Town Planning Board Guidelines for <u>Application for Open Storage and Port Back-up Uses</u> (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

Uses/Development	Date of Consideration
Temporary Open Storage of Containers for a Period of 12 Months	14.5.1999
Temporary Open Storage of Containers for a Period of 3 Years	16.6.2000 (Revoked on 16.3.2001)
Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	26.4.2002
Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	13.5.2005
Renewal of Planning Approval for Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	9.5.2008 (Revoked on 9.11.2008)
Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	19.6.2009
Renewal of Planning Approval for Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	15.6.2012 (Revoked on 19.3.2014)
Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Ancillary Site Office for a Period of 3 Years	13.6.2014 (Revoked on 13.6.2015)
Proposed Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office for a Period of 3 Years	28.11.2014
Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	9.2.2018
Temporary Warehouse Storage of Miscellaneous Goods for a Period of 3 Years	8.1.2021 (Revoked on 8.1.2022)
Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office for a Period of 3 Years	24.12.2021 (Revoked on 24.6.2023)
	Temporary Open Storage of Containers for a Period of 12 Months Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years Renewal of Planning Approval for Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years Renewal of Planning Approval for Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Ancillary Site Office for a Period of 3 Years Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years Temporary Open Storage of Miscellaneous Goods for a Period of 3 Years Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years

Rejected Applications

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/YL-HT/524	Proposed Temporary Open Storage of Containers for a Period of 3 Years	18.1.2008	(1) to (3)
A/YL-HT/552	Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	20.6.2008	(1) to (3)
A/YL-HT/576	Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	21.11.2008	(1) to (3)
A/YL-HT/634	Temporary Open Storage of Containers with Ancillary Office for a Period of 3 Years	24.7.2009 (Review refused on 26.3.2010)	(1) to (4)

Rejection Reason:

- (1) Not compatible with the nearby village settlements.
- (2) Not in line with the planning intention of the then "Recreation" or "Village Type Development" zones.
- (3) Not in line with the Town Planning Board Guidelines No. 13D/E for Application for Open Storage and Port Back-up Uses.
- (4) Causing adverse environmental and traffic impacts.

Similar S.16 Applications within/straddling the subject "Other Specified Uses" annotated "Logistics Facility" and "Open Space" Zones on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/123	Temporary Open Storage of Construction Material and Ancillary Site Office for a Period of 3 Years	1.2.2019
A/HSK/139	Proposed Temporary Open Storage of Recyclable Materials (Metal Only) for a Period of 3 Years	12.4.2019
A/HSK/353	Temporary Open Storage of Construction Material for a Period of 3 Years	28.1.2022

Government Departments' General Comments

1. <u>Land Administration</u>

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing.

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 from highway maintenance point of view.

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
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised 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 application subject to the fire service installations (FSIs) being provided to his satisfaction;
- 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; and
- in consideration of the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval.

5. **Building Matters**

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

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the Site was approved or under processing.

6. <u>Long-term Development</u>

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

No adverse comment on the application.

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

No adverse comment on the application.

7. Water Supplies

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

No objection to the application.

8. 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) the planning permission is given to the development/uses under application. It does not condone any other development which currently exist on the application site (the Site) but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses not covered by the planning permission;
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note that the Site may be resumed at any time during the planning approval period for implementation of government projects;
- (d) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

•	the private	lots covered by	Short Term	Waivers (STWs) are listed below:
---	-------------	-----------------	------------	---------------	---------------------

Lot(s) in D.D.125	STW No.	<u>Purposes</u>
1143 RP	4356	
1153	4357	
1154 RP	4358	Temporary Open Storage of Construction Machinery and Construction Material and
1138	5101	Ancillary Site Office
1139 RP	5102	
1169 RP	5104	
1155	4359	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office & Warehouse (excluding Dangerous Goods Godown)
1156 and 1158	4984	Warehouse (excluding Dangerous Goods Godown)

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

- (f) 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 Site is not under Transport Department's purview. The
 applicant shall obtain consent of the owners/managing departments of the local track for
 using it as the vehicular access to the Site;
- (g) 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
 - Ha Tsuen Road and the access road connecting the Site with Ha Tsuen Road are not and will not be maintained by his office. His office should not be responsible for maintaining Ha Tsuen Road and any access connecting the Site with Ha Tsuen Road;
- (h) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (i) to note the comments of the Director of Fire Services that:
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
 - if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) 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 the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the 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 are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comment 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 site 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. In this regard and subject to the necessary approvals as required, the government plans to acquire these relevant sites by mid-2024 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and to liaise with his office if any structures would be erected to ensure that their proposed development would not affect the proposed works under HSK/HT NDA; and
- (l) to note the comments of the Director of Leisure and Cultural Services that in case any roadside tree under the Leisure and Cultural Services Department's current maintenance is going to be affected, the project proponent should provide relevant information (e.g. tree survey report and/or Tree Preservation and Removal Proposal) for his comments.

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

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

備註:露天貯存用地/回收場內不得吸煙或使用明火。

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

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

參考編號

Reference Number:

230927-223641-31891

提交限期

Deadline for submission:

29/09/2023

提交日期及時間

Date and time of submission:

27/09/2023 22:36:41

有關的規劃申請編號

The application no. to which the comment relates: A/HSK/485

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Lau Oi Man Perrie

意見詳情

Details of the Comment:

打造動物安老中心

Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Subject Res	tricted Expand personal&publi
	A/HSK/485 DD 125, Tseui 29/09/2023 01:58	ng Kong Wai, Ha Tsuen OS	
From: To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>		

Dear TPB Members,

This operation has a history of failure to fulfill conditions with approvals revoked - drainage and fire issues.

341 was revoked on 24 June.

Fire in warehouses is common and the outcome can be fatal. People living and working in the district are subject to the impact of toxic fumes for weeks afterwards. Drainage in view of the extensive flooding recently and the predictions that going forward rainfall will be more frequent and erratic indicates that failure to address drainage conditions should be taken seriously.

TPB members are part of the problem as they fail to take into consideration the safety and good health of the community when they roll over applications from serial offenders that obviously have no intention of every fulfilling conditions.

This application should be rejected.

Mary Mulvihill

From:

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

Date: Thursday, 2 December 2021 12:30 AM CST

Subject: A/HSK/341 DD 125, Tseung Kong Wai, Ha Tsuen OS

Dear TPB Members,

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

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

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

From:

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

Date: Thursday, 10 December 2020 3:04 AM CST

Subject: A/HSK/273 DD 125 Ha Tsuen OS

A/HSK/273

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

Site area: About 16,476sq.m

Zoning: "Other Specified Uses" annotated "Logistics Facility" and "Open Space" Applied use: Warehouse Storage of Miscellaneous Goods / 6 Vehicle Parking

Dear TPB Members,

Strong objections to granting further term.

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

In 2018 Plan D:

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

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

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

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

Mary Mulvihill

This document is received on 3 0 AUG 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.

<u>Form No. S16-III</u> 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 <u>notice of application</u> in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
 - 「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✔」at the appropriate box 請在適當的方格內上加上「✔」號

2302345 25/8 by hand

For Official Use Only if 勿填寫此欄 Application No. 申請編號 Application No. 申請編號 Date Received 收到日期 3 0 4U6 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。
- 2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Skyview Development Limited 天涯發展有限公司

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

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

Ever United Planning and Development Limited 恒滙規劃發展有限公司

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☑Site area 地盤面積 16,476 sq.m 平方米☑About 約 Not exceeding 590 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

(d)	statı	ne and number of utory plan(s) 關法定圖則的名稱及		Approved Hung Shui Kiu and Ha Tsuen C No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/I		
(e)	e) Land use zone(s) involved 涉及的土地用途地帶					
(f)		rent use(s) 持用途		Temporary open storage of construction mac construction material and ancillary site office 医岛時露天存放建築機械、建築材养好公室用途 (If there are any Government, institution or community 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	料及附屬場地 facilities, please illustrate on	
4.	"Cı	irrent Land Ow	ner" of A	pplication Site 申請地點的「現行土均	 也擁有人 」	
The	applic	cant 申請人 -				
	is the 是唯	e sole "current land d 一的「現行土地擁	owner'' ^{#&} (pl 有人」 ^{#&} (訂	ease proceed to Part 6 and attach documentary proof 青繼續填寫第6部分,並夾附業權證明文件)。	of ownership).	
	is on 是其	e of the "current lan 中一名「現行土地	d owners"#& i擁有人」#&	(please attach documentary proof of ownership). (請夾附業權證明文件)。		
V		t a "current land own 是「現行土地擁有				
				vernment land (please proceed to Part 6). 繼續填寫第 6 部分)。		
5.		tement on Owne		nt/Notification 知土地擁有人的陳述		
(a)	appl 根據 涉.	ication involves a to	tal of	f the Land Registry as at "current land owner(s)" [#] . … 年月 比擁有人」 [#] 。		
(b)	The	applicant 申請人 —				
				"current land owner(s)".		
		已取得	名「	現行土地擁有人」"的同意。		
		Details of consent	of"current	land owner(s)"# obtained 取得「現行土地擁有人	」"同意的詳情	
		No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目	Registry wh	/address of premises as shown in the record of the Land here consent(s) has/have been obtained 注冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)	
				Not Applicable 不適用		
		(D)	ht - :6 th	ace of any box above is insufficient. 如上列任何方格的空		

		rrent land	d owner(s)" # notified 已獲通知「現行土地接	
La	o. of 'Current and Owner(s)' 現行土地擁 人」數目	Land R	mber/address of premises as shown in the reconcegistry where notification(s) has/have been givu地註冊處記錄已發出通知的地段號碼/處所	en given
			Not Applicable 不適用	
(Ple	ase use separate s	heets if th	ne space of any box above is insufficient. 如上列任何	可方格的空間不足,請另頁說明〉
			o obtain consent of or give notification to owner 地擁有人的同意或向該人發給通知。詳情如	
Rea	sonable Steps to	Obtain	Consent of Owner(s) 取得土地擁有人的同意	意所採取的合理步驟
			t to the "current land owner(s)" on _(日/月/年)向每一名「現行土地擁有人」#郵	
Rea	sonable Steps to	o Give N	otification to Owner(s) 向土地擁有人發出運	知所採取的合理步驟
\checkmark			cal newspapers on23/8/2023 (DD	
\checkmark	The second of th		ninent position on or near application site/premi _(DD/MM/YYYY)&	ses on
W	23/8/2			
<u>V</u>			_(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
	於 23/8/2 sent notice to office(s) or run	2023 relevant ral comn	owners' corporation(s)/owners' committee(s)/m nittee on(DD/MM/YYY _ (日/月/年)把通知寄往相關的業主立案法國	nutual aid committee(s)/manage
	於23/8/2 sent notice to soffice(s) or run 於	2023 relevant ral comn	owners' corporation(s)/owners' committee(s)/m nittee on(DD/MM/YYY _ (日/月/年)把通知寄往相關的業主立案法國	nutual aid committee(s)/manage
	於 23/8/2 sent notice to office(s) or run 於 處 ,或有關的	2023 relevant ral comm 内鄉事委 specify)	owners' corporation(s)/owners' committee(s)/m nittee on(DD/MM/YYY _ (日/月/年)把通知寄往相關的業主立案法國	nutual aid committee(s)/manage
	於 23/8/2 sent notice to office(s) or run 於 處,或有關的 ers 其他 others (please	2023 relevant ral comm 内鄉事委 specify)	owners' corporation(s)/owners' committee(s)/m nittee on(DD/MM/YYY _ (日/月/年)把通知寄往相關的業主立案法國	nutual aid committee(s)/manage
	於 23/8/2 sent notice to office(s) or run 於 處,或有關的 ers 其他 others (please	2023 relevant ral comm 内鄉事委 specify)	owners' corporation(s)/owners' committee(s)/m nittee on(DD/MM/YYY _ (日/月/年)把通知寄往相關的業主立案法國	nutual aid committee(s)/manage

6. Type(s) of Application	申請類別	
位於鄉郊地區土地上及	/或建築物內進行為期不超過	g Not Exceeding 3 Years in Rural Areas 三年的臨時用途/發展 ment in Rural Areas, please proceed to Part (B))
	途/發展的規劃許可續期,請填算	
(a) Proposed use(s)/development 擬議用途/發展	Temporary open storage construction material an 臨時露天存放建筑附屬場地辦公室用	e of construction machinery, d ancillary site office 、
(b) Effective period of	☑ year(s) 年	3
permission applied for 申請的許可有效期	□ month(s) 個月	
(c) Development Schedule 發展終		
Proposed uncovered land area	擬議露天土地面積	Not exceeding 16,031 sq.m □About 約
Proposed covered land area 摄	孫議有上蓋土地面積	Not exceeding 445sq.m □About 約
Proposed number of buildings	/structures 擬議建築物/構築物製	
Proposed domestic floor area	擬議住用樓面面積	Not Applicable 不適用 sq.m □About 約
Proposed non-domestic floor	area 擬議非住用樓面面積	Not exceeding 590 sq.m □About 約
Proposed gross floor area 擬詩	養總樓面面積	Not exceeding 590 sq.m □About 約
		(if applicable)建築物/構築物的擬議高度及不同樓層 is insufficient)(如以下空間不足,請另頁說明)
- Structure 2: Open Shed for S - Structure 3: Open Shed for S - Structure 4: Washoom (Not e	Storage of Construction Machine exceeding 3m, 1 storey) - Str	ery and Material (Not exceeding 6.5m, 2 storey) ery and Material (Not exceeding 6.5m, 1 sotrey) acture 5: Guard Room (Not exceeding 3m, 1 storey)
Proposed number of car parking s	paces by types 不同種類停車位的	
Private Car Parking Spaces 私家 Motorcycle Parking Spaces 電單 Light Goods Vehicle Parking Spa Medium Goods Vehicle Parking S Heavy Goods Vehicle Parking Sp Others (Please Specify) 其他 (詞	車車位 ces 輕型貨車泊車位 Spaces 中型貨車泊車位 aces 重型貨車泊車位	2 (Also for Light Goods Vehicle)
Proposed number of loading/unloading	ading spaces 上落客貨車位的擬語	· 養數目
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕勁 Medium Goods Vehicle Spaces 耳 Heavy Goods Vehicle Spaces 重 Others (Please Specify) 其他 (說	中型貨車車位 型貨車車位	4 (Also for Heavy Goods Vehicle)

	Proposed operating hours 擬議營運時間 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.						
(d)	Any vehicular acce the site/subject build 是否有車路通往地 有關建築物?	ing?	 ☑ There is an existing access. (please indicate the streappropriate) 有一條現有車路。(請註明車路名稱(如適用)) Ha Tsuen Road □ There is a proposed access. (please illustrate on plan and s 有一條擬議車路。(請在圖則顯示,並註明車路的闊 	specify the width)			
		- 1115 X199	77 July 78 17 July 1/L 17 (49)				
(e)	(If necessary, please	use separate shee for not providin	疑議發展計劃的影響 ets to indicate the proposed measures to minimise possible adverseing such measures. 如需要的話,請另頁註明可盡量減少可能是				
(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?		Please provide details 請提供詳情 (Please indicate on site plan the boundary of concerned land/pond(s), and p 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/				
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	No 否 ☑	□ Excavation of land 挖土 Area of excavation 挖土面積	About 約 About 約 About 約 About 約 About 約			
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	Landscape Imp Tree Felling Visual Impact	交通 Yes 會 □ N oly 對供水 Yes 會 □ N 對排水 Yes 會 □ N 斜坡 Yes 會 □ N opes 受斜坡影響 Yes 會 □ N pact 構成景觀影響 Yes 會 □ N 砍伐樹木 Yes 會 □ N 其構成視覺影響 Yes 會 □ N	[o 不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不不			

	diameter a 請註明盡 幹直徑及r	Te measure(s) to minimise the impact(s). For tree felling, please state the number, it breast height and species of the affected trees (if possible) 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、及胸高度的樹品種(倘可)
位於鄉郊地區臨時	用途/發展	的許可續期
(a) Application number to 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/developme已批給許可的用途/發		
(e) Approval conditions 附帶條件		□ The permission does not have any approval condition 許可並沒有任何附帶條件 □ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 □ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: □ Reason(s) for non-compliance: 仍未履行的原因: □ (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間		□ year(s) 年 □ month(s) 個月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。
As per suplementary planning statement.
,

8. Declaration 聲明	
I hereby declare that the particulars given in this application are correct and tru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	
I hereby grant a permission to the Board to copy all the materials submitted in to the Board's website for browsing and downloading by the public free-of-ch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	arge at the Board's discretion.
Signature 簽署	申請人 / ☑ Authorised Agent 獲授權代理人
CYRUS TANG	Manager
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
□ HKIS 香港測量師學會 / □ HKII	A 香港建築師學會 / E 香港工程師學會 / UD 香港城市設計學會
on behalf of 代表 Ever United Planning and Development Limited 恒	滙規劃發展有限公司 ************************************
☑ Company 公司 / □ Organisation Name and Chop (if appli	icable) 機構名稱及蓋章(如適用)
Date 日期 23/8/2023 (DD/MM/YY	YY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
 - 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規 劃委員會規劃指引的規定作以下用途:
 - (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及
 - (b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。
- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
 - 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請<u>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</u>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 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	16,476 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
	(mendes dovernment land of 包括政府工地 sq. iii 十万 尔 日 About ※))
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	'Other Specified Uses' annotated "Logistics Facility" and 'Open Space' 「其他指定用途」(物流設施)及「休憩用地」
Type of Application 申請類別	□ 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 □ Year(s) 年
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office 臨時露天存放建築機械、建築材料及附屬場地辦公室用途

(i)	Gross floor area and/or plot ratio		sq.m 平方米 Plot R		Ratio 地積比率	
	總樓面面積及/或 地積比率	Domestic 住用	□ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於	
		Non-domestic 非住用	590 ☐ About 約 Not more than 不多於	0.036	□About 約 ☑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		□ (Not	m 米 more than 不多於)	
				□ (Not	Storeys(s) 層 more than 不多於)	
		Non-domestic 非住用	6.5	☑ (Not	m 米 more than 不多於)	
			2	. ☑ (Not	Storeys(s) 層 more than 不多於)	
(iv)	Site coverage 上蓋面積		2.7	%	☑ About 約	
(v)	No. of parking spaces and loading /	Total no. of vehicl	e parking spaces 停車位總數 —		- 2	
	unloading spaces 停車位及上落客貨 車位數目	Motorcycle Parki Light Goods Veh Medium Goods Veh Heavy Goods Veh	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)			
		Total no. of vehicle loading/unloading bays/lay-bys — 4 上落客貨車位/停車處總數				
		Medium Goods Vel Heavy Goods Vel			 4 (Also for Heavy Goods Vehicle) 	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓字平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他 (請註明)		\square
(i) Site Plan, (ii) Extract from OZP No. S/HSK/2 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		\square
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		
Note: May insert more than one 「レ」. 註:可在多於一個方格內加上「レ」號		

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

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

Executive Summary

The application site is situated at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 16,476m².

This planning application under S. 16 of the Town Planning Ordinance intended to apply the application site for the use of proposed temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years. The application site is subject to three previous planning permissions for the same use, including No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341. It is not a new development on green site.

According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, the application site is currently zoned 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O"). Although the application site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area, the applicant would like to continue the use on the site with valid planning permission until the implementation of NDA programme start. Therefore, approval of the subject application on a temporary basis would not jeopardize the long-term development of the area or affect the implementation of NDA project.

According to the "Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)", the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Therefore, sympathetic consideration may be given to the current application.

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

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

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

行政摘要

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

此申請根據城市規劃條例第 16 條作出規劃許可申請,把申請地點作為期三年的臨時露天存放建築機械、建築材料及附屬場地辦公室用途。申請地點曾三度獲城市規劃委員會批出規劃許可作同一用途,包括編號 A/YL-HT/924, A/HSK/45 及 A/HSK/341。擬議用途並不是在綠地上的新發展。

根據洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2 中所示,申請地點現時被規劃作「其他指定用途」(物流設施)及「休憩用地」用途。雖然申請地點位於洪水橋/厦村新發展區範圍內,但申請人希望憑有效的規劃許可繼續運作直至新發展區計劃開始實施。 因此,臨時批准本申請並不會危及該地區的長遠發展或影響新發展區項目的實施。

根據城市規劃委員會規劃指引編號 13G(擬作露天貯物及港口後勤用途而按照城市規劃條例 第 16條提出的規劃申請)中所述,擬議發展符合該規劃指引。因為申請地點是曾獲批規劃許可及在先前分區計劃大綱圖准許的現有露天貯物及港口後勤用途。因此,申請地點可獲城市規劃委員會從寬批准。

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

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

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

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

Section 1 - Background of the Application Site

1.1 Introduction

- This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Skyview Development Limited (天 滙發展有限公司), the occupier of Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. (Figure 1). The applicant would like to solicit the Town Planning Board's sympathetic consideration for approving the application site for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years.
- 1.1.2 The application site is subject to three previous planning permissions for the same use, i.e. No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341. It is not a new development on green site. Although the application site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area, the applicant would like to continue the use on the site with valid planning permission until the implementation of NDA programme start. The applicant is willing to move out from the site to facilitate the implementation of the NDA project upon Government's request in the future even during the planning approval period. As such, the approval of the subject application on a temporary basis would not jeopardize the long-term development of the area or affect the implementation of NDA project.
- 1.1.3 By way of this S.16 planning application, the applicant intents to demonstrate to the Board that the proposed development would not generate undesirable impacts to the vicinity. Besides, the applicant provides a number of mitigation measures as explained in the succeeding paragraphs in order to guarantee that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

1.2 Site Particulars

- 1.2.1 The entire site boundary has been erected with site fencing. It is paved and possesses an area of about 16,476m².
- 1.2.2 The application site is served by a vehicular track leading from Ha Tsuen Road

- 1.2.3 The application site is generally surrounded by open storage and port back-up uses. Logistic centre and open storage yard are found to the immediate west of the application site. Temporary warehouses for storage purposes are found to the immediate south of the application site. A number of logistics centre and temporary warehouses are also found to the further south and west of the application site.
- 1.2.4 It is noteworthy that almost all of these open storage and port back-up activities are either 'existing use' or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance.

1.3 Lease Conditions

- 1.3.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The application site is subject to three previous planning permissions for temporary storage purposes. Referring to the previous applications, the applicant approached to the Lands Department and applied Short Term Waiver successfully to regularize the temporary structures at the application site. It shows that the applicant is sincere and due diligence in complying the regulations by the Government.

1.4 Planning Context

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

Board's favour to this proposed use with the provision of the following justifications.

1.4.3 "Town Planning Board Guidelines for application of open storage and port backup uses under Section 16 of Town Planning Ordinance (TPB PG-NO, 13G)" is applicable when considering the current planning application. The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the Guideline. Referring to the Guideline, "For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with.". Since the application site is subject to three previous planning permissions for the same use, i.e. No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341, the application site is in line with the TPB PG-No. 13G. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to three previous planning permissions for the same use since 2014. On 28.11.2014, Town Planning Board approved the application site for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 year with conditions (TPB Ref.: A/YL-HT/924). The applicant has complied with all the approval conditions.
- 1.5.2 To continue the same use at the site, the applicant submits another application and Town Planning Board approved the application on 9.2.2018 for the same use for a period of 3 year with conditions (TPB Ref.: A/HSK/45). All the approval conditions have been complied by the applicant again.
- 1.5.3 The latest planning permission No. A/HSK/341 for the same use was approved on 24.12.2021 for a period of 3 years. The above information shows that the application site has been occupied for the same use for a number of years. The proposed development is not a development on green site. It demonstrated that the applied use would not generate undesirable influence to the vicinity.
- 1.5.4 It should be noted that, although there is a planning permission No. A/HSK/273 approved on 8.1.2021 for the use of temporary warehouse for storage of miscellaneous goods for a period of 3 years, we would like to emphasize that such project has been ceased afterwards and the application site is never used for that purposes. The warehouse for storage purposes has not been developed on the application site as well. The application site has been used for temporary open storage of construction machinery, construction material and ancillary site office since 2014 until now continuously.

Section 2 - Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 16,476m². The application site has been paved and fenced off.
- 2.1.2 The site ingress/egress is located at the southern part of the site. The application site is accessible via a vehicular track leading from Ha Tsuen Road (Figure 2). The applicant will seek the access right by himself.
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 4 loading/unloading bays for medium/heavy goods vehicles of 11m x 3.5m and 2 parking spaces of 7m x 3.5m for private cars/light goods vehicles are proposed (Figure 3).
- 2.1.5 The operation hour of the proposed development is 8:00 a.m. to 8:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No repairing, dismantling, assembling or other workshop activity are proposed.
- 2.1.7 The proposed use is temporary open storage of construction machinery, construction material and ancillary site office. It is confirmed that no dangerous goods will be stored at the application site.
- 2.1.8 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.9 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Environmental Considerations and Commitments

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

Air

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

Noise

The operation hour of the proposed development is 8:00 a.m. to 8:00 p.m. from

Mondays to Saturdays. No operation will be held on Sunday and public holidays. No operation will be held in sensitive hours.

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

Sewage

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

2.3 Visual Considerations and Commitments

- 2.3.1 The application site is situated to the north of Ha Tsuen Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses to the south and west.
- 2.3.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.3.3 The site is subject to three previous planning permissions for the same use, i.e. No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341. According to the recent site inspection, existing trees of common species were found along the site periphery for screening purpose. Double rows of about 2.75m to 6.5m high *Ficus microcarpa* and *Macaranga tanarius* have been planted along the northern, southern and eastern site periphery to enhance the screening effect of the proposed development to some village houses at the north and east.
- 2.3.4 All the existing trees will be preserved. The applicant will also replenish trees along the site periphery to make the trees available every 4m to screen the proposed development.
- 2.3.5 The as-planted landscape and tree preservation plan is illustrated in Figure 4.

Section 3 - Planning Justifications

- 3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)
- 3.1.1 With reference to the "Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses" (TPB PG-NO. 13G)", the proposed development is conformed to the guidelines to a larger extent as follows:
- (i) The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the abovementioned guideline. Referring to the Guideline, it is stated that "The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory

town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development." (Section 3.1 of the Guideline).

- (ii) "For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions." (Section 3.2 of the Guideline).
- As mentioned in Section 1.5, the application site is subject to three previous planning permissions for the same use, i.e. No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341. The application site is used for open storage and port back-up uses since 2014. It shows that the application site is in line with the TPB PG-No. 13G. The applicant would like to continue the use on the site with valid planning permission until the implementation of NDA programme start. The applicant is willing to move out from the site to facilitate the implementation of the NDA project upon Government's request in the future even during the planning approval period. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.
- (iv) The applicant had provided landscape and drainage facilities at the application site to comply with the planning conditions imposed to previous planning permissions. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas.
- (v) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site.
- (vi) No excessive or on-going operative noise will be emitted from proposed development.
- 3.1.2 After giving full consideration to the Town Planning Board Guideline, it is acknowledged that the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, the application has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality.

- 3.2 Almost All Approval Conditions of the Previous Planning Permissions were Complied With
- 3.2.1 The application site is subject to three previous planning permissions for the same use, i.e. No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341. The approvals are subject to some conditions.
- 3.2.2 It should be emphasized that, for planning permissions No. A/YL-HT/924 and No. A/HSK/45, all approval conditions are dully complied with by the applicant. Besides, for planning permission No. A/HSK/341, the applicant has submitted relevant reports to the Departments in order to complied with approval conditions. The conditions are not fully complied because of the limitation of time. The applicant is sincere and consciousness in complying the approval conditions and will pay most effort on it once the planning permission is granted by the Board again.

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

- 3.3.1 The application site is zoned 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O") according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
- 3.3.2 The applied use of current application belonged to column 1 of the "OU(LF)" zone and is always permitted. It also means the applied use is in line with the planning intention of the "OU(LF)" zone. Besides, the proposed development is temporary in nature so that it would not affect the long term planning intention of the "O" zone.
- 3.3.3 On the other hand, although the application site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area, the applicant would like to continue the use on the site with valid planning permission until the implementation of NDA programme start. The applicant is willing to move out from the site to facilitate the implementation of the NDA project upon Government's request in the future even during the planning approval period. As such, the approval of the subject application on a temporary basis would not jeopardize the long-term development of the area or affect the implementation of NDA project. While the zoning of the land and its planning intention should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources.

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

3.4.1 The current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and port back-up uses. The application is adjoining to a good number of temporary open storage and

workshop activities. It is noteworthy that significant number of them were either 'existing use' or are granted with temporary planning approvals by Town Planning Board such as TPB Ref.: A/HSK/353, A/HSK/392, A/HSK/403 and A/HSK/407. On the other hand, temporary warehouses for storage purposes and logistics centres with planning permissions are also found near the subject site such as TPB Ref.: A/HSK/201 and A/HSK/331. The application site is also subject to a previous planning permission for the same use (i.e. temporary open storage of construction machinery, construction material and ancillary site office) (TPB Ref.: A/HSK/341).

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

3.5 The Proposed Development is Compatible with the Surrounding Environment

- 3.5.1 The 'Other Specified Uses' annotated "Logistics Facility" ("OU(LF)") and 'Open Space' ("O") zone where the application site falls within is currently mainly filled with temporary warehouses, logistics centres and open storage yards.
- 3.5.2 The application site is surrounded by a good number of open storage and port backup activities at south, east and west. It is noteworthy that significantly numbers of
 them are either 'existing use' or temporarily permitted uses which are conformed to
 the prevailing Town Planning Ordinance. As mentioned in para. 3.4.1 above, Town
 Planning Board approved a number of applications for temporary open storage
 activities and temporary warehouses for storage purposes and logistics centres. It
 shows that the vicinity of application site is fully occupied by the temporary
 structures for open storage and port back-up activities and the current application is
 compatible with the surrounding environment.
- 3.5.3 The proposed development would generate no significant impact to its surrounding. With regards to the adjoining similar uses particular most of them were either 'existing use' or Town Planning Board's approved use on temporary basis, the proposed development is compatible with the surrounding environments. Therefore, the proposed development should receive sympathetic consideration by Board.

3.6 Insignificant Traffic Impact

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

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

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

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

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

- 3.6.3 As shown in above estimation, it is remarkably that the proposed development would generate an insignificant increase in traffic flow even in peak hours. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.
- 3.6.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and no queening up of vehicle would be occurred outside the application site especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Ha Tsuen Road especially that Ha Tsuen Road is closed to Kong Sham Western Highway.

3.7 Insignificant Environmental Impact

- 3.7.1 The proposed development is intended for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area.
- 3.7.2 To begin with, the proposed use would not generate excessive noise because the proposed development is a static use. Related sound generation activities such as loading and unloading of construction material and associated traffic are not frequent and not significant. Similar open storage yards and port back-up activities were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.7.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 8:00 p.m. to 8:00 a.m. next morning;
- (ii) No operation on Sundays and public holidays;
- (iii) No workshop activity are proposed;
- (iv) No open storage activities will be carried out within 30m between the site and the existing village houses to the north and east; &
- (v) Double rows of tree along northern and eastern site periphery to screen the proposed development.
- 3.7.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage and port back-up uses such as logistics centre, temporary warehouse and open storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and the nature of the proposed development is static, the current application should receive the same sympathetic consideration accordingly.
- 3.7.5 The application site is adjacent to a good number of open storage and port back-up uses and almost all of them are approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them are granted with temporary planning permissions by Town Planning Board such as TPB Ref.: A/HSK/201, 331, 353, 392, 403 and 407 which are abutting or in close proximity to the application site.
- 3.7.6 The applicant will comply with the measures laid down in the 'Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.8 Insignificant Drainage Impact

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

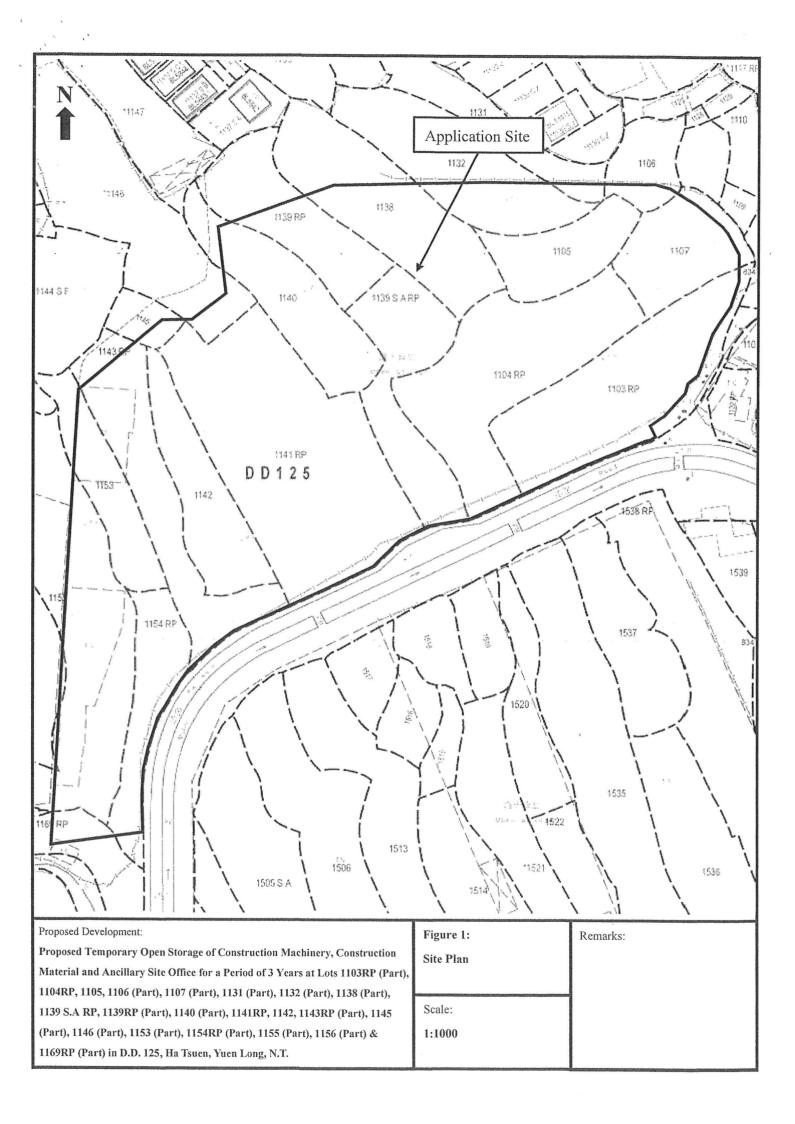
3.9 Fire Service Installations Commitments

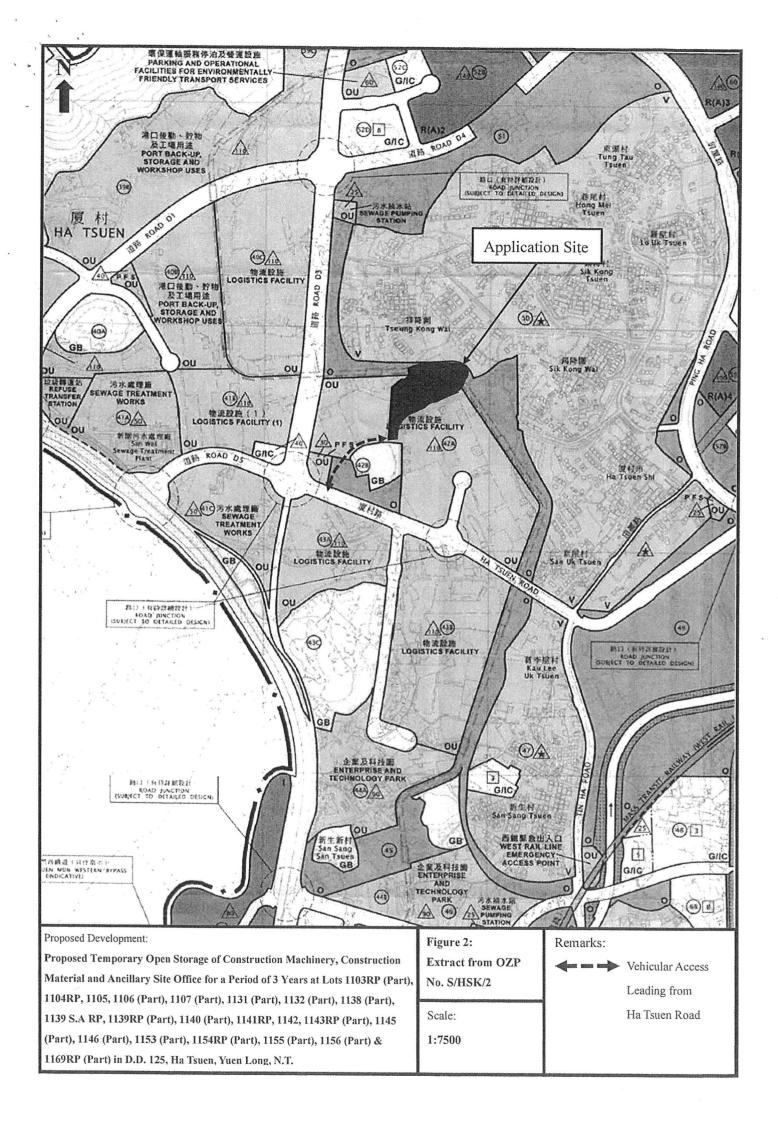
- 3.9.1 The fire service installations proposal was submitted and approved by relevant Departments to comply with planning approval condition (h) imposed to the previous planning permission No. A/HSK/341. The latest fire service installations plan is shown in **Figure 6**.
- 3.9.2 The implementation of fire service installations proposal is not completed in the previous planning permission. However, the applicant would complete it as soon as possible once the current application is approved.

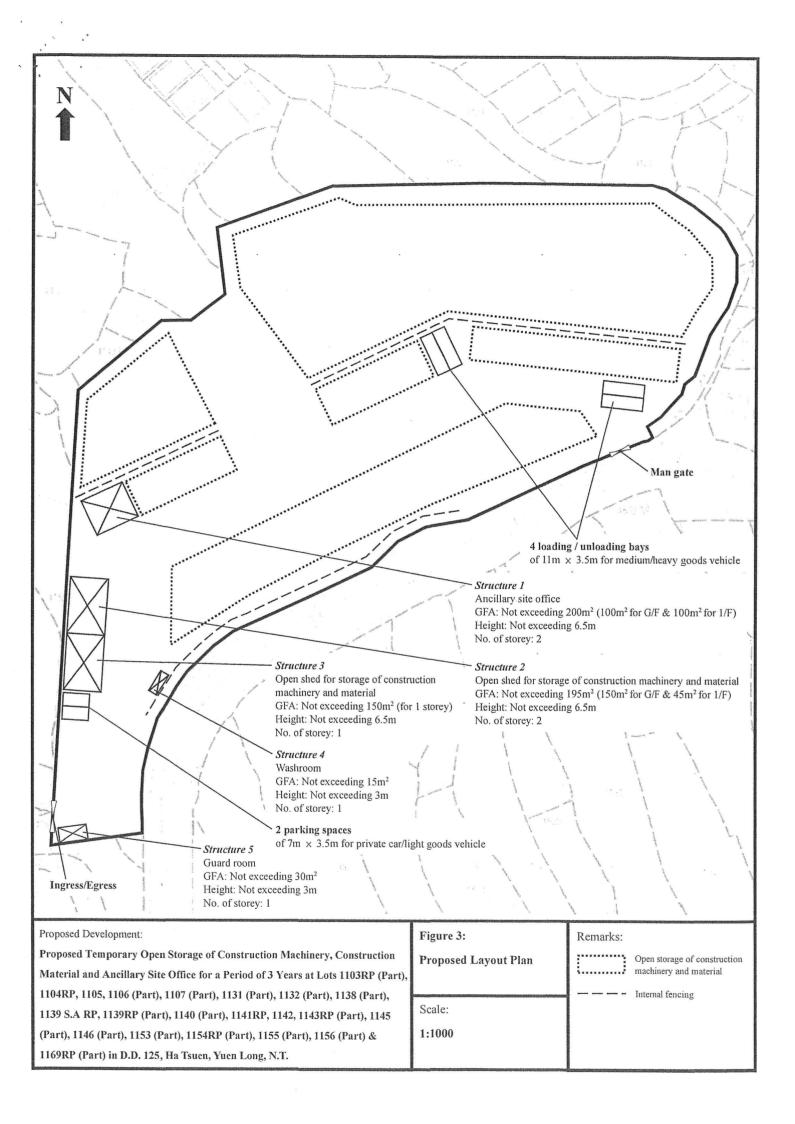
Section 4 – Conclusion

The applied use of current application is in line with the planning intention of the "OU(LF)" zone. Besides, the proposed development is temporary in nature so that it would not affect the long term planning intention of the "O" zone. On the other hand, although the application site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area, the applicant would like to continue the use on the site with valid planning permission until the implementation of NDA programme start. The applicant is willing to move out from the site to facilitate the implementation of the NDA project upon Government's request in the future even during the planning approval period. As such, the approval of the subject application on a temporary basis would not jeopardize the long-term development of the area or affect the implementation of NDA project.

- 4.2 In accordance with the "Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses" (TPB PG-NO. 13G)", the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Besides, the applicant had complied with almost all the relevant approval conditions in the previous planning permissions. Therefore, sympathetic consideration may be given to the current application.
- 4.3 The adjoining land lots are almost wholly occupied for open storage and port back-up uses. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. It makes the proposed development compatible with the surrounding landscape. The application site is also subject to three previous planning permissions for the same use (TPB Ref.: No. A/YL-HT/924, No. A/HSK/45 and No. A/HSK/341). It is not a new development on green site. Besides, the planning circumstance pertaining to the application site remain unchanged since the approval of the last planning permission.
- The Board is hereby respectfully requested to approve Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) and 1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. for temporary open storage of construction machinery, construction material and ancillary site office for a period of 3 years on sympathetic grounds.







Existing Tree Approximate Height Spacing Designing trees including Fleass microcorpa and Mocarange to be preserved About 2.75m to 6.5m 4m About 2.75m to 6.5m About 2.75m to 6.5				
Existing trees including Fieus microcarpa and Adacaranga to be preserved About 2.75m to 6.5m 4m About 2.75m to 6.5m 4m Alouding Junealing boys of I mx 3.5m for medium-theavy goods vehicle Straints 1 Open shed for storage of construction medium-yand material GFA. Not exceeding 5.5m (for 1 above) Height: Not exceeding 5.5m (for 1 above) Height: Not exceeding 5.5m (for 1 above) Height: Not exceeding 5.5m (for 1 above) Structure 4 Washtoom GFA. Not exceeding 5.5m (for 1 above) Height: Not exceeding 5.5m (for 1 above) Structure 4 Washtoom GFA. Not exceeding 5.5m (for 1 above) Height: Not exceeding 5.5m (for 1 above) Figure 4: Structure 4 Washtoom GFA. Not exceeding 5.5m (for 1 above) Height: Not exceeding 5.5m (for	Existing	Tree	Approximate Height	Spacing
A localing Juntoucling beys of 11m x 3.5m for medium/heavy goods vehicle Structure 3 Open shed for storage of construction machinery and material GPA. Not exceeding 20m² (150m² for GF & 150m²) for 1.F) Higher Not exceeding 25m² No of storage; 1 Structure 3 Open shed for storage of construction machinery and material GPA. Not exceeding 25m² No of storage; 2 Open shed for storage of construction machinery and material GPA. Not exceeding 25m² No of storage; 1 Structure 3 Open shed for storage of construction material graph to exceeding 25m² No of storage; 2 Open shed for storage of construction material graph to exceeding 25m² No of storage; 2 Ingress Egress Froposed Development: Proposed Temporary Open Storage of Construction Machinery, Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 An Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 An Applanted Landscape & Tree Preservation Plan Scale: 1808 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 An Applanted Landscape & Tree Preservation Plan Scale: 1808 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 Proposed Temporary Open Storage of Construction Material and Auxillary Site Office for a Period of 3 Venrs at Loss 1803RP (Part), 1809 Proposed Temporary Open Storage of Construction Mater	N	g Ficus microcarpa		
A londing amountain hars 4 londing amountain hars 4 londing amountain hars 4 londing amountain hars 5 for mediantheavy goods vehicle Structure 1 Ancillary site office GFA: Not exceeding 20m² (100m² for GF & 100m² for 1F) Height Not exceeding 5 form No. of storey: 2 Structure 4 Washroom GFA: Not exceeding 5 form No. of storey: 1 2 parking spaces 5 form of the storey of construction machinery and material GFA: Not exceeding 5 form No. of storey: 1 2 parking spaces 5 form of the storey of construction machinery and material GFA: Not exceeding 5 form No. of storey: 1 2 parking spaces 5 form of the storey of construction machinery and material GFA: Not exceeding 5 form No. of storey: 2 Structure 4 Washroom GFA: Not exceeding 5 form No. of storey: 1 2 parking spaces 5 form of the storey of construction Material and Ancillary Site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 1 Proposed Development: Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 1 Proposed Temporary Open Storage of Construction Material and Ancillary Site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 1 Proposed Temporary Open Storage of Construction Material and Ancillary Site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 2 Scructure 4 Ancillary site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 2 Structure 4 Ancillary site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 2 Structure 4 Ancillary site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of storey: 2 Structure 4 Ancillary site Office for a Period of 3 Years at Lets 1163RR (Part), Highler, Not exceeding 5 form No. of		-		
A loading / unloading hays of 11m x 3.5m for medium/brany goods vehicle Structure 1 GRA: Not exceeding 50m ⁻¹ (1100m ² for GF & 100m ² for 1/F) Height: Not exceeding 5.5m No of storey: 1 Structure 3 Open sized for storage of construction machinary and material GRA: Not exceeding 5.5m No of storey: 1 Structure 4 Manisory and material GRA: Not exceeding 5.5m No of storey: 1 Structure 3 Structure 4 Manisory machinery and material GRA: Not exceeding 5.5m No of storey: 1 Structure 4 Manisory machinery and material GRA: Not exceeding 5.5m No of storey: 1 Structure 3 Structure 4 Manisory machinery and material GRA: Not exceeding 5.5m No. of storey: 2 Structure 3 Structure 4 Manisory machinery and material GRA: Not exceeding 5.5m No. of storey: 2 Structure 3 Structure 4 Anaplanted Landscape & Tree Preservation Plan Scalle: Tree Preservation Plan Scalle: Scalle: Scalle: 1:10000			~ 7	
Man gate 4 loading / unloading bays of 11m × 3.5m for medium/heavy goods vehicle of 11m × 3.5m for medium/heavy goods vehicle of 12m × 3.5m for medium/heav		113.	1111	1
Man gate 4 loading / unloading bays of 11m × 3.5m for medium/heavy goods vehicle of 11m × 3.5m for medium/heavy goods vehicle of 12m × 3.5m for medium/heav	000000000000000000000000000000000000000	TTTTTTT	HIBBITTON	
Man gate 4 loading / unloading bays of 11m × 3.5m for medium/heavy goods vehicle of 11m × 3.5m for medium/heavy goods vehicle of 12m × 3.5m for medium/heav				
Man gate 4 loading / unloading bays of 11m × 3.5m for medium/heavy goods vehicle of 11m × 3.5m for medium/heavy goods vehicle of 12m × 3.5m for medium/heav				
4 loading / unloading bays of 11m x 3.5m for medium/heavy goods vehicle Structure 3 Open shed for storage of construction machinery and material GFA: Not exceeding 5.5m No. of storey: 1 Structure 3 Open shed for storage of construction machinery and material GFA: Not exceeding 150m² (for 1 storey) Height: Not exceeding 6.5m No. of storey: 1 Structure 4 Washtroom GFA: Not exceeding 15m² Height: Not exceeding 15m² Height: Not exceeding 3m No. of storey: 1 2 parking spaces of 7m x 3.5m for private car/light goods vehicle Structure 5 Guard room GFA: Not exceeding 3m No. of storey: 1 2 parking spaces of 7m x 3.5m for private car/light goods vehicle Tree Preservation Plan Figure 4: As-planted Landscape & Tree Preservation Plan Scale: 1:1000		server et en		
Structure 1 Open shed for storage of construction machinery and material GFA: Not exceeding 150m² (for 1 storey) Height: Not exceeding 150m² (for 1 storey) Height: Not exceeding 150m² (for 1 storey) Height: Not exceeding 3m No. of storey: 1 Structure 4 Washroom GFA: Not exceeding 3m No. of storey: 1 Proposed Development: Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1135 (Part), 1135 (Part), 1145 (Part), 1140 (Part), 1141 (Part), 1141 (Part), 1145 (Part), 1155 (Part), 1155 (Part), 1156 (0000000	2858 94	gate
Open shed for storage of construction machinery and material GFA: Not exceeding 150m² (for 1 storey) Height: Not exceeding 6.5m No. of storey: 1 Structure 4 Washroom GFA: Not exceeding 15m² Height: Not exceeding 3m No. of storey: 2 2 parking spaces of 7m × 3.5m for private car/light goods vehicle Grand room GFA: Not exceeding 3m No. of storey: 1 2 parking spaces of 7m × 3.5m for private car/light goods vehicle Guard room GFA: Not exceeding 3m No. of storey: 1 Proposed Development: Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1110 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1145 (Part), 1146 (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1155 (Part), 1155 (Part), 1156 (Part) & 1:1000	200089	Structure I Ancillary site GFA: Not exc Height: Not e	of 11m × 3.5m for medium/heav office ceeding 200m ² (100m ² for G/F & exceeding 6.5m	
2 parking spaces of 7m × 3.5m for private car/light goods vehicle Guard room GFA: Not exceeding 30m² Height: Not exceeding 3m No. of storey: 1 Proposed Development: Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1:1000 Remarks: As-planted Landscape & Tree Preservation Plan Scale: 1:1000	Open shed for storage of const machinery and material GFA: Not exceeding 150m² (for Height: Not exceeding 6.5m)	or 1 storey) Open shed for GFA: Not except Height:	ceeding 195m ² (150m ² for G/F & exceeding 6.5m	
Structure 5 Guard room GFA: Not exceeding 30m² Height: Not exceeding 3m No. of storey: 1 Proposed Development: Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1155 (Part), 1156 (Part) & Scale: 1:1000	2 parking spaces	11/		
Proposed Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & As-planted Landscape & Tree Preservation Plan Scale: 1:1000	Structure 5 Guard room GFA: Not exceeding 30m ² Height: Not exceeding 3m	light goods vehicle		
Material and Ancillary Site Office for a Period of 3 Years at Lots 1103RP (Part), 1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1:1000		Figure 4:	Remarks:	_
1104RP, 1105, 1106 (Part), 1107 (Part), 1131 (Part), 1132 (Part), 1138 (Part), 1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & Tree Preservation Plan Scale: 1:1000				
1139 S.A RP, 1139RP (Part), 1140 (Part), 1141RP, 1142, 1143RP (Part), 1145 (Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1:1000		Tree Preservation Plan	n I	
(Part), 1146 (Part), 1153 (Part), 1154RP (Part), 1155 (Part), 1156 (Part) & 1:1000		Scale:		
1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.		1:1000		
	1169RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.			

