiu/Ha Tsuen New Development Area, with no specified implementation programme. The site can be quickly used for the proposed logistic centre to accommodate operations displaced in other parts of the Hung Shui Kiu/Ha Tsuen New Development Area, or other new development areas planned in the New Territories, until more permanent reprovisioning sites are available.

The application site is suitable for the proposed uses and the applicant will carried out clean and tidy management to ensure the logistics centre use will not have adverse traffic, environment, drainage and sewerage, and visual impacts to the surrounding areas. We would be grateful that members of the Town Planning Board and relevant Government departments will give favorable consideration to approve this application.

## 行政摘要

本計劃書旨在支持於新界元朗洪水橋第 124 約地段第 462RP(部份)、768RP(部份)、770(部份)、796(部份)、797(部份)、798(部份)、799RP(部份)、803(部份)、804(部份)及毗連政府土地作臨時物流中心連附屬辦公室為期三年的申請。

申請地點位於已在 2018 年 10 月 26 日公布的洪水橋及廈村分區計劃大綱核准圖 (圖則編號 S/HSK/2) 上的「政府、機構或社區」地帶。申請範圍總面積約 5,300 平方米。申請地點早已平整。申請地點的一部分現時用作物流中心，而其餘部分曾用作露天貯物用途但現時已空置。

申請地點位於一個成熟的工業集群內，包括大量現有的露天貨倉/倉庫/汽車維修工場/物流中心。此因該地區曾於屏山分區計劃大綱圖被劃為“工業(丁類)”超過二十年，直至 2017 年。申請地點自城市規劃委員會於 1997 年批准 (申請編號：TPB/A/YL-PS/6) 開始用作金屬製品工場及附屬貯物用途，現場可見多個臨時構築物、現有園景、周邊圍欄及排水設施。申請地點在洪水橋／廈村新發展區餘下階段規劃作擬議醫院用途，現時並無具體落實時間表。申請地點可迅速用作擬議的物流中心，以作為重配地盤容納在洪水橋/廈村新發展區其他範圍或新界其他已規劃的新發展區被逼遷的營運商，直至有更多永久性重配地盤可用。

由於申請地點適合作臨時物流中心連附屬辦公室，以及申請人已提供良好管理措施以避免對交通、環境、渠務及排污和景觀造成不良影響，敬希城市規劃委員會通過此申請。

## 1 INTRODUCTION

On behalf of Pronto Star Limited, PlanArch Consultants Ltd. submits a s.16 application to the Town Planning Board (TPB) for a temporary logistics centre and ancillary office at Lot Nos. 462 RP (part), 768 RP (part), 770 (part), 796 (part), 797 (part), 798 (part), 799RP (part), 803 (part) and 804 (part) in DD124 and adjoining Government land in Hung Shui Kiu, Yuen Long for a period of 3 years.

The application site falls within the “Government, Institution or Community” (“G/IC”) zone on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018. The application is submitted for a period of three years to allow flexibility in future planning and development of the area.

The application site is the subject of a previous planning application for metalware workshop and ancillary storage (application no. TPB/A/YL-PS/6) which was approved by the Town Planning Board (TPB) on 16.5.1997. Part of the application site is currently used as logistics centre while the remaining part was used as open storage and currently vacant. Due to Government’s recent land resumption and clearance exercises under various new development areas in the New Territories, temporary logistics centre with ancillary office is proposed at the application site to accommodate relevant operations being displaced.

In support of this application, PlanArch Consultants Ltd. submits this planning statement to describe the present situation and demonstrate the suitability of the application site for the proposed uses. The structure of the planning statement is as follows:

- Section 2: Describes site context and surrounding land uses
- Section 3: Introduces development proposal
- Section 4: Lays out justifications for the propose development
- Section 5: Concludes the above discussion

## **2 SITE CONTEXT**

### **2.1 LOCATION**

The application site is located to the north of Hung Chi Road (**Plan 1**). It comprises Lot Nos. 462 RP (part), 768 RP (part), 770 (part), 796 (part), 797 (part), 798 (part), 799RP (part), 803 (part) and 804 (part) in DD124 and adjoining Government land in Hung Shui Kiu, Yuen Long (**Plan 2**) with site area of about 5,500m<sup>2</sup>. It is accessible from a local track off Hung Chi Road.

### **2.2 CURRENT LAND USE ZONING AND LAND STATUS**

The application site falls within the “G/IC” zone on the approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 gazetted on 26.10.2018. The application site has a total site area of about 5,300m<sup>2</sup> including 145m<sup>2</sup> of Government land.

The private lots are demised for agricultural use. This zone is planned for a hospital under Hung Shui Kiu/ Ha Tsuen New Development Area in the long term but there is no implementation programme yet. The application is submitted for a period of three years to allow flexibility in future planning and development of the area.

### **2.3 PREVIOUS LAND USE ZONING AND APPROVED APPLICATION**

Before the gazettal of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 on 26.5.2017, the application site is zoned “Industrial (Group D)” (“I(D)”) on the Ping Shan OZP No. S/YL-PS/16. An approval for metalware workshop and ancillary storage (application no. TPB/A/YL-PS/6) at the application site and adjoining area under “I(D)” zoning was granted by the TPB on 16.5.1997. Approval conditions on submission and implementation of landscaping proposals and submission of drainage impact assessment and implementation of flood mitigation measures were duly implemented.

### **2.4 EXISTING LAND USE**

A portion of the application site is currently used as a logistics centre. The remaining part of the application site was used as open storage with several temporary structures but it is currently vacant.

The application site is well-paved. Existing landscaping and metal fencing are found around the site. Drainage facilities are provided along the site boundary at the site and connected to public drainage channels to the immediate west of the

application site.

Please see **Photos 1-8** for the existing condition of the application site.

## **2.5 ADJACENT LAND USES**

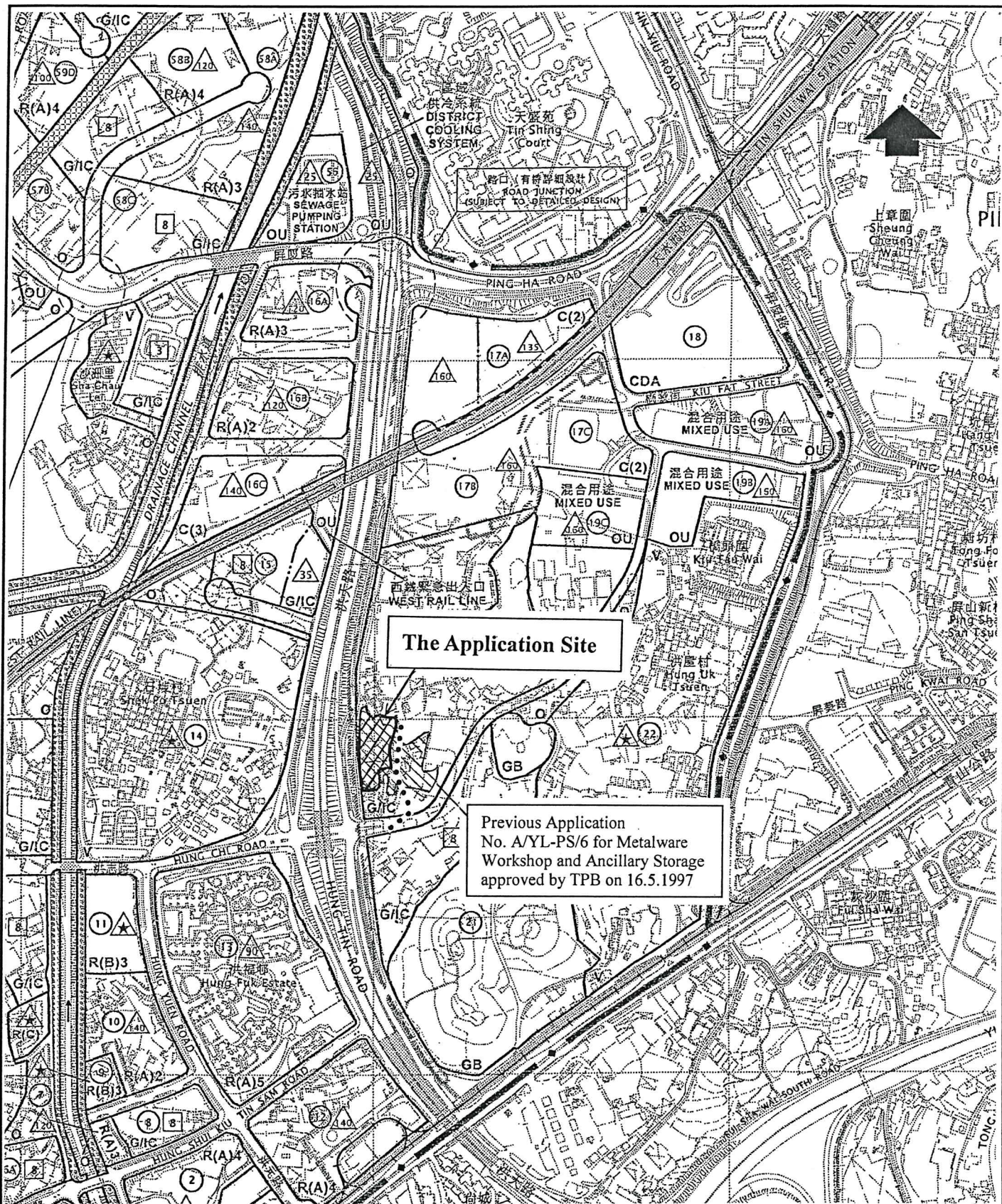
There are a large number of open storages/ warehouses/ vehicle repair workshops/ logistics centres to the immediate north and east of the application site, to its south across Hung Chi Road and to its northwest across Hung Tin Road. There is a concrete batching plant to the further east of the application site.

The village settlement, Shek Po Tsuen to its west and the public housing estate, Hung Fuk Estate to its southwest are both separated from the applications site by Hung Tin Road. There is no major residential cluster immediately adjoining to the application site. Lush plantings are found outside the application site and along Hung Tin Road which screened off the application site from the surrounding uses (**Photos 10 & 11**).

Please see **Photos 9-11** for the surrounding uses of the application site.

## **2.6 ACCESSIBILITY AND LOCAL TRAFFIC**

The application site is connected by a local track off Hung Chi Road. It is easily accessible by means of road transport (**Photo 8**). Bus services are available along Hung Tin Road (**Photo 11**). Hung Shui Kiu Light Rail Station is located within 15-minute walking distance from the application site.



#### Legend

..... Access to/from the Site

Plan Extracted from  
Hung Shui Kiu and  
Ha Tsuen  
Outline Zoning Plan  
No.S/HSK/2  
approved on 16.10.2018

#### Location Plan

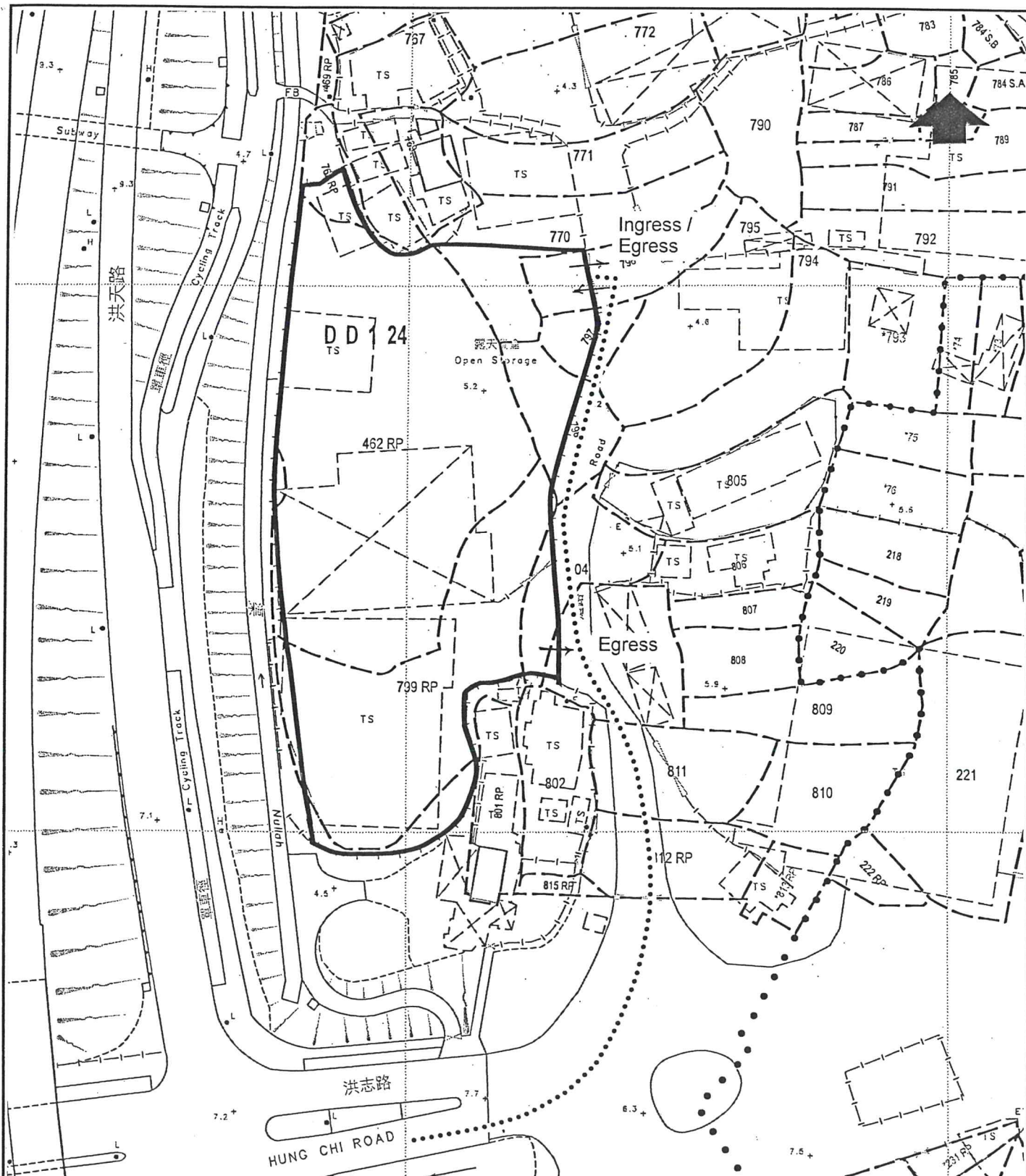
S16 Application for  
Temporary Logistics Centre with Ancillary Office  
for a Period of 3 Years  
at Various Lots in DD124 and  
Adjoining Government Land  
Hung Shui Kiu, Yuen Long

0 200 400 METRES

#### Plan 1

**PlanArch Consultants Ltd.**

Revision: A Date: 20.2.2023



### Legend

- The Application Site
- ..... Access to/from the Site

Base Plan Extracted from  
Lot Index Plan  
No. ags\_S00000105643\_0001  
Prepared by Land Information  
Centre on 5.1.2023

### Site Plan

S16 Application for  
Temporary Logistics Centre with Ancillary Office  
for a Period of 3 Years  
at Various Lots in DD124 and  
Adjoining Government Land  
Hung Shui Kiu, Yuen Long

0 10 20 30 40 50 METRES

### Plan 2

**PlanArch Consultants Ltd.**

Revision: A Date: 20.2.2023

**PHOTOS 1 & 2**

The application site is well paved. Part of it is currently vacant and the southern portion is used as logistics centre with temporary structures erected.



**PHOTO 3**

The existing logistics centre at the application site is neatly operated.



**PHOTO 4**

Fire extinguishers are found at the application site.



**PHOTO 5 & 6**

Metal fencing and peripheral landscaping are found at the application site.



**PHOTO 7**

Drainage facilities at the application site is connected to the public drainage channel adjoining the site.



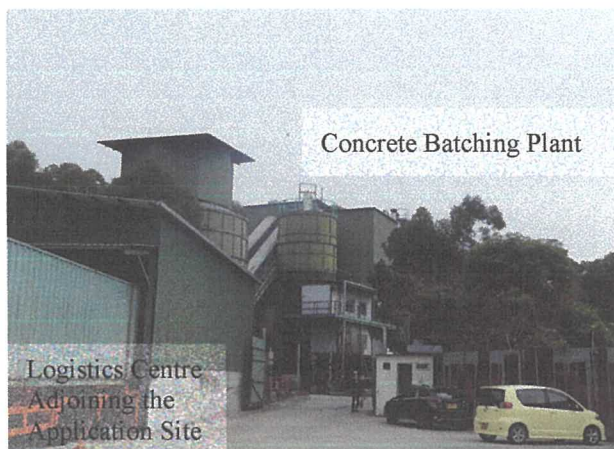
**PHOTO 8**

The application site can be assessed from a local track off Hung Chi Road via the ingress/egress.



**PHOTO 9**

A logistics centre and a concrete batching plant are located immediately opposite to the application site across the local track.



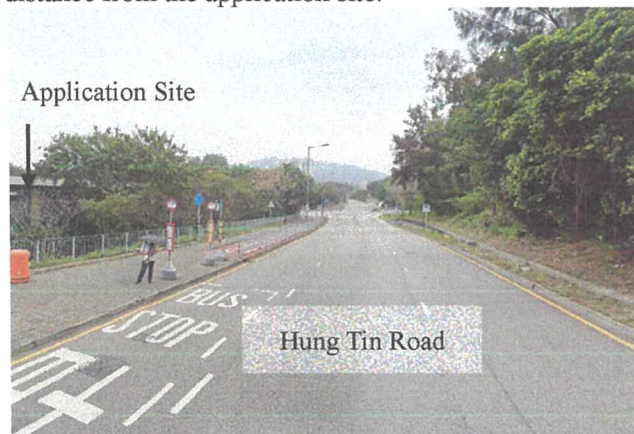
**PHOTO 10**

The application site is screened off from the adjoining bicycle track and pedestrian walkway along Hung Tin Road by peripheral plantings outside the application site.



**PHOTO 11**

Residential uses including Hung Fuk Estate and Shek Po Tsuen are separated by Hung Tin Road which is a district distributor road with 6-10 traffic lanes and lush plantings. The site is also conveniently served by public transport. Bus stops are found along Hung Tin Road, and Hung Shui Kiu Light Rail Station is located within 15-minute walking distance from the application site.



### 3 DEVELOPMENT PROPOSAL

#### 3.1 THE TEMPORARY LOGISTICS CENTRE

The proposed use is to regularise the existing operation of the logistics centre and allow additional accommodation of some other logistics operations displaced by the Government's land resumption and clearance exercises under recent new development areas in the New Territories.

A total of about 2,623m<sup>2</sup> of gross floor area (GFA) are proposed for the logistics centres and its ancillary uses (**Plan 3**). Please refer to the table below for details.

Structure/ Shelter	No. of Storey	Building Height (about) (m)	GFA (about) (m <sup>2</sup> )	Proposed Uses
1	1	5	90	Logistics Centre
2	2	5	265	Logistics Centre and Ancillary Office
3	2	7	1,220	Logistics Centre and Ancillary Office with Fire Service Pump Room
4	2	7	1,030	Logistics Centre and Ancillary Office
5	1	2.5	5	Electricity Meter Room
6	1	2.5	5	Electricity Meter Room
7	1	2.5	4	Toilet
8	1	2.5	4	Toilet
Total GFA:			2,623	

#### 3.2 ACCESS AND TRAFFIC

Access to the application site is made from a local vehicular track off Hung Chi Road, which is further connected to Hung Tin Road (**Photo 8**) (**Plan 2**). Two access points are proposed. The northern access will be used as ingress/egress while the southern access will be used as egress only. A total of 3 nos. of private car parking spaces, 5 nos. of loading/unloading spaces for container vehicle and 2 nos. loading/unloading spaces for heavy goods vehicle (HGV) will be provided with adequate manoeuvring space within the application site.

#### 3.3 OPERATION HOURS

The operation hours of the open storage is restricted to 8:00am to 6:00pm. There will be no operation on Sundays and public holidays at the application site.

### **3.4 PROVISION OF LANDSCAPING**

Landscaping are found within and outside the application site which can serve as visual and noise buffer to the surrounding uses (**Photos 5, 6 & 10**). All existing landscaping at the application site will be properly maintained and enhanced by the applicant with regular watering, weeding, pest control, litter removal, fertilising etc. (**Plan 3**).

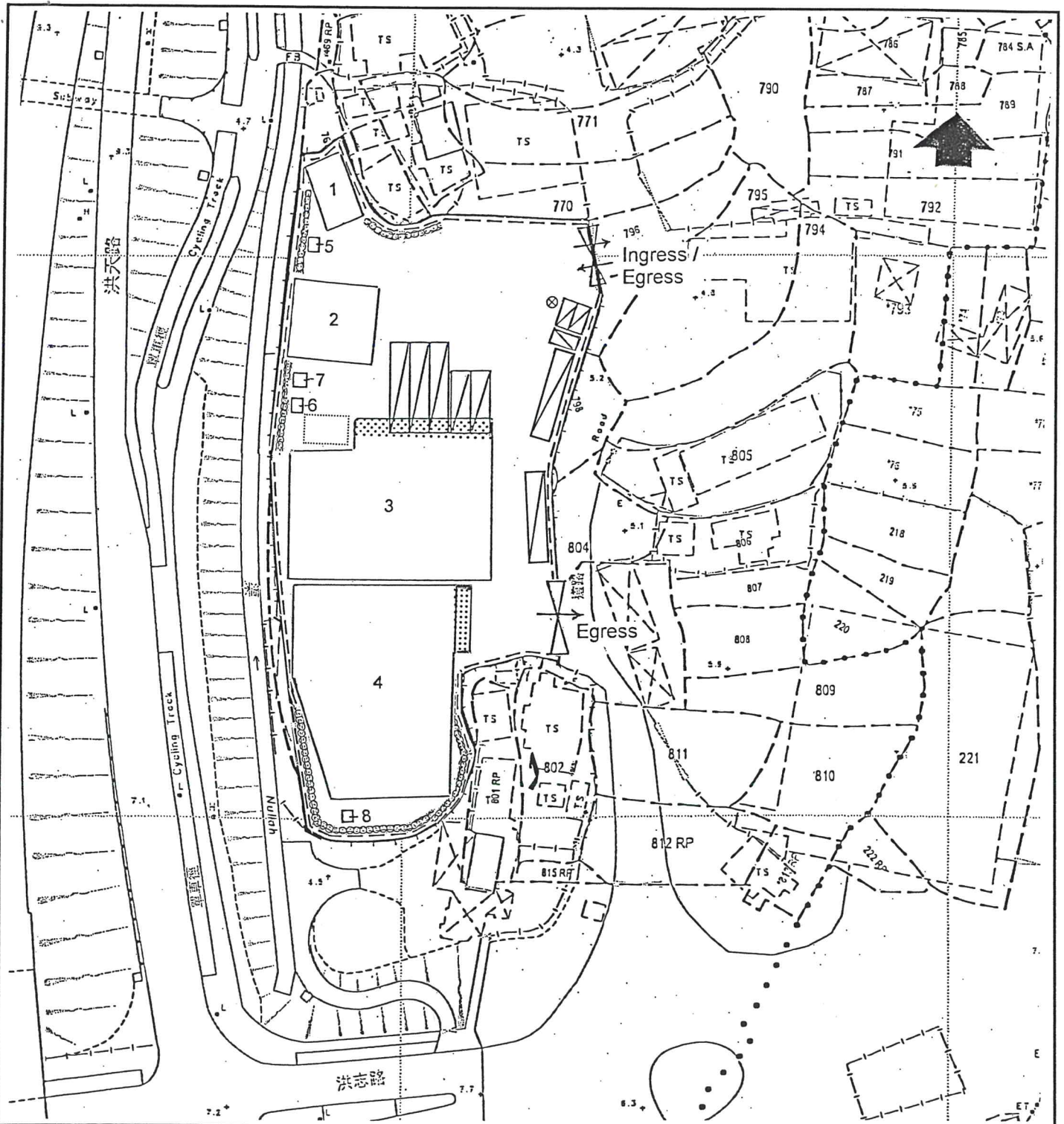
### **3.5 PROVISION OF BOUNDARY FENCING**

Boundary fencing are found at the peripheral of the application site to screen off the application site to surrounding uses (**Photos 5 & 6**) (**Plan 3**).











### **3.6 ENVIRONMENTAL MITIGATION MEASURES**

The site is well-paved for the operation of metalware workshop and ancillary storage under TPB's approval in 1997 (application no. TPB/A/YL-PS/6) to reduce dust. On-site drainage facilities are found connected to public drainage channels and catchpit in vicinity to the application site along Hung Tin Road.

The proposed development only involve temporary structures with minimal construction works. In order to mitigate environmental impacts to the surroundings, the existing peripheral fencing and plantings will be maintained to screen out the application site from the surrounding uses. There will be no operation between 6:00pm and 8:00am, with no operation on Sundays and public holidays.



# Legend

-  The Application Site
-  Proposed Structures/Shelters
-  F.S Water Tank (Underground) (indicative only)
-  Existing Peripheral Planting
-  Existing Tree
-  Boundary Fence
-  Container Vehicle Loading / Unloading Space
-  Heavy Goods Vehicle Loading / Unloading Space
-  Private Car Parking Space
-  3m-wide Cantilever

## Layout Plan

S16 Application for  
Temporary Logistics Centre  
with Ancillary Office  
for a Period of 3 Years  
at Various Lots in DD124 and  
Adjoining Government Land  
Hung Shui Kiu, Yuen Long

0 10 20 30 40 50 METRES

## Plan 3

PlanArch Consultants Ltd.

Revision: A Date: 20.2.2023

## **4 PLANNING JUSTIFICATIONS**

### **4.1 THE PROPOSED DEVELOPMENT CAN ACCOMMODATE LOGISTICS OPERATIONS DISPLACED BY LNAD RESUMPTION FOR IMPLEMENTATION OF NEW DEVELOPMENT AREAS**

Starting from 2019, the Government has been carrying out land resumption and clearance exercises to facilitate the implementation of the planned new development areas in the New Territories, including Kwu Tung North and Fanling North New Development Areas, Yuen Long South Development Area and Hung Shui Kiu/ Ha Tsuen New Development Area. A large number of operations in the logistics industry are being displaced. There is, however, a shortage of reprovisioning sites to accommodate these existing operations for continual support of Hong Kong's logistics industry, and to secure employment for the living of the workers/staffs. Such demand will continue to aggregate followed by the implementation of the upcoming phases of these new development areas and other developments which are currently under study.

The application site is located at a convenient location well served by road transport while distant from residential uses. The application site is situated within a well-established cluster of industrial uses including a large number of existing open storages/ warehouses/ vehicle repair workshops/ logistics centres with the fact that the area was zoned "I(D)" for more than 20 years until 2017. The application site was used as a metalware workshop and ancillary storage since the TPB's approval in 1997 (application no. TPB/A/YL-PS/6) while temporary structures and peripheral metal fencing can still be found at the site. Thus, the proposed development is not incompatible with the surrounding environment and is considered suitable as a reprovisioning site to cater operations displaced by the land resumption and clearance exercise under various new development areas in the New Territories.

### **4.2 THE PROPOSED DEVELOPMENT WILL BEST UTILISE VALUABLE LAND RESOURCES**

The application site is planned for hospital use under the remaining phase of Hung Shui Kiu/ Ha Tsuen New Development Area, with no specified implementation programme. Since the application site was formed and paved for metalware workshop in 1997, it can be quickly used for the proposed logistic centre to accommodate the displaced operations in other parts of the Hung Shui Kiu/Ha Tsuen New Development Area, or other new development areas in the New Territories, until more permanent sites are available. Thus, the temporary logistics centre can facilitate better utilization of land resources before the implementation of the hospital or other long term uses.

#### **4.3 THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH ADJOINING USES**

The application site was zoned “I(D)” for more than 20 years until the gazettal of the draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1 in 2017. A cluster of industrial uses are well-established at and around the application site. An approval for metalware workshop and ancillary storage (application no. TPB/A/YL-PS/6) at the application site under “I(D)” zoning was granted by the TPB on 16.5.1997.

Many open storages/ warehouses/ vehicle repair workshops/ logistics centres are found to the immediate north and east of the application site, to its south across Hung Chi Road and to its northwest across Hung Tin Road. A concrete batching plant with TPB’s approval granted in 1998 (application nos. TPB/A/YL-PS/36) are located near the application site across the local track (**Photo 9**).

There is no major residential cluster immediately adjoining to the application site. The nearby residential uses including Shek Po Tsuen to its west and Hung Fuk Estate to its southwest are more than 100m away and are separated from the application site by the wide district distributor, Hung Tin Road. The application site is also screened off by peripheral landscaping surrounding the application site and the lush plantings along Hung Tin Road (**Photos 5, 6, 10 & 11**).

Hence, the proposed temporary development is compatible with the surrounding neighborhood.

#### **4.4 THE PROPOSED DEVELOPMENT WILL NOT JEOPARDIZE THE LONG TERM PLANNING INTENTION OF “G/IC” ZONING**

The application site was paved long ago for the approved metalware workshop and ancillary storage (application no. TPB/A/YL-PS/6) in 1997. A portion of the site is currently operating as a logistics centre while temporary structures and peripheral metal fencing could still be found in the vacant portion of the site. The proposed temporary use can enable better utilization of land resources in an industrial cluster with proper site management and operation. It can provide reprovisioning site for the affected operations and facilitate the implementation of new development areas.

The application site is planned for hospital use under the remaining phase of Hung Shui Kiu/ Ha Tsuen New Development Area which is pending for implementation. In view of the temporary nature of the proposed development, the current application will not affect the long-term planning intention of the area and it shall merit favourable consideration.

#### **4.5 THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE VISUAL IMPACT TO THE SURROUNDING USES**

Existing plantings along the boundary of the application site will be well-maintained and enhanced by the applicant to minimise any possible visual impact to the neighbouring areas (**Plan 3**) (**Photos 5 & 6**). In addition, lush greeneries are found immediately outside the application site along Hung Tin Road which serve as buffer to the adjacent uses (**Photos 10 & 11**). There will be no visual impact to the surrounding area.

#### **4.6 THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE TRAFFIC IMPACT TO THE LOCAL ROAD NETWORK**

The application site is located at a convenient location well served by road transport. It is connecting to Hung Chi Road and Hung Tin Road through well-defined vehicular accesses via a local track.

Sufficient parking spaces for private cars and loading/unloading spaces for container vehicles and HGVs will be provided at the application site. Adequate manoeuvring spaces within the site will also be reserved. Hence, no queueing or waiting on public road is envisaged.

#### **4.7 THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE DRAINAGE AND SEWERAGE IMPACTS**

The site is equipped with drainage facilities connecting to the public drainage system in vicinity to the application site along Hung Tin Road (**Photo 7**). Septic tanks and soakaway pits will be provided within the application site. No adverse drainage and sewerage impacts are envisaged.

#### **4.8 THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACT TO SURROUNDING USES**

The application site is located far away from residential uses. The nearby village/housing development including Shek Po Tsuen and Hung Fuk Estate are segregated from the application site by the wide district distributor of Hung Tin Road with at least 100m distance (**Photo 11**). The application site is surrounded by greeneries as buffer to the neighboring uses (**Photo 10**). Existing peripheral fencing and plantings will be maintained at the application site to minimise visual and noise impacts to the adjacent areas (**Photos 5 & 6**). As a result, the proposed Development will not cause adverse environmental impact to surrounding uses.

#### 4.9 THE PROPOSED OPEN STORAGE FULLY COMPLIES WITH THE CODE OF PRACTICE ON HANDLING ENVIRONMENTAL ASPECTS OF TEMPORARY USES AND OPEN STORAGE SITES

The applicant has undertaken the environmental mitigation measures set out in Annex I of the *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*: -

ENVIRONMENTAL MEASURES IN THE <i>CODE OF PRACTICE</i> <sup>[1]</sup>	ENVIRONMENTAL MEASURES IMPLEMENTED AT THE APPLICATION SITE
<b>Air</b>	
A(1) The subject site particularly the access area at the site frontage and 5m strip of the area beyond the access gate should be properly paved or hard-surfaced to avoid any fugitive dust impacts due to vehicle movements.	The application site is properly paved to avoid any fugitive dust impacts due to vehicle movements.
A(2) Dusty operations including cutting, grinding, polishing, etc. are not permitted at the open area of the subject site as these activities, unless to be carried out in purposely-built enclosures and appropriate dust suppression measures are provided, would have potential environmental impact on the present and future occupants in the surrounding area.	No dusty operations including cutting, grinding, polishing, etc. will be carried out at the open area of the subject site.
A(4) If storage materials would generate dust to the surrounding environment, they should be kept inside enclosures. Otherwise, appropriate dust suppression measures such as water spraying, tarpaulin covering, etc. should be taken to mitigate the dust impact.	The proposed logistics centre is clean, tidy and will not generate dust to the surrounding environment.
<b>Sewage</b>	
S(1) Sewage discharge from the site should be directed to nearby public sewer. In case of unavailability of public sewer, a septic tank and soakaway pit should be provided.	Septic tanks and soakaway pits will be provided within the application site.
S(3) Measures such as waste minimization, recycling or reuse of effluent should be implemented as far as practicable on the subject site.	Refuse will be collected and disposed of in the refuse collection point nearby.

ENVIRONMENTAL MEASURES IN THE <i>CODE OF PRACTICE</i> <sup>[1]</sup>	ENVIRONMENTAL MEASURES IMPLEMENTED AT THE APPLICATION SITE
S(5) Materials stored in the open area which may leak out oil or chemical waste should be placed on the non-slip heavy duty membrane and properly covered with water proofing sheet to avoid any soil contaminations.	The site is properly paved to reduce dust emission and to facilitate drainage. Refuse will be collected and disposed of in the refuse collection point nearby. No land and water contamination are envisaged.
<b>Noise</b>	
N(1) Noise generating activities should be located away as far as possible from any noise sensitive receivers. In addition, the following measures should be adopted as far as practicable in order to minimize the noise nuisance:- i. the erection of 2.5m solid boundary wall; and ii. prohibition of any noisy operations during sensitive hours (i.e. 11pm to 7am).	The nearby residential clusters are located more than 100m away from the application site. In order to minimise any possible noise impact to the surroundings, 2.5m high corrugated iron fence wall will be provided at the periphery of the application site. Furthermore, the operation hour in sensitive hours will be prohibited. The operation hours will be restricted to between 8:00 a.m and 6:00 p.m.

[1] Source: "Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites", Environmental Assessment and Noise Division, Environmental Protection Department, January 2005, Annex I.

In addition to the above environmental measures, the applicant will maintain and enhance the peripheral planting along the site boundary (**Photos 5 & 6**) (**Plan 3**) to enhance amenity and mitigate possible visual impact to the surroundings.

Since the proposed logistics centre has fully adopted the environmental measures recommended in the *Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites* (August 2005) issued by the Environmental Protection Department, the proposed development at the application site will not cause adverse environmental impact.

#### 4.10 APPROVAL OF SIMILAR APPLICATION WILL NOT SET AN UNDESIRABLE PRECEDENT

The application site was zoned "I(D)" for more than 20 years and situated within a well-established cluster of industrial uses with a large number of existing open storages/ warehouses/ vehicle repair workshops/ logistics centres surrounding the application site. The application site was used as a metalware workshop and ancillary storage since the TPB's approval in 1997 (application no. TPB/A/YL-PS/6) while temporary structures and peripheral metal fencing could still be found at the site. The application site is located at convenient location well served by road

transport while distant from residential uses. The proposed development can cater the reprovisioning of operations displaced by the land resumption and clearance exercise under various new development areas in the New Territories. As the proposed development is considered not incompatible to the adjacent uses with no adverse visual, traffic, drainage and sewerage and environmental impacts to the surrounding areas, the approval of this application will not set an undesirable precedent case in view of its temporary nature. Sympathetic consideration shall be given to this application to properly tackle with operations displaced by Government's land resumption and clearance exercise under new development areas.

## **5 CONCLUSION**

The application site is suitable for the proposed logistics centre with ancillary office use. It will not jeopardize the long-term planning intention of the area in view of the temporary nature of the proposed use. It will make the best use of the valuable land resources before the implementation of the hospital in the remaining phase of the Hung Shui Kiu/Ha Tsuen New Development Area. The application site is used for industrial uses long ago and is situated immediately adjacent to the cluster of open storages/ warehouses/ vehicle repair workshops/ logistics centres and compatible with the surrounding uses. No adverse visual, traffic, drainage and sewerage and environmental impacts to the surrounding areas are envisaged. With sympathy on the displacement of operations under land resumption and clearance to facilitate the implementation of new development areas in the new Territories, members of the TPB are respectfully requested to give favourable consideration to the application.

Suite 1710, Concordia Plaza,  
1 Science Museum Road,  
Tsim Sha Tsui East,  
Kowloon, Hong Kong.

PlanArch Consultants Ltd.  
建港規劃顧問有限公司



Our Ref.: pa/hsk/2212652  
Your Ref. : A/HSK/436

Secretary  
Town Planning Board  
15/F., North Point Government Offices,  
No. 333, Java Road,  
North Point, Hong Kong  
(Attn.: Ms. Leticia LEUNG)

31 March 2023

Dear Madam,

**S16 Application for Temporary Logistics Centre with Ancillary Office  
for a Period of 3 Years at Various Lots in DD124 and Adjoining Government Land,  
Hung Shui Kiu, Yuen Long**

We refer to the captioned S.16 application submitted to the Town Planning Board on 19.1.2023, and the subsequent comment received from TD..

Trip Generation and Attraction of the Application Site

The operation hours for the proposed temporary logistic centre with ancillary office is 8a.m. to 6p.m. The estimated hourly average and peak trip generation and attraction based on the survey record are summarized below:

Type of Vehicles	Traffic Trip Per Hour (Average)	Traffic Trip Per Hour (Peak)
Private Cars/ Vans	0.45 trips per hour	1.5 trips per hour (9:00am – 11:00am)
HGVs/ Container Vehicles	2.16 trips per hour	5.5 trips per hour (9:00am – 11:00am)

According to the estimated hourly average and peak trip generation and attraction of the application site, the peak hours for the vehicles entering the application site would be from 09:00a.m. to 11:00a.m. for private cars/ LGVs; and 09:00a.m. to 11:00a.m. for HGVs/container vehicles. While the morning and evening commute hours are usually from 7:00a.m. to 8:00a.m. and 6:00p.m. to 7:00p.m. respectively, the peak hours of the proposed operation will not be in conflict with the commute traffic.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information

is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any questions, please feel free to contact the undersigned.

Thank you for your kind attention.

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

A handwritten signature in black ink, appearing to be 'Betty S. F. Ho', followed by a horizontal line.

Betty S. F. Ho

cc Tuen Mun and Yuen Long West District Planning Office (Attn. Mr. Charlie Tsui)  
client

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

1. On 14.4.2023, 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. 13G) were promulgated, which set out the following criteria for New Development Areas:
  - (a) The planning for various New Development Areas (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 sites 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, may also need to 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. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at greenfield areas and/or at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

**Previous s.16 applications covering the Application Site**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-PS/6	Metalware Workshop and Ancillary Storage	16.5.1997
2	A/YL-PS/36	Concrete Batching Plant with Minor Relaxation on Building Height	25.9.1998

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-PS/38	Temporary Open Storage of Container, Container Trailer Park, Container and Container Trailer/Heavy Vehicle Repair Workshop for a Period of 12 months	28.8.1998 (Rejected)	(1), (2) and (3)

**Rejection Reasons**

- (1) Not compatible with the surrounding areas.
- (2) Adverse environmental and traffic impacts.
- (3) Setting of undesirable precedent.

**Government Departments' General Comments**

**1. 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.

**2. 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.

**3. 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.

**4. Building Matters**

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

- no object to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the application site (the Site), he is not in a position to offer comments on their suitability for the proposed use.

**5. Water Supplies**

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

No comment on the application.

**6. Long-term Development**

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

No objection to the application.

**7. 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 feedback 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:

the lot owner(s) 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 Government Land (GL) from the 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 Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the 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 Hung Chi 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 Hung Chi 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; and
- 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. 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 (PM(W), CEDD) that:

the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for the Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and ensure their proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

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**A/HSK/436 DD 124 Hung Shui Kiu GIC**

23/03/2023 02:23

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/HSK/436

Lots 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu

Site area : About 5,300sq.m Includes Government Land of about 145sq.m

Zoning: "GIC"

Applied use: Logistic Centre / 10 Vehicle Parking

Dear TPB Members,

Approved in 2003 but conditions not fulfilled well into 2004 but no indication as to whether they were ever fulfilled.

Has the operation carried on without approval since then?

Now zoned "GIC". Members should question what community use and in view of development plans for the district when will the facilities be provided.

Mary Mulvihill