

2023年 8月 31日

Appendix I of RNTPC  
Paper No. A/NE-FTA/235

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

This document is received on 31 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.

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

2302333 24/8 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-F7A/235
	Date Received 收到日期	31 AUG 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 )

HING SHING ENGINEERING & TRADING CO. LIMITED 興盛工程貿易有限公司

### 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 )

PlanPlus Consultancy Limited 思雋顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1878.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1416.2 ..... 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)	..... 271.8 ..... 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	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specific Uses" annotated "Port Back-up Uses"
(f) Current use(s) 現時用途	Warehouse for Construction Materials and Equipment  (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 16/08/2023 & 17/08/2023 (DD/MM/YYYY)<sup>&</sup>  
於16/08/2023 & 17/08/2023(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  
16/08/2023 (DD/MM/YYYY)<sup>&</sup>  
於 16/08/2023 (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，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))**

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積

..... 1170.5 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積

..... 708.1 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目

..... 3 .....

Proposed domestic floor area 擬議住用樓面面積

..... NA .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積

..... 1416.2 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積

..... 1416.2 .....sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Structure 1: Warehouse and Ancillary Office (with maximum height of not more than 6m) .....

Structure 2: Warehouse (with maximum height of not more than 6m) .....

Structure 3: Warehouse (with maximum height of not more than 6m) .....

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

..... 3 .....

Motorcycle Parking Spaces 電單車車位

..... NA .....

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

..... NA .....

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

..... NA .....

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

..... NA .....

Others (Please Specify) 其他 (請列明)

..... NA .....

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

..... NA .....

Coach Spaces 旅遊巴車位

..... NA .....

Light Goods Vehicle Spaces 輕型貨車車位

..... 1 .....

Medium Goods Vehicle Spaces 中型貨車車位

..... NA .....

Heavy Goods Vehicle Spaces 重型貨車車位

..... NA .....

Others (Please Specify) 其他 (請列明)

..... NA .....

Proposed operating hours 擬議營運時間

The operation hours for the Proposed Development are from 9:00 am to 6:00 pm, from Mondays to  
 Fridays. No operation will take place on weekends and on 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           No 否	<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 Access Road from/to Man Kam To Road <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           No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Demolish the existing premise of structure 1 that falls outside the ..... Application Site. (Please refer to the Annex 1 of the Planning Statement) ..... <input type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是           No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		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"/>
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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>There is no tree within the site</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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

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

Please refer to the Planning Statement



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Signature  
簽署

  
KENNITH CHAN

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

MANAGING DIRECTOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

PlanPlus Consultancy Limited

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

Date 日期

21/8/2023

..... (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 No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
Site area 地盤面積	1878.6 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 271.8 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17
Zoning 地帶	"Other Specific Uses" annotated "Port Back-up Uses"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,416.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.75 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA m 米 <input type="checkbox"/> (Not more than 不多於)	
		NA Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	37.7 % <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		3
	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) <hr/>		3 - - - - -
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>		- - 1 - - -

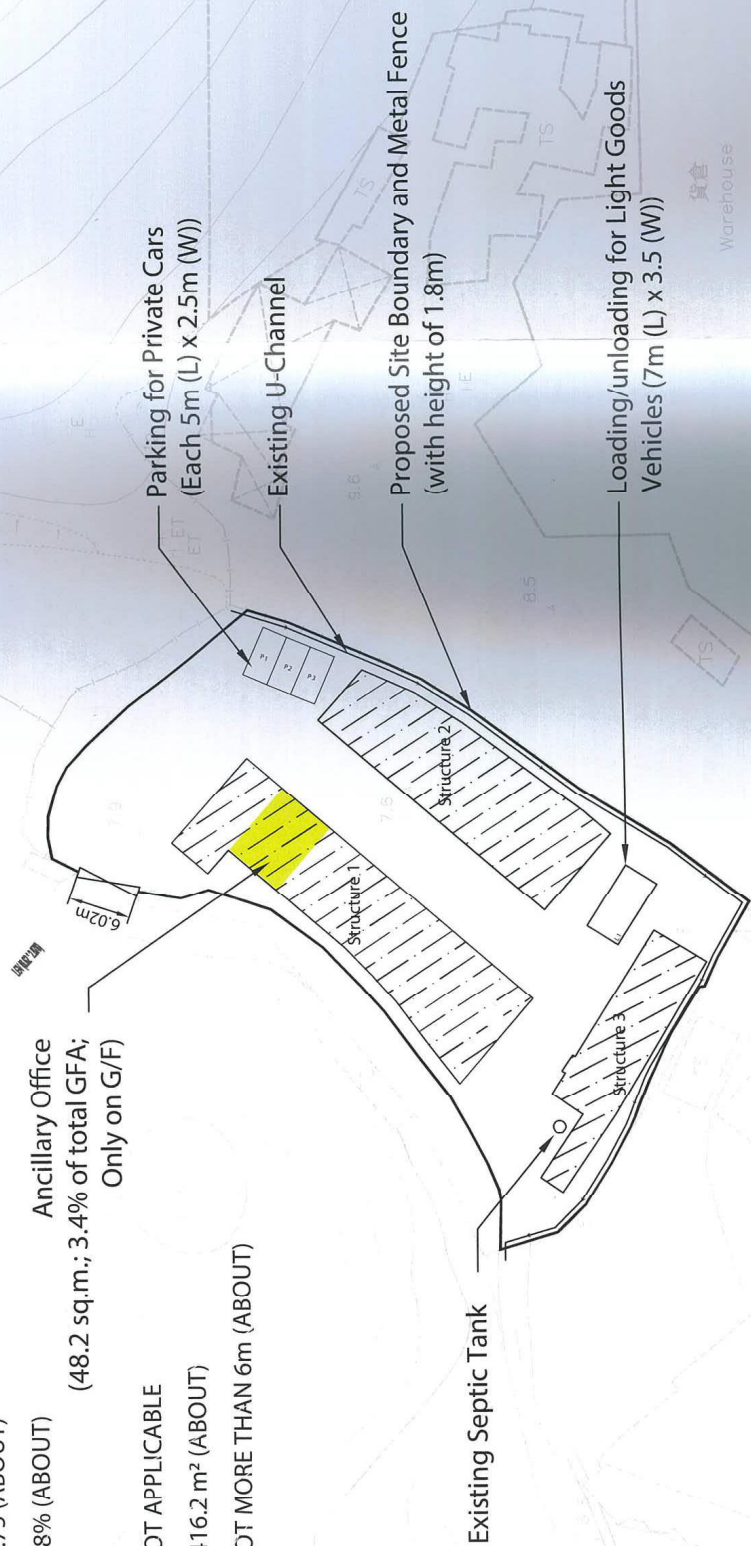
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
Swept Path Analysis		
<b><u>Reports 報告書</u></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。

# DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,878.6 m <sup>2</sup> (ABOUT)
COVERED AREA	: 708.1 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,170.5 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.75 (ABOUT)
SITE COVERAGE	: 38% (ABOUT)
NO. OF STRUCTURE	: 3
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	1416.2 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	NOT MORE THAN 6m (ABOUT)
NO. OF STOREY	2
Ancillary Office (48.2 sq.m.; 3.4% of total GFA; Only on G/F)	



Structure 1 (Warehouse and Ancillary Office): 6m (Height); 321.5 sq.m (Covered Area); 2 Storeys  
 Structure 2 (Warehouse): 6m (Height); 252.8 sq.m (Covered Area); 2 Storeys  
 Structure 3 (Warehouse): 6m (Height); 133.8 sq.m (Covered Area); 2 Storeys



PROJECT  
 Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories  
 DRAWING TITLE  
 Layout Plan

## GENERAL NOTES

JOB NO.	PLG-10148
DWG NO.	-
SCALE	1:500 @ A3
REV.	-
DRAWN	WL
DATE	20230815



Date : 24<sup>th</sup> August 2023  
Our Ref. : PPC/PLG/10148/L001

Town Planning Board Secretariat,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

**Attention: The Secretary of the Town Planning Board**

**By Email & By Hand**

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories**

Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), we act on behalf of HING SHING ENGINEERING & TRADING CO. LIMITED, the Applicant, and hereby submit a planning application to the Town Planning Board for proposed temporary warehouse for construction materials and equipment for a period of 3 years at lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories.

The Applicant has opted for soft copy submission. Enclosed herewith, please find the following documents for your review and further processing:

- i. A signed original copy of the completed Application Form (No. S16-III) together with Particulars of Applicant and Authorised Agent;
- ii. A copy of the ownership record from the Land Registry;
- iii. A copy of the notification given to the "current landowner(s)";
- iv. A Signed Original Authorisation Letter from the Applicant; and
- v. 4 hard copies of the Planning Statement and Supplementary Information.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



---

Kennith Chan  
Managing Director

Encl -As above  
c.c. -The applicant



**Section 16 Planning Application for the Proposed Temporary Warehouse for  
Construction Materials and Equipment for a Period of 3 Years at  
Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land,  
Fu Tei Au, Sheung Shui, New Territories**

**Planning Statement**

Prepared by  
Planning Consultant : PlanPlus Consultancy Limited

**August 2023**  
Reference : PPC-PLG-10148  
Report : Version 1.0

## **EXECUTIVE SUMMARY**

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (“**the Board**”) on behalf of the Applicant in support of a Section 16 planning application for the Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years (“**the Proposed Development**”) at Lot No. 188 (Part) in D.D. 52 and the adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories (“**the Site**”). The Site falls within the “Other Specific Uses” annotated “Port Back-up Uses” (“**OU(PBU)**”) zone according to the Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17 (“**the OZP**”). According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use in the “OU(PBU)” zone which requires permission from the Board. Meanwhile, the covering Notes of the OZP state that “*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board*”. A planning application is therefore submitted by the Applicant for the Proposed Development on a temporary basis of maximum 3 years. The Site is covered by two previous applications (Application No. A/NE-FTA/70 and A/NE-FTA/93) for similar uses by a different applicant, which were approved by the Board on 11.11.2005 and 5.6.2009 respectively.

The Site has a total area of about 1,878.6m<sup>2</sup>, including approximately 271.8m<sup>2</sup> of Government Land (about 14.5% of the Site), to be occupied by 3 two-storey temporary structures with a maximum building height of not more than 6m and a total Gross Floor Area (“**GFA**”) of about 1416.2m<sup>2</sup>, in which about 3.4% (i.e. 48.2m<sup>2</sup>) of the total GFA will be designated as an ancillary office. The Proposed Development will provide 3 parking spaces for private cars and a loading/unloading bay for light goods vehicles (“**LGVs**”). The operation hours of the Proposed Development will be from 9:00 am to 6:00 pm from Mondays to Fridays. No operation will be carried out on weekends and public holidays. The Site can be accessed from Man Kam To Road via a local access road.

The Proposed Development is fully supported by the planning justifications below:

- The Proposed Development is not in conflict with the planning intention of “OU(PBU)” zone;
- The Proposed Development will not jeopardise the long-term development and planning of Lo Wu/Man Kam To Comprehensive Development Node;
- The Proposed Development supports future major developments in the Northern Metropolis;
- The Proposed Development is not incompatible with the surrounding uses; and
- The Proposed Development would not result in any adverse traffic, landscape, visual, drainage, sewage and noise impacts.

Based on the above justifications, we sincerely hope that the Board can give sympathetic consideration to this Application.

## **內容摘要**

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界虎地坳丈量約份第 52 約地段第 188 號（部分）及毗連的政府土地作擬議臨時貨倉存放建築材料及設備（為期三年）（下稱「擬議發展」）。申請地點位於《虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17》的「其他指定用途」註明「港口後勤用途」地帶之內。根據大綱草圖有關「其他指定用途」註明「港口後勤用途」地帶的土地用途表，「貨倉（危險品倉庫除外）」屬第二欄用途，須先向城規會申請准許。根據大綱草圖的《註釋》，「任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可」，申請人遂向城規會遞交是次規劃申請。申請地點與先前由另一申請人提交的申請（申請編號 A/NE-FTA/70 及 A/NE-FTA/93）屬同一地點及類近用途，並分別於 2005 年 11 月 11 日及 2009 年 6 月 5 日獲城規會批准。

申請地點地盤面積約 1,878.6 平方米，包括約 271.8 平方米（佔總地盤面積約 14.5%）的政府土地，將設置三個兩層高（高度不超過六米）的臨時構築物，總樓面面積約為 1416.2 平方米，當中總樓面面積的 3.4%（約 48.2 平方米）會用作附屬辦公室。擬議發展將提供三個私家車車位及一個輕型貨車車位供上落貨使用。擬議發展營運時間為星期一至五上午九時至下午六時，週末及公眾假期休息。申請地點可以從文錦渡路經一條區內通道前往。

擬議發展有充分的理據支持，包括以下規劃考量因素：

- 擬議發展不違反「其他指定用途」（註明「港口後勤用途」）地帶的規劃意向；
- 擬議發展項目不會妨礙羅湖/文錦渡綜合發展樞紐的長遠發展和規劃；
- 擬議發展支援未來北部都會區的大型發展；
- 擬議發展的用途與附近發展相容；以及
- 擬議發展不會為附近環境帶來不良的交通、景觀、視覺、排水、排污和噪音影響。

鑑於擬議發展符合上述的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。



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## **1. INTRODUCTION**

### **1.1 Background & Purpose**

- 1.1.1 We have been commissioned by HING SHING ENGINEERING & TRADING CO. LIMITED (**"the Applicant"**) to prepare and submit, on their behalf, this planning application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years (**"the Proposed Development"**) at Lot No. 188 (Part) in D.D. 52 and the adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories (**"the Site"**) under Section 16 of the Town Planning Ordinance (**"the Ordinance"**).
- 1.1.2 The Site falls entirely within an area zoned as "Other Specific Uses" annotated "Port Back-up Uses" (**"OU(PBU)"**) under the Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17 (**"the OZP"**). According to the Notes of the OZP, 'Warehouse (excluding Dangerous Goods Godown)' is a Column 2 use in the "OU(PBU)" zone which requires permission from the Town Planning Board (**"the Board"**). Meanwhile, the covering Notes of the OZP states that *"temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board"*.
- 1.1.3 The purpose of this planning application is to seek approval from the Board on behalf of the Applicant for the establishment of a Proposed Development for a Period of 3 Years at the Site.

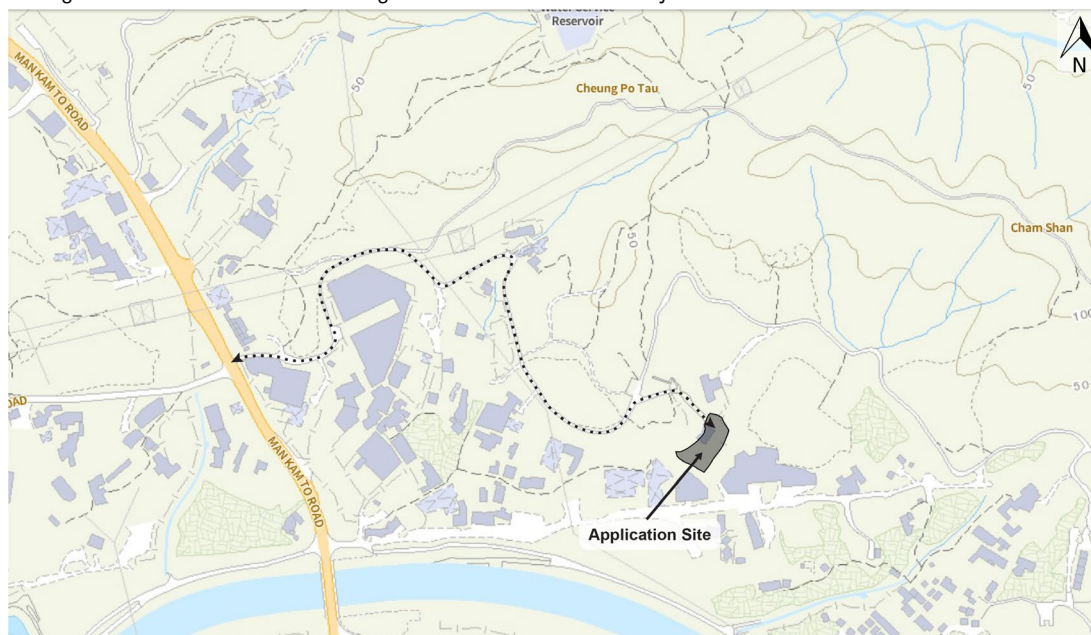
### **1.2 Structure of the Planning Statement**

- 1.2.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.
- 1.2.2 **Chapter 1** is the above introduction outlining the purpose of the current application. **Chapter 2** gives the background details of the Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview of the planning context of the Site. **Chapter 4** explains the development proposal and technical aspects of the Proposed Development. Finally, justifications for approval of the application are provided in **Chapter 5**, and the planning submission is summarised in **Chapter 6**.

## 2. THE SITE AND ITS SURROUNDINGS

### 2.1 Current Condition of the Site

- 2.1.1 The Site occupies an area of about 1,878.6m<sup>2</sup>, including approximately 271.8m<sup>2</sup> of Government Land (about 14.5% of the Site). It is located in Fu Tei Au in Sheung Shui, east of the Man Kam To Road and north of Ng Tung River. **Figure 1** shows the location of the Site. The vehicular access to the Site utilises an existing local access road off Man Kam To Road, where there is major traffic approaching either from Man Kam To Immigration Control Point or Sheung Shui New Town via Jockey Club Road and Po Shek Wu Road.



**Figure 1** Location Plan (for indicative purposes only)

- 2.1.2 The majority of the Site is currently covered with hard pavement (91.9% of the Site; **Appendix 3** refers) and comprises 3 temporary structures. No existing trees can be found within the Site.



## 2.2 Surrounding Context

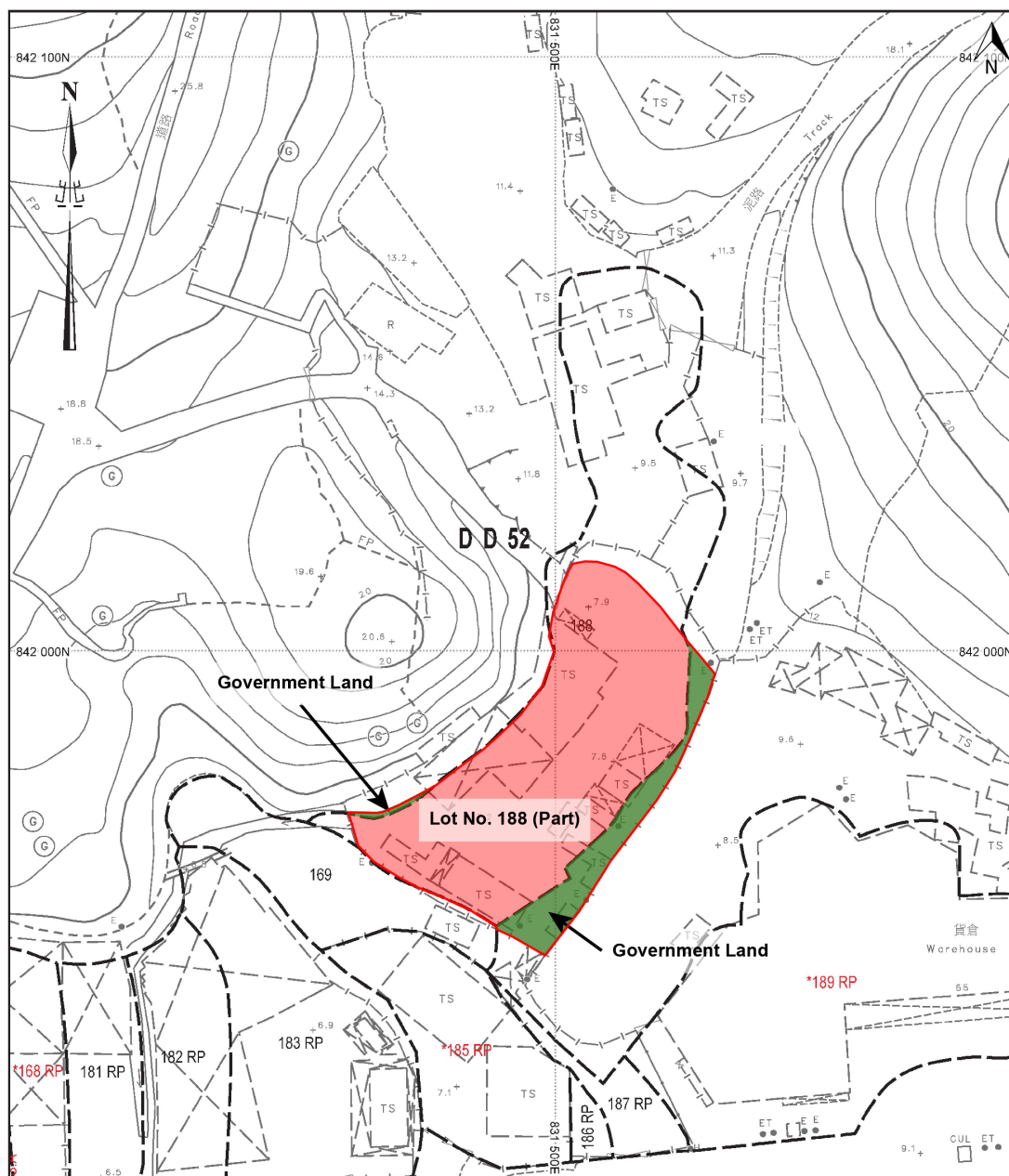
- 2.2.1 The surrounding areas predominantly comprise warehouses, workshops, open storage facilities, vacant government land that extended across Cedar Hill (Cham Shan). To the south of the Site are warehouses, workshops, storage facilities and open storage sites. To its further northeast and northwest are government land with scattered clusters of tombs (**Figure 2** refers). The local access road mainly serves a few warehouses and storage yards in the vicinity. The traffic along the road is therefore minimal.



**Figure 2** Satellite Image for the Site's Surrounding (for indicative purposes only)

## 2.3 Site Status

- 2.3.1 The Site covers Lot No. 188 (Part) in D.D. 52 and adjoining Government Land (**Figure 3** refers). The Applicant is not a “current landowner” but has taken reasonable steps to give notification to the current landowner(s) about the Application by posting notice at the Site and publishing notice of the application in local newspaper according to the TPB Guideline (TPB PG-No.31A).



**Figure 3** The Site on Lot Index Plan (Source: Lands Department)

### 3. PLANNING CONTEXT

#### 3.1 Statutory Planning Context

- 3.1.1 Including the part of Government Land, the Site entirely falls within the “OU(PBU)” zone under the OZP (Figure 4 refers). The “OU(PBU)” zone is primarily intended to “*accommodate the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicles, including container trailers and tractors, and other port back-up uses.*”
- 3.1.2 ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use of the “OU(PBU)” zone, which requires planning permission from the Board. Considering the temporary nature of the Proposed Development, the Board may grant planning permission (with or without conditions) under section 16 of the Ordinance. Given that two planning applications were previously approved by the Board in 2005 and 2009, a sympathetic consideration is therefore sought.

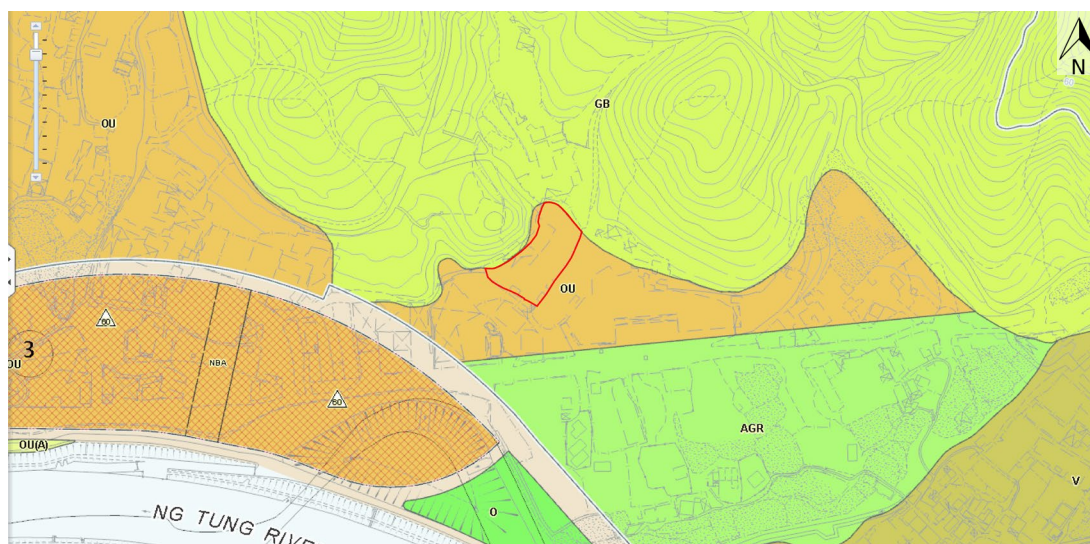


Figure 4 Extract of the OZP (Source: Statutory Planning Portal)

#### 3.2 Long-Term Planning of the New Territories North Development

- 3.2.1 According to the Northern Metropolis Development Strategy, the Lo Wu/Man Kam To Comprehensive Development Node (“LW/MKT CDN”) is designated as a potential area for comprehensive commercial/residential developments, which accommodates approximately 80,000 residential units in the long run. As suggested in the Final Recommendation of the “Hong Kong 2030+ Study”, the LW/MKT CDN will be further expanded to connect the existing Fanling/Sheung Shui New Town and the planned New Territories North New Town. While the development is still in its initial stages, the Site can be allocated for temporary, contributing to the optimal utilization of scarce land resources.
- 3.3 Previous Applications in the Application Site
- 3.3.1 Two planning applications submitted by a different applicant for temporary uses, involving the storage of materials of a similar nature, have been previously approved by the Board. The current application boundary remains largely the same as the two previous applications but excludes the area zoned as “Green Belt” (“GB”). The details are shown below in Table 1.



**Table 1 Previous Planning Applications within the Site**

No.	Application No.	Applied Use	Zones	Decision by the Board
1	A/NE-FTA/70	Temporary Open Storage of Construction Materials and Equipment for a Period of 3 Years	"OU(PBU)" "GB"	Approved with condition(s) on a temporary basis on 11.11.2005 (Revoked on 11.11.2006)
2	A/NE-FTA/93	Temporary Open Storage for a Period of 3 Years	"OU(PBU)" "GB"	Approved with condition(s) on a temporary basis on 5.6.2009 (Revoked on 5.9.2009)

3.3.2 The Board granted their approvals with conditions mainly based on the following considerations: the proposed development was generally in line with the planning intention of the "OU(PBU)" zone; the development under application was not entirely incompatible with the surrounding land uses; there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments or the implementation of approval conditions.

**3.4 The Applicant is acutely aware of the history involving previous applications submitted by a different applicant, which were subsequently revoked twice. Hence, the Applicant is committed to proactively address any departmental comment that may arise prior to the Board's consideration of the approval and comply with all approval conditions imposed. In addition, the Applicant is willing to exclude the "GB" area as compared to the previous applications to minimise any potential adverse impacts to the surrounding area.**  
**Approved Planning Applications**

3.4.1 Nine applications for temporary warehouses/warehouses in the "OU(PBU)" zone on the same OZP were approved with conditions by the Board. The list of similar applications is shown in **Table 2** below.

**Table 2 Approved Applications of the Similar Uses on the Same OZP**

No.	Application No.	Applied Use	Zone(s)	Decision by the Board
1	A/NE-FTA/48	Warehouses & Ancillary Facilities	"OU(PBU)"	Approved with condition(s) on 3.1.2003
2	A/NE-FTA/124	Proposed Temporary Warehouse Facilities with Ancillary Car Parking for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 19.4.2013 (Revoked on 19.10.2013)
3	A/NE-FTA/154	Temporary Goods Distribution and Storage Use for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 9.10.2015 (Revoked on 9.1.2018)
4	A/NE-FTA/155	Proposed Warehouse (Excluding Dangerous Goods)	"OU(PBU)" "Open Storage" ("OS")	Approved with condition(s) on 23.10.2015
5	A/NE-FTA/157	Proposed Warehouse (Excluding Dangerous Goods Godown)	"OU(PBU)"	Approved with condition(s) on 20.11.2015
6	A/NE-FTA/158	Proposed Temporary Warehouse and Storage of Clothing with Ancillary Facilities for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 4.3.2016 (Revoked on 4.12.2016)
7	A/NE-FTA/189	Proposed Temporary Logistics Warehouse for a Period of 3 Years	"OU(PBU)" "Agriculture" ("AGR") "GB"	Approved with condition(s) on a temporary basis on 17.5.2019 (Revoked on 17.10.2021)

**Planning Statement**

8	A/NE-FTA/203	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 23.7.2021 (Revoked on 23.1.2023)
9	A/NE-FTA/211	Proposed Temporary Logistics Warehouse for a Period of 3 Years	"OU(PBU)" "AGR"	Approved with condition(s) on a temporary basis on 4.3.2022

- 3.4.2 The similar applications are wholly/partly within the "OU(PBU)" zones in the same OZP. They were approved with conditions by the Board, mainly based on the following considerations: the temporary warehouses are considered generally not in conflict with the planning intention of the "OU(PBU)" zone; the proposed use was not entirely incompatible with the surrounding land uses; there were no major adverse departmental comments and local objections, or they could be addressed through impact assessments or the implementation of approval conditions.
- 3.4.3 The planning circumstance of the current Application is similar to those approved applications. Approval of the Application would be in line with the Committee's previous decisions.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Development Scheme

- 4.1.1 The Proposed Development, as shown in the Layout Plan in **Appendix 1**, consists of 3 temporary structures for warehouses, an ancillary office located within the Structure 1, three parking spaces for private cars and a loading/unloading bay for light goods vehicles (“LGVs”). The development parameters of the Proposed Development are summarised in **Table 3** below.

**Table 3 Major Development Parameters**

Site Area	About 1,878.6m <sup>2</sup> (including about 271.8m <sup>2</sup> of Government Land)
No. of Structures	3 (Enclosed)
Total Gross Floor Area (GFA)	About 1,416.2m <sup>2</sup>
Warehouse (Structure 1)	About 594.8m <sup>2</sup> (42.0%)
Warehouse (Structures 2)	About 505.6m <sup>2</sup> (35.7%)
Warehouse (Structure 3)	About 267.6m <sup>2</sup> (18.9%)
Ancillary Office	About 48.2m <sup>2</sup> (3.4%)
Site Coverage	About 37.7%
Maximum Building Height	Not more than 6m
No. of Storeys of Each Structure	2 Storeys
No. of Parking Spaces for Private Cars	3
No. of Loading/Unloading Bay for LGVs (7m x 3.5m)	1

- 4.1.2 The proposed warehouses will be built with aluminium frame and corrugated steel. The Site is currently paved with concrete (accounting for 91.9% of the site area; See **Appendix 3**). While the unpaved area of the Site will be paved with concrete for the provision of car parking spaces (See **Appendix 3**). There will be no change in site level. A 1.8m high wire metal fence will be erected along the site boundary to separate it from the neighbouring site. Details refer to **Appendix 1**.

### 4.2 Operation Arrangement

- 4.2.1 The warehouses function as storage spaces for various construction materials and small construction equipment, including corrugated steel plates (坑板), steel I-beams (工字樑), cement, helmets, drills, blower fans (寶路華/小型軸流風機), hammers, measuring tapes, etc. No explosive or dangerous goods will be stored inside the warehouses.
- 4.2.2 The operation hours for the Proposed Development are from 9:00 am to 6:00 pm, from Mondays to Fridays. No operation will take place on weekends and on public holidays. An average of two staff members are expected during operation hours. No sales activities will be conducted on the Site.
- 4.2.3 The Applicant will strictly adhere to all relevant licensing requirements concerning fire safety, hygiene, drainage, and noise nuisance upon obtaining the planning permission from the Board.

### 4.3 Traffic Arrangements

- 4.3.1 The Proposed Development will provide a loading/unloading bay for LGVs and three parking spaces for private cars (1 for the Applicant's internal use and 2 for visitors) to meet operational needs. The stored construction materials and equipment are small in size so heavy goods vehicles are not required for logistics. Vehicles will enter and/or exit the Site through the designated ingress/egress point, as shown in **Appendix 2**. The Site is surrounded by vacant land and warehouses with low traffic, and queueing of vehicles outside

the Site is unlikely. A Swept Path Analysis is attached at **Appendix 2** to demonstrate the smooth manoeuvring of vehicles to/from Man Kam To Road, along the local access and within the Site.

- 4.3.2 The Proposed Development is expected to have an insignificant traffic impact on the adjacent road network. There will be a maximum of five roundtrips per week for delivering construction materials and equipment. Additionally, the Applicant will commute daily, resulting in another five roundtrips on maximum per week. Furthermore, there will be a visitor maximum per week, generating an additional roundtrip maximum per week. Therefore, the Site is estimated to generate a total of 11 roundtrips per week, equivalent to approximately 2.2 roundtrips per day (assuming 5 working days per week) (**Table 4** refers). The estimated maximum traffic attraction and generation of the Proposed Development are minimal. Thus, no adverse traffic impact on Man Kam To Road and local access road is anticipated.

**Table 4 Estimated Traffic Figures for the Proposed Development**

Type of Vehicles	Maximum No. of Vehicles / Day
No. of LGV (in)	1
No. of LGV (out)	1
No. of Private Cars (in)	1.2 (1 vehicle for the Applicant's daily commute and 1 vehicle for visitors per week)
No. of Private Cars (out)	1.2 (1 vehicle for the Applicant's daily commute and 1 vehicle for visitors per week)

Note: The number of traffic attraction and generation of the Proposed Development are 9 am to 6 pm from Mondays to Fridays (excluding weekends and public holidays).

#### 4.4 Environmental Aspect

The nature of the Proposed Development is non-polluting industrial use and would not generate any contaminated waste. In terms of drainage and sewage aspects, the level difference of the Site would not be altered, and the existing U-channel and septic tank are located within the Site as marked in the Layout Plan (**Appendix 1** refers). In terms of noise impacts, given the storage nature of warehouse operation, no mechanical equipment will be involved during operation, hence no noise impact is anticipated on the surroundings.

## **5. PLANNING JUSTIFICATIONS**

### **5.1 Not in Conflict with the Planning Intention of “OU(PBU)” Zone**

5.1.1 The Proposed Development does not conflict with the planning intention of “OU(PBU)” zone. According to the OZP, the “OU(PBU)” zone is *“primarily for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicles, including container trailers and tractors, and other port back-up uses”*, which provides *“range of services to facilitate cross-boundary trades”*.

5.1.2 The Proposed Development can be viewed as a complementary facility linked to cross-boundary trade. Due to the proximity to Man Kam To Control Point, the Proposed Development can provide a storage for construction materials import from Shenzhen via Man Kam To Control Point. This functional synergy highlights the compatibility of the Proposed Development with the activities accommodated in the “OU(PBU)” zone and indicates no conflict with the planning intention, provided that the Proposed Development does not generate any adverse impacts on drainage, traffic, sewage or the surrounding environment.

### **5.2 Not Jeopardising the Long-Term Development and Planning of Lo Wu/Man Kam To Comprehensive Development Node (LW/MKT CDN)**

5.2.1 While recognising the evolving development context surrounding the Site, it is crucial to emphasize that the progress of the LW/MKT CDN is still in its initial stages. The official plan for this project remains speculative at this point. Subsequent to the study, there will be the statutory plan-making process, additional technical studies, and the construction of necessary infrastructure. Considering these factors, it is anticipated that the realization of the LW/MKT CDN development could span at least another decade. Therefore, the Proposed Development, being of a temporary nature, would not compromise the long-term planning of the Site or any ongoing developments currently underway in the vicinity of the Site.

### **5.3 Supporting Future Major Developments in the Northern Metropolis**

5.3.1 The Northern Metropolis Strategy is initiating significant large-scale developments in the northern and western New Territories over the next two decades. These developments encompass substantial infrastructure and housing projects, such as the MTR Northern Link, San Tin Technopole, and the New Development Areas (“NDAs”) of Kwu Tung North/Fanling North. Growth in demand for construction materials and equipment is expected, particularly due to the ongoing development of the Kwu Tung North/Fanling North NDAs since 2018.

5.3.2 Positioned in close proximity to the two NDAs, the Proposed Development can act as the role of a convenient supplier and storage facility for construction materials and equipment, supporting the progress of the developments in these areas. Its advantageous location allows for the timely delivery of these materials and equipment directly to the construction sites, thus expediting the advancement of infrastructure and development in the Northern Metropolis.

### **5.4 Not Incompatible with the Surrounding Uses**

5.4.1 The Proposed Development demonstrates compatibility with the surrounding uses. The Site is surrounded by rural areas interspersed with warehouses, storage facilities and vacant/operating open storage yards. This blending of industrial and storage-related uses within the rural landscape creates a distinctive and



dynamic environment. Therefore, the Proposed Development is regarded as harmonious with the adjacent areas and not incompatible with the existing surroundings.

## **5.5 No Adverse Traffic, Landscape, Visual, Drainage, Sewage and Noise Impacts Anticipated**

5.5.1 The Proposed Development would not lead to any unfavourable changes in the surrounding areas. As discussed in Chapter 4, the traffic generated by the Proposed Development is considered minimal thus adverse traffic impacts are not anticipated. The Applicant is also dedicated to ensuring sufficient space for manoeuvring within the Site. As there is no tree at the Site, and the proposed building height is compatible with the surrounding areas, no landscape and visual impacts will be anticipated. Additionally, the nature of the Proposed Development is non-polluting industrial use and would not generate any contaminated waste. The warehouse operation will not create drainage, sewage and noise impacts on the surroundings, demonstrating the Proposed Development is technically feasible.

5.5.2 The Applicant is fully committed to diligently implementing necessary measures in response to any departmental comments raised and complying with all approval conditions in a timely manner. It demonstrates the Applicant's proactive approach to ensuring a comprehensive and thoughtfully considered development proposal.

## **6. CONCLUSION**

6.1.1 This Planning Statement serves to provide information and planning justifications in support of the Proposed Development. As detailed in the previous chapters, the Proposed Development is well justified on the grounds that:

- The Proposed Development is not in conflict with the planning intention of the “OU(PBU)” zone;
- The Proposed Development will not jeopardise the long-term development and planning of Lo Wu/Man Kam To Comprehensive Development Node;
- The Proposed Development supports future major developments in the Northern Metropolis;
- The Proposed Development is not incompatible with the surrounding uses; and
- The Proposed Development would not result in any adverse traffic, landscape, visual, drainage, sewage and noise impacts.

6.1.2 To conclude, we sincerely wish that the Board can give sympathetic consideration to this Application.


**August 2023**  
**PlanPlus Consultancy Limited**

## **Appendix 2**


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### **Manoeuvring of Vehicles to/from Man Kam To Road and Swept Path**

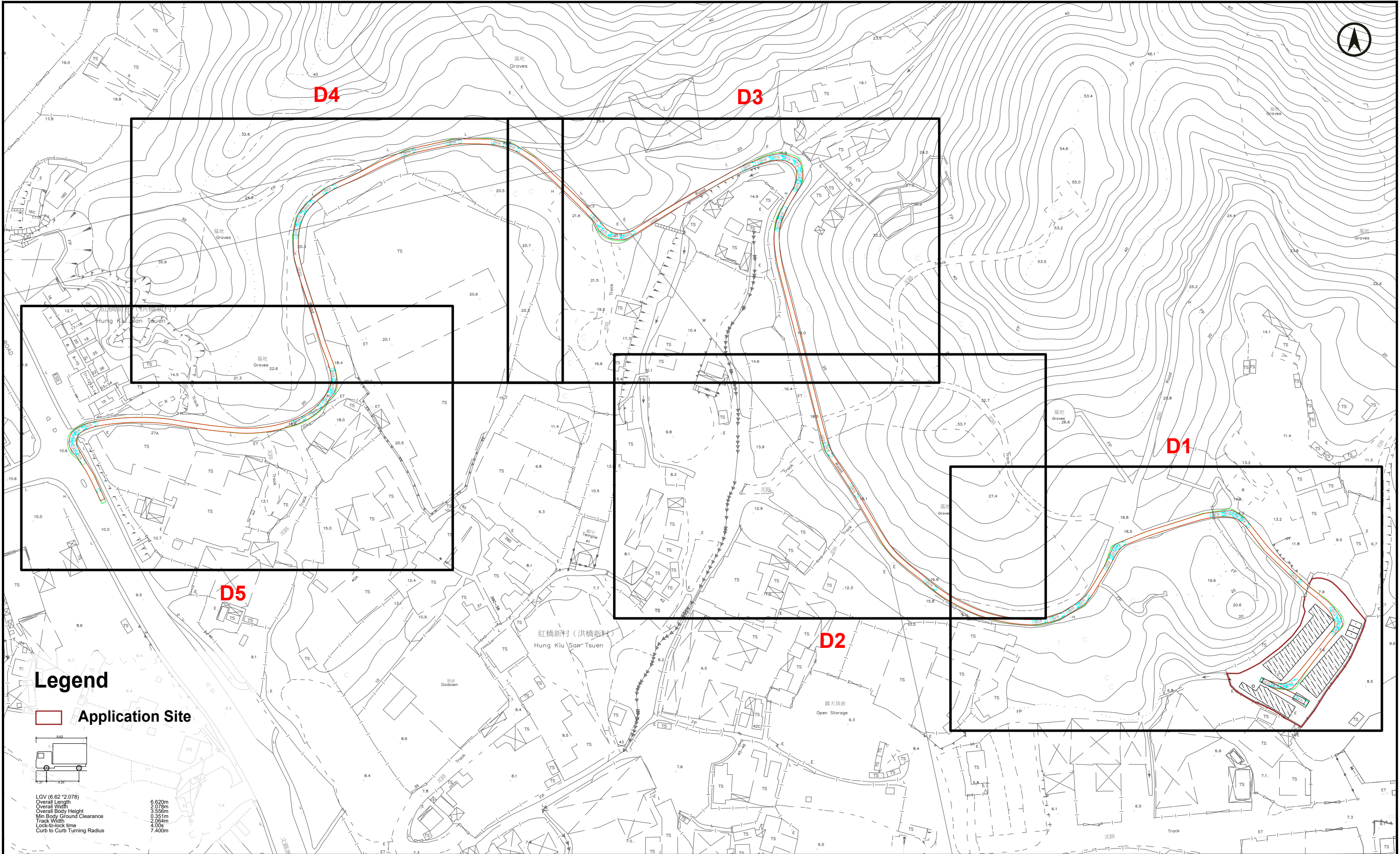


	PROJECT	GENERAL NOTES		JOB NO. PLG-10148	
	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories			DWG NO. -	
	DRAWING TITLE	Swept Path Analysis - Application Site (Private Car In)		SCALE NTS	REV. -
				DRAWN KW	DATE 20230817



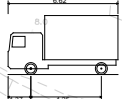
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	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories						DWG NO. -		
	DRAWING TITLE						SCALE	REV.	
	Swept Path Analysis - Application Site (Private Car Out)						NTS	-	
								DRAWN KW	DATE 20230817





**Legend**

Application Site



LGV (6.62 \* 2.078)  
Overall Length 6.620m  
Overall Width 2.078m  
Overall Body Height 3.558m  
Min Body Ground Clearance 0.351m  
Track Width 2.064m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 7.400m



**PROJECT**  
Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

**DRAWING TITLE**  
Swept Path Analysis from the Application Site to Man Kam To Road

**GENERAL NOTES**  
-

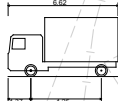
JOB NO. PLG-10148	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230817





**Legend**

Application Site



LGV (6.62 \* 2.078)  
Overall Length 6.620m  
Overall Width 2.078m  
Overall Body Height 3.525m  
Min Body Ground Clearance 0.351m  
Track Width 2.064m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 7.400m



PROJECT  
Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

DRAWING TITLE  
Swept Path Analysis from the Application Site to Man Kam To Road - D1

GENERAL NOTES  
-

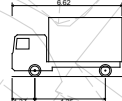
JOB NO.	PLG-10148
DWG NO.	-
SCALE	NTS
REV.	-
DRAWN	KW
DATE	20230817





**Legend**

 **Application Site**



LGV (6.62 \* 2.078)  
Overall Length 6.620m  
Overall Width 2.078m  
Overall Body Height 3.525m  
Min Body Ground Clearance 0.351m  
Track Width 2.064m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 7.400m



**PROJECT**  
Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

**DRAWING TITLE**  
Swept Path Analysis from the Application Site to Man Kam To Road - D2

**GENERAL NOTES**  
-

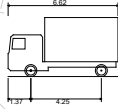
JOB NO. PLG-10148	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230817





**Legend**

Application Site



LGV (6.62 \* 2.078)  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Curb to Curb Turning Radius



PROJECT  
Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

DRAWING TITLE  
Swept Path Analysis from the Application Site to Man Kam To Road - D3

GENERAL NOTES  
-

JOB NO. PLG-10148  
DWG NO. -  
SCALE NTS  
REV. -  
DRAWN KW  
DATE 20230817





(洪橋新村)  
San Tsuen

**Legend**  
Application Site

LGV (6.62 \* 2.078)  
Overall Length 6.620m  
Overall Width 2.078m  
Overall Body Height 3.555m  
Min Body Ground Clearance 0.351m  
Track Width 2.064m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 7.400m

墓地  
Graves



**PROJECT**  
Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

**DRAWING TITLE**  
Swept Path Analysis from the Application Site to Man Kam To Road - D4

**GENERAL NOTES**  
-

JOB NO. PLG-10148	
DWG NO. -	
SCALE NTS	REV. -
DRAWN KW	DATE 20230817











Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories



Spot 1



Spot 2



Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories



Spot 3



Spot 4





Spot 5



Spot 6





Spot 7



Spot 8





Spot 9



Spot 10





Spot 11



Spot 12





Spot 13



Spot 14



Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories



Spot 15



Spot 16





Spot 17



Spot 18





Spot 19



Spot 20





Spot 21



Spot 22

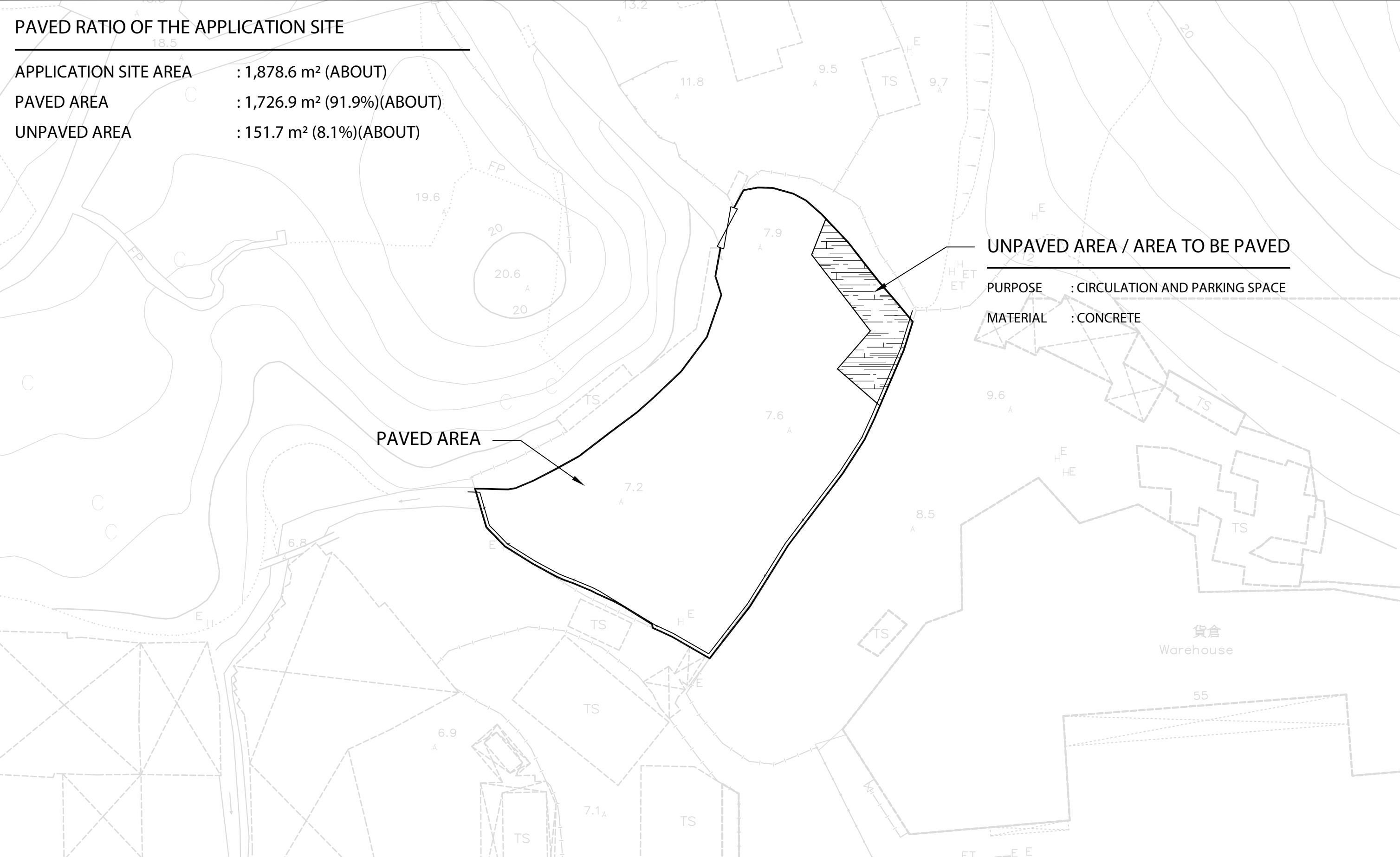
## **Appendix 3**

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### **Paved and Unpaved Areas**

PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,878.6 m² (ABOUT)  
PAVED AREA : 1,726.9 m² (91.9%)(ABOUT)  
UNPAVED AREA : 151.7 m² (8.1%)(ABOUT)



UNPAVED AREA / AREA TO BE PAVED

PURPOSE : CIRCULATION AND PARKING SPACE  
MATERIAL : CONCRETE

	PROJECT	GENERAL NOTES -		JOB NO. PLG-10148	
	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories			DWG NO. -	
	DRAWING TITLE			SCALE 1:500 @ A3	REV. -
	PLG-10148_Paved and Unpaved Areas			DRAWN WL	DATE 20230817





Date : 13 October 2023  
Our Ref. : PPC/PLG/10148/L03

Town Planning Board Secretariat,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories**

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**Planning Application No. A/NE-FTA/235 under Section 16 of the Town Planning Ordinance**


**Submission for Further Information 1**

We refer to the departmental comments received via Sha Tin, Tai Po and North District Planning Office, Planning Department in respect of the captioned application. We are writing to submit the attached Responses to Comment Table, being the Further Information ("FI") in support of the Planning Application, for the Town Planning Board's ("the Board") consideration.

The above submissions do not result in a material change of the nature of the captioned application and serve only as a minor clarification. Thus, this FI should be accepted by the Secretary of the Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



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Kennith Chan  
Managing Director

Encl. - As above  
c.c -Ms. LEE Si Wai, Sheren (Town Plnr/North 3), Ms. CHONG Yuen Ting, Amy (Asst Town Plnr/North 1), Mr. AU Wing Leuk, Markie (Town Planning Grad/North 3) – by email

### Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
<b>1. Comments from Lands Department (Received on 28.9.2023)</b>		
1.	No consent is given for inclusion of Government Land (GL) (about 271.8 square metre as mentioned in 3(c) of the application form) for the proposed use. The actual occupation area does not tally with the application site. The adjoining GL, either it is included in the application site or outside, are fenced off without approval from this office. Any occupation of GL without Government's prior approval is an offence. The lot owner(s)/the applicant should immediately cease the occupation of GL and this office reserves the rights to take necessary land control action against the illegal occupation of GL without separate notice;	Noted. The applicant is in the process of clearing the possessions on the fenced off GL. The applicant will actively liaise with the Lands Department to submit the relevant land application(s) (i.e. Short-term Tenancy) once the planning permission is granted.
2.	There are unauthorized structures detected both within and outside the application site. Part of the existing structure extended from the application lot to the adjoining GL outside the application site as mentioned above. The lot owner(s) should immediately rectify the lease breaches and this office reserves the right to take necessary lease enforcement action against the lease breaches without separate notice.	Noted. All irregularities will be addressed by the applicant through the submission of relevant land application(s) (i.e. Short-term Waiver) once the planning permission is granted.
<b>2. Comments from Transport Department (Received on 28.9.2023)</b>		
1.	The applicant shall ensure there is no queuing of vehicles outside the subject site;	Noted.
2.	The applicant shall ensure pedestrian safety when entering and leaving the subject site;	Noted.
3.	Part of the vehicular access between the subject site and Man Kam To Road is not managed by TD. The applicant should seek comment from the responsible party.	Noted.



Item	Departmental Comments	Applicant's Responses
<b>3. Comments from Drainage Services Department (Received on 12.10.2023)</b>		
1.	The application site is in the vicinity of an existing streamcourse to the south of the application site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the application to the satisfaction of this office;	Noted. The applicant will strictly comply with a setback of at least 3m away from the top of the bank of the streamcourse for all the proposed works, as shown in the Layout Plan. A drainage proposal and implementation of the flood mitigation measures (if necessary) will be submitted to the satisfaction of DSD, subject to approval condition(s).
2.	Should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the site shall be maintained at all times during the planning approval period;	Noted. The applicant will submit and implement a drainage proposal for the site to ensure that no adverse drainage impact is anticipated to the adjacent area, subject to approval condition(s). The applicant will be responsible for the cost of maintenance for the implemented drainage facilities during the planning approval period.
3.	The Site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.	Noted. Relevant guideline(s) (i.e. Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites) will be complied with prior to and during the implementation stage to ensure that no environmental impact is anticipated.

Date : 18 October 2023  
Our Ref. : PPC/PLG/10148/L04

Town Planning Board Secretariat,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road, North Point,  
Hong Kong

**Attention: The Secretary of the Town Planning Board**

**By Email**

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years at Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories**

**Planning Application No. A/NE-FTA/235 under Section 16 of the Town Planning Ordinance  
Submission for Further Information 2**

We refer to the departmental comments received via Sha Tin, Tai Po and North District Planning Office, Planning Department in respect of the captioned application and hereby submit a soft copy of Further Information ("FI") for the Town Planning Board's ("the Board") consideration. The attached FI included the following documents:

- **Responses-to-Comments Table**
- **Annex 1** - Replacement Pages for the Application Form, Planning Statement, Layout Plan and Swept Path Analysis

The above submissions do not result in a material change of the nature of the captioned application and serve only as a minor clarification. Thus, this FI should be accepted by the Secretary of the Board for inclusion and be processed as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact our Mr Wilson Law or the undersigned at

Yours faithfully,  
For and on behalf of  
**PlanPlus Consultancy Limited**



Kennith Chan  
Managing Director

Encl. - As above  
c.c - Ms. LEE Si Wai, Sheren (Town Plnr/North 3), Ms. CHONG Yuen Ting, Amy (Asst Town Plnr/North 1), Mr. AU Wing Leuk, Markie (Town Planning Grad/North 3) – by email



### Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
<b>1.</b>	<b>Comments from Geotechnical Engineering Office, Civil Engineering and Development Department (Received on 17.10.2023)</b>	
1.	The subject site is overlooked by steep natural hillside and meets the alert criteria for a natural terrain hazard study (NTHS). The applicant is required to submit a Geotechnical Planning Review Report (GPRR) in support of the planning application. The GPRR should include a preliminary geotechnical review of the potential natural terrain hazards, assess the geotechnical feasibility of the proposed development, and where necessary, indicate the recommended extent of the NTHS study area and a commitment to under a NTHS and to carry out any necessary mitigation measures as part of the development. Other essential contents of a GPRR are given in GEO Advice Note in Appendix A;	Noted.
2.	Given the temporary nature and the proposed used as a warehouse of the subject site, the requirement of NTHS might take the case not economically viable. As an alternative, the northwestern part of the subject site may be designed as a "no-build" zone, within which no critical facilities (i.e. facilities under Groups 1 to 3 in the attached table in Appendix B) should be located. The suggested extent of the "no-build" zone is shown in the Appendix C. With the inclusion of the "no-build" zone, the requirement of NTHS may be waived.	Noted. The northwestern part of the subject site as shown in Appendix C is designated as a "no-build" zone upon the request of GEO ( <b>Annex 1</b> refers). It will be served as 'road with very low vehicular or pedestrian traffic density' falling under Group 5 of Appendix B, and therefore the need for the NTHS can be waived.

## **Annex 1**

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Replacement Pages for the Application Form, Planning Statement, Layout Plan and Swept  
Path Analysis



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

HING SHING ENGINEERING & TRADING CO. LIMITED 興盛工程貿易有限公司

### 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)

PlanPlus Consultancy Limited 思雋顧問有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot No. 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1878.6 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1353.8 ..... 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）	..... 271.8 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

<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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</b> (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b> <input type="checkbox"/> month(s) 個月 .....
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	..... 1201.7 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 676.9 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 2 .....
Proposed domestic floor area 擬議住用樓面面積	..... NA .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1353.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1353.8 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure 1: Warehouse and Ancillary Office (with maximum height of not more than 6m) .....	
Structure 2: Warehouse (with maximum height of not more than 6m) .....	
.....	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 3 .....
Motorcycle Parking Spaces 電單車車位	..... NA .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... NA .....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... NA .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... NA .....
Coach Spaces 旅遊巴車位	..... NA .....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1 .....
Medium Goods Vehicle Spaces 中型貨車車位	..... NA .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... NA .....
Others (Please Specify) 其他 (請列明)	..... NA .....

## **EXECUTIVE SUMMARY**

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (“**the Board**”) on behalf of the Applicant in support of a Section 16 planning application for the Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years (“**the Proposed Development**”) at Lot No. 188 (Part) in D.D. 52 and the adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories (“**the Site**”). The Site falls within the “Other Specific Uses” annotated “Port Back-up Uses” (“**OU(PBU)**”) zone according to the Draft Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/17 (“**the OZP**”). According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use in the “OU(PBU)” zone which requires permission from the Board. Meanwhile, the covering Notes of the OZP state that “*temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board*”. A planning application is therefore submitted by the Applicant for the Proposed Development on a temporary basis of maximum 3 years. The Site is covered by two previous applications (Application No. A/NE-FTA/70 and A/NE-FTA/93) for similar uses by a different applicant, which were approved by the Board on 11.11.2005 and 5.6.2009 respectively.

The Site has a total area of about 1,878.6m<sup>2</sup>, including approximately 271.8m<sup>2</sup> of Government Land (about 14.5% of the Site), to be occupied by 2 two-storey temporary structures with a maximum building height of not more than 6m and a total Gross Floor Area (“**GFA**”) of about 1353.8m<sup>2</sup>, in which about 3.6% (i.e. 48.2m<sup>2</sup>) of the total GFA will be designated as an ancillary office. The Proposed Development will provide 3 parking spaces for private cars and a loading/unloading bay for light goods vehicles (“**LGVs**”). The operation hours of the Proposed Development will be from 9:00 am to 6:00 pm from Mondays to Fridays. No operation will be carried out on weekends and public holidays. The Site can be accessed from Man Kam To Road via a local access road.

The Proposed Development is fully supported by the planning justifications below:

- The Proposed Development is not in conflict with the planning intention of “OU(PBU)” zone;
- The Proposed Development will not jeopardise the long-term development and planning of Lo Wu/Man Kam To Comprehensive Development Node;
- The Proposed Development supports future major developments in the Northern Metropolis;
- The Proposed Development is not incompatible with the surrounding uses; and
- The Proposed Development would not result in any adverse traffic, landscape, visual, drainage, sewage and noise impacts.

Based on the above justifications, we sincerely hope that the Board can give sympathetic consideration to this Application.



## **內容摘要**

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界虎地坳丈量約份第 52 約地段第 188 號（部分）及毗連的政府土地作擬議臨時貨倉存放建築材料及設備（為期三年）（下稱「擬議發展」）。申請地點位於《虎地坳及沙嶺分區計劃大綱草圖編號 S/NE-FTA/17》的「其他指定用途」註明「港口後勤用途」地帶之內。根據大綱草圖有關「其他指定用途」註明「港口後勤用途」地帶的土地用途表，「貨倉（危險品倉庫除外）」屬第二欄用途，須先向城規會申請准許。根據大綱草圖的《註釋》，「任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可」，申請人遂向城規會遞交是次規劃申請。申請地點與先前由另一申請人提交的申請（申請編號 A/NE-FTA/70 及 A/NE-FTA/93）屬同一地點及類近用途，並分別於 2005 年 11 月 11 日及 2009 年 6 月 5 日獲城規會批准。

申請地點地盤面積約 1,878.6 平方米，包括約 271.8 平方米（佔總地盤面積約 14.5%）的政府土地，將設置兩個兩層高（高度不超過六米）的臨時構築物，總樓面面積約為 1353.8 平方米，當中總樓面面積的 3.6%（約 48.2 平方米）會用作附屬辦公室。擬議發展將提供三個私家車車位及一個輕型貨車車位供上落貨使用。擬議發展營運時間為星期一至五上午九時至下午六時，週末及公眾假期休息。申請地點可以從文錦渡路經一條區內通道前往。

擬議發展有充分的理據支持，包括以下規劃考量因素：

- 擬議發展不違反「其他指定用途」（註明「港口後勤用途」）地帶的規劃意向；
- 擬議發展項目不會妨礙羅湖/文錦渡綜合發展樞紐的長遠發展和規劃；
- 擬議發展支援未來北部都會區的大型發展；
- 擬議發展的用途與附近發展相容；以及
- 擬議發展不會為附近環境帶來不良的交通、景觀、視覺、排水、排污和噪音影響。

鑑於擬議發展符合上述的規劃考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

**Table 1 Previous Planning Applications within the Site**

No.	Application No.	Applied Use	Zones	Decision by the Board
1	A/NE-FTA/70	Temporary Open Storage of Construction Materials and Equipment for a Period of 3 Years	"OU(PBU)" "GB"	Approved with condition(s) on a temporary basis on 11.11.2005 (Revoked on 11.11.2006)
2	A/NE-FTA/93	Temporary Open Storage for a Period of 3 Years	"OU(PBU)" "GB"	Approved with condition(s) on a temporary basis on 5.6.2009 (Revoked on 5.9.2009)

3.3.2 The Board granted their approvals with conditions mainly based on the following considerations: the proposed development was generally in line with the planning intention of the "OU(PBU)" zone; the development under application was not entirely incompatible with the surrounding land uses; there were no major adverse departmental comments and local objections, or they could be addressed through planning assessments or the implementation of approval conditions.

3.3.3 The Applicant is acutely aware of the history involving previous applications submitted by a different applicant, which were subsequently revoked twice. Hence, the Applicant is committed to proactively address any departmental comment that may arise prior to the Board's consideration of the approval and comply with all approval conditions imposed. In addition, the Applicant is willing to exclude the "GB" area as compared to the previous applications to minimise any potential adverse impacts to the surrounding area.

### 3.4 Similar Approved Planning Applications

3.4.1 Nine applications for temporary warehouses/warehouses in the "OU(PBU)" zone on the same OZP were approved with conditions by the Board. The list of similar applications is shown in **Table 2** below.

**Table 2 Approved Applications of the Similar Uses on the Same OZP**

No.	Application No.	Applied Use	Zone(s)	Decision by the Board
1	A/NE-FTA/48	Warehouses & Ancillary Facilities	"OU(PBU)"	Approved with condition(s) on 3.1.2003
2	A/NE-FTA/124	Proposed Temporary Warehouse Facilities with Ancillary Car Parking for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 19.4.2013 (Revoked on 19.10.2013)
3	A/NE-FTA/154	Temporary Goods Distribution and Storage Use for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 9.10.2015 (Revoked on 9.1.2018)
4	A/NE-FTA/155	Proposed Warehouse (Excluding Dangerous Goods)	"OU(PBU)" "Open Storage" ("OS")	Approved with condition(s) on 23.10.2015
5	A/NE-FTA/157	Proposed Warehouse (Excluding Dangerous Goods Godown)	"OU(PBU)"	Approved with condition(s) on 20.11.2015
6	A/NE-FTA/158	Proposed Temporary Warehouse and Storage of Clothing with Ancillary Facilities for a Period of 3 Years	"OU(PBU)"	Approved with condition(s) on a temporary basis on 4.3.2016 (Revoked on 4.12.2016)
7	A/NE-FTA/189	Proposed Temporary Logistics Warehouse for a Period of 3 Years	"OU(PBU)" "Agriculture" ("AGR") "GB"	Approved with condition(s) on a temporary basis on 17.5.2019 (Revoked on 17.10.2021)

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Development Scheme

- 4.1.1 The Proposed Development, as shown in the Layout Plan in **Appendix 1**, consists of **2 temporary structures** for warehouses, an ancillary office located within the Structure 1, three parking spaces for private cars and a loading/unloading bay for light goods vehicles (“LGVs”). The development parameters of the Proposed Development are summarised in **Table 3** below.

**Table 3 Major Development Parameters**

Site Area	About 1,878.6m <sup>2</sup> (including about 271.8m <sup>2</sup> of Government Land)
No. of Structures	2 (Enclosed)
Total Gross Floor Area (GFA)	About 1,353.8m <sup>2</sup>
Warehouse (Structure 1)	About 1030.8m <sup>2</sup> (76.1%)
Warehouse (Structures 2)	About 323.0m <sup>2</sup> (23.9%)
Ancillary Office (Within Structure 1)	About 48.2m <sup>2</sup> (3.6%)
Site Coverage	About 36.0%
Maximum Building Height	Not more than 6m
No. of Storeys of Each Structure	2 Storeys
No. of Parking Spaces for Private Cars	3
No. of Loading/Unloading Bay for LGVs (7m x 3.5m)	1

- 4.1.2 The proposed warehouses will be built with aluminium frame and corrugated steel. The Site is currently paved with concrete (accounting for 91.9% of the site area; See **Appendix 3**). While the unpaved area of the Site will be paved with concrete for the provision of car parking spaces (See **Appendix 3**). There will be no change in site level. A 1.8m high wire metal fence will be erected along the site boundary to separate it from the neighbouring site. Details refer to **Appendix 1**.

### 4.2 Operation Arrangement

- 4.2.1 The warehouses function as storage spaces for various construction materials and small construction equipment, including corrugated steel plates (坑板), steel I-beams (工字樑), cement, helmets, drills, blower fans (寶路華/小型軸流風機), hammers, measuring tapes, etc. No explosive or dangerous goods will be stored inside the warehouses.
- 4.2.2 The operation hours for the Proposed Development are from 9:00 am to 6:00 pm, from Mondays to Fridays. No operation will take place on weekends and on public holidays. An average of two staff members are expected during operation hours. No sales activities will be conducted on the Site.
- 4.2.3 The Applicant will strictly adhere to all relevant licensing requirements concerning fire safety, hygiene, drainage, and noise nuisance upon obtaining the planning permission from the Board.

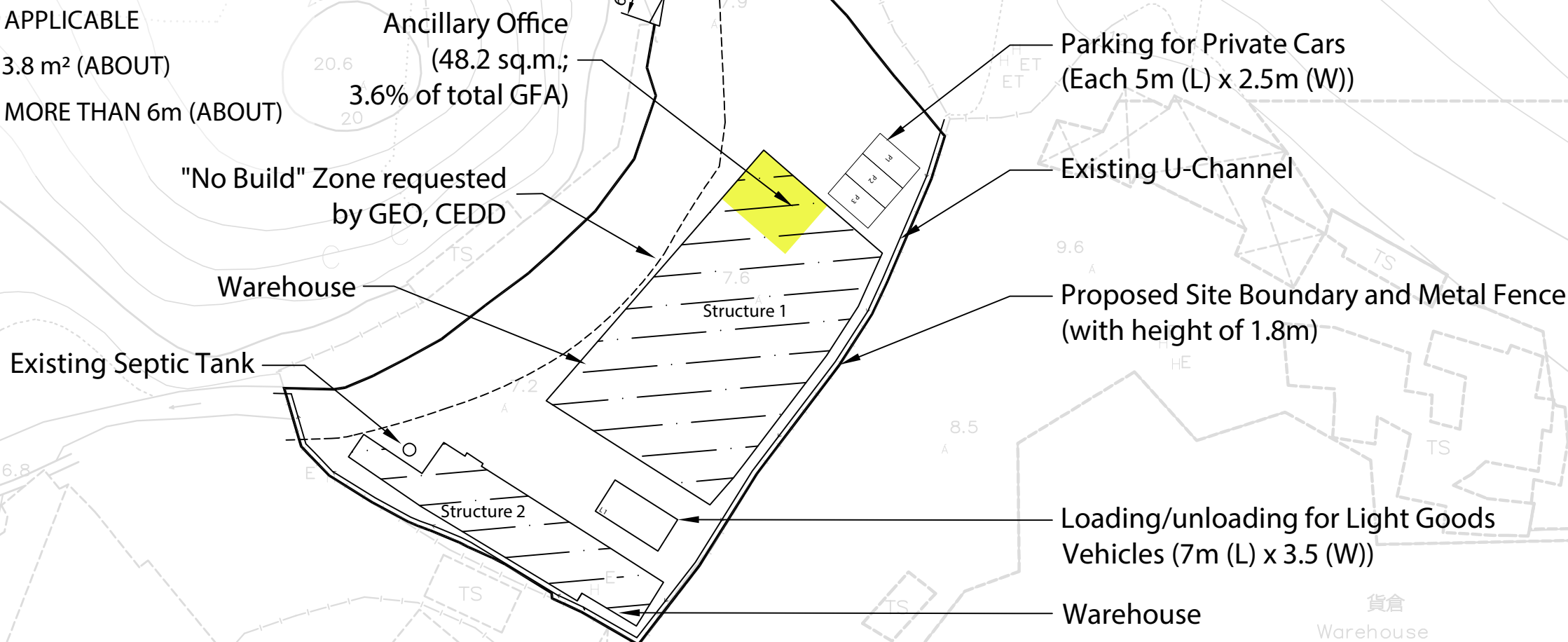
### 4.3 Traffic Arrangements

- 4.3.1 The Proposed Development will provide a loading/unloading bay for LGVs and three parking spaces for private cars (1 for the Applicant's internal use and 2 for visitors) to meet operational needs. The stored construction materials and equipment are small in size so heavy goods vehicles are not required for logistics. Vehicles will enter and/or exit the Site through the designated ingress/egress point, as shown in **Appendix 2**. The Site is surrounded by vacant land and warehouses with low traffic, and queueing of vehicles outside



DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,878.6 m <sup>2</sup> (ABOUT)
COVERED AREA	: 676.9 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 1,201.7 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.72 (ABOUT)
SITE COVERAGE	: 36% (ABOUT)
NO. OF STRUCTURE	: 2
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GFA	: 1353.8 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	NOT MORE THAN 6m (ABOUT)
NO. OF STOREY	: 2



Structure 1 (Warehouse and Ancillary Office): 6m (Floor to Floor Height); 515.4 sq.m (Covered Area); 2 Storeys  
Structure 2 (Warehouse): 6m (Floor to Floor Height); 161.5 sq.m (Covered Area); 2 Storeys

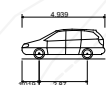
	PROJECT	GENERAL NOTES		JOB NO. PLG-10148	
	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories			DWG NO. -	
	DRAWING TITLE			SCALE 1:500 @ A3	REV. 1
	20231017_PLG-10148_Design_drawings			DRAWN WL	DATE 20231017



19. Ingress/Egress Point

## Legend

 Application Site



Private Car  
Overall Length 4.939m  
Overall Width 1.874m  
Overall Body Height 1.774m  
Min Body Ground Clearance 0.265m  
Max Track Width 1.810m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 5.700m



### PROJECT

Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

### DRAWING TITLE

Swept Path Analysis - Application Site (Private Car In)

### GENERAL NOTES

-

### JOB NO.

PLG-10148

### DWG NO.

-

### SCALE

NTS

### REV.

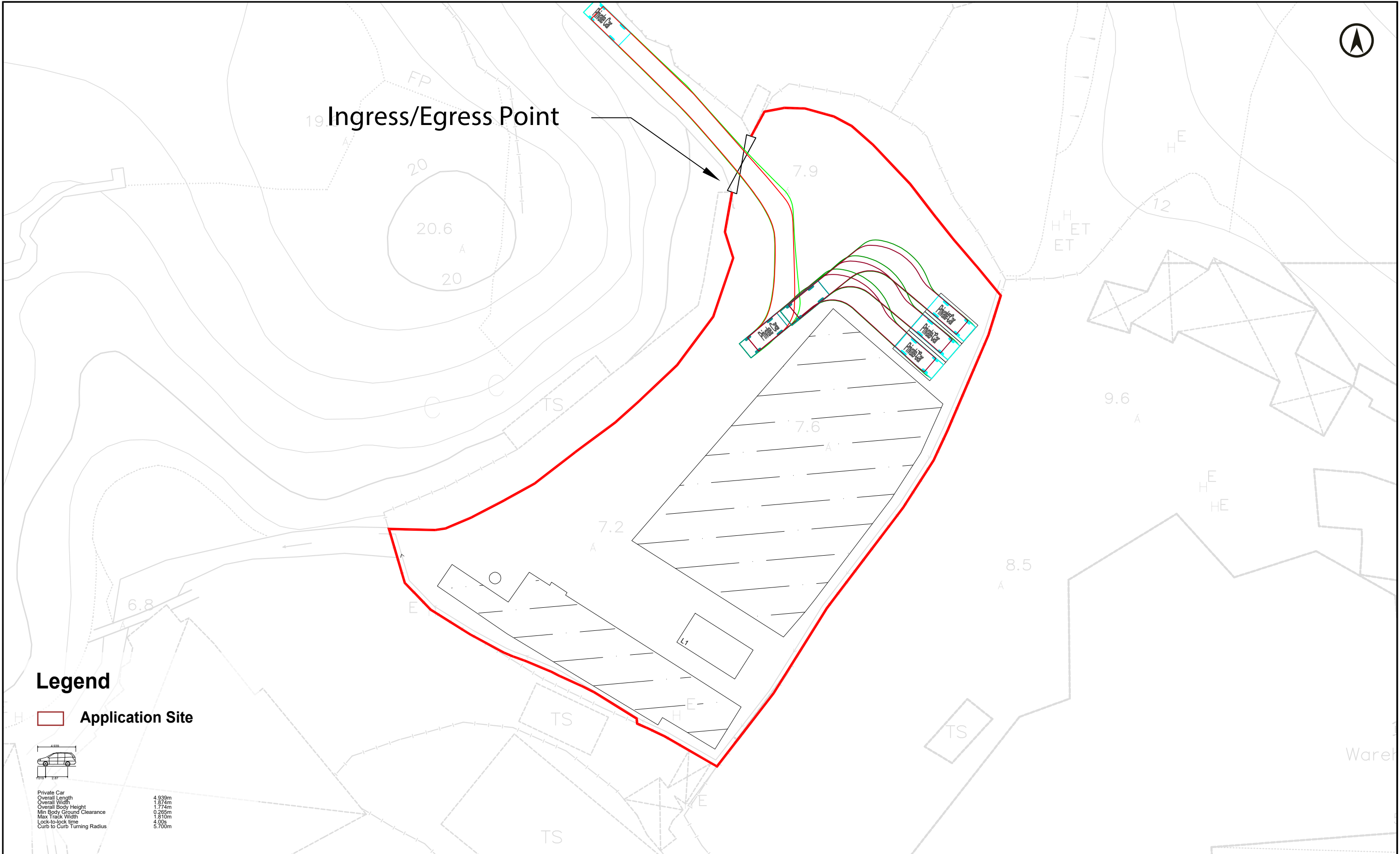
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### DRAWN

WL

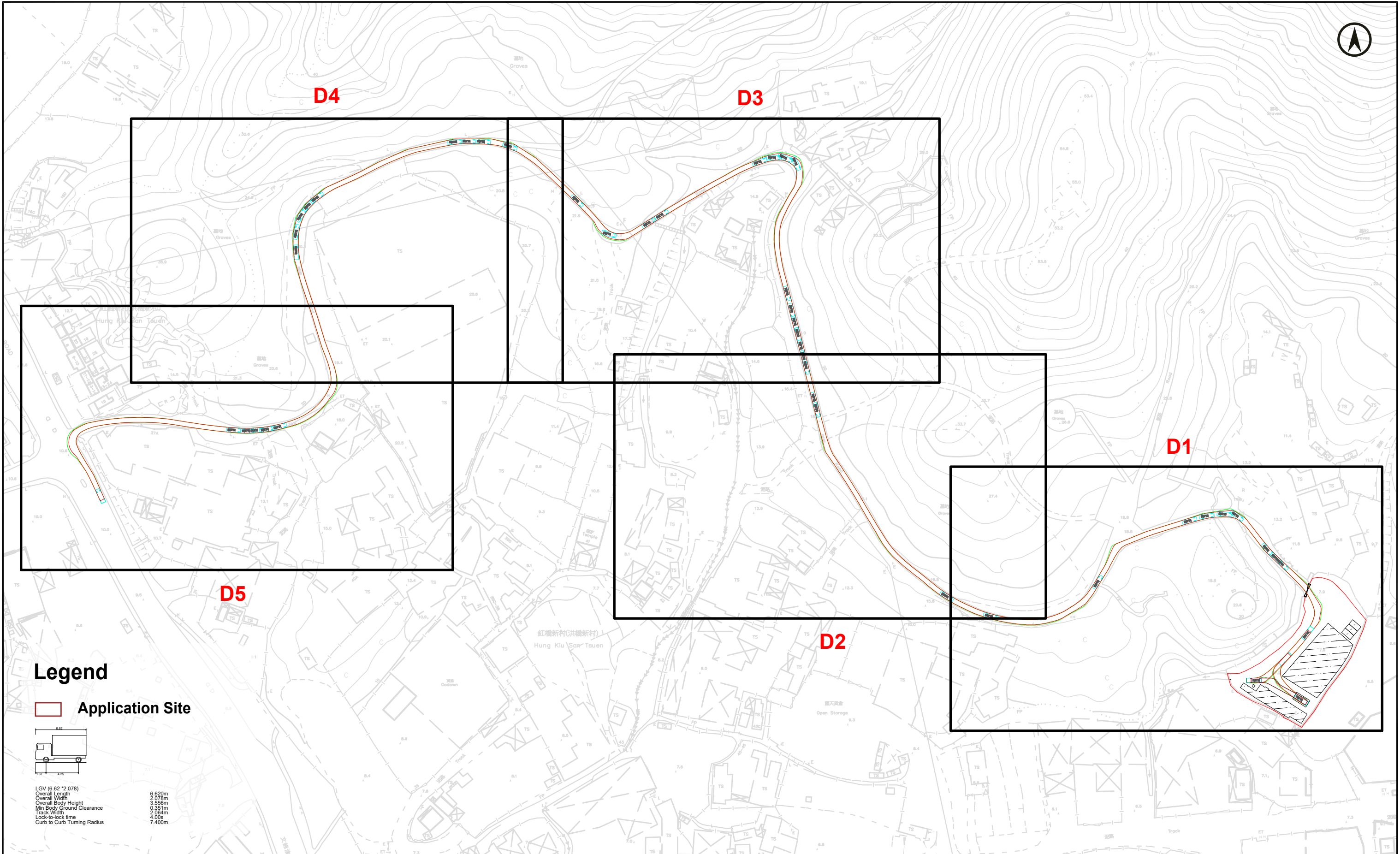
### DATE

20231018



 PLAN PLUS 思顧 CONSULTANCY 策問	PROJECT	GENERAL NOTES -	JOB NO. PLG-10148	
	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories		DWG NO. -	
	DRAWING TITLE Swept Path Analysis - Application Site (Private Car Out)		SCALE NTS	REV. 1
			DRAWN WL	DATE 20231018





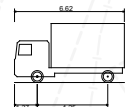
	PROJECT	GENERAL NOTES		JOB NO. PLG-10148	
	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories			DWG NO. -	
	DRAWING TITLE			SCALE NTS	REV. 1
	Swept Path Analysis from the Application Site to Man Kam To Road			DRAWN WL	DATE 20231017





## Legend

Application Site



LGV (6.62 \* 2.078)  
Overall Length 6.620m  
Overall Width 2.078m  
Overall Body Height 3.525m  
Min Body Ground Clearance 0.351m  
Track Width 2.054m  
Lock-to-lock time 4.00s  
Curb to Curb Turning Radius 7.400m



### PROJECT

Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

### DRAWING TITLE

Swept Path Analysis from the Application Site to Man Kam To Road - D1

### GENERAL NOTES

-

### JOB NO.

PLG-10148

### DWG NO.

-

### SCALE

NTS

### REV.

1

### DRAWN

WL

### DATE


20231017





**Legend**

**Application Site**

	PROJECT
	Section 16 Planning Application for Proposed Temporary Warehouse for Construction Materials and Equipment for a Period of 3 Years in Lot 188 (Part) in D.D. 52 and the Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
	DRAWING TITLE Vehicular Access - Manoeuvring Photos

GENERAL NOTES
-

JOB NO.	PLG-10148
DWG NO.	-
SCALE	NTS
DRAWN	KL
REV.	1
DATE	20231017



**Previous S.16 Applications**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/NE-FTA/70	Temporary Open Storage of Construction Materials and Equipment for a Period of 3 Years	11.11.2005 <i>(revoked on 11.11.2006)</i>
A/NE-FTA/93	Temporary Open Storage of Ironmongeries, Scrap Metal, Building Materials, Wastes, Miscellaneous Items and a Movable Container for a Period of 3 Years	5.6.2009 <i>(revoked on 5.9.2009)</i>

**Government Departments' General Comments**

**1. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no objection to the application from landscape planning perspective; and
- the Site falls within “Other Specified Uses” annotated ‘Port Back-up Uses’ (“OU(PBU)”) zone, which is a non-landscape sensitive zone and no significant landscape impact arising from the proposed development is anticipated.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental perspective; and
- no environmental complaint has been received for the Site over the past three years.

**3. Drainage**

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

- no objection to the application from public drainage perspective; and
- should the application be approved, conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period and rectify if they are found inadequate/ineffective during operation.

**4. Fire Safety**

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

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the D of FS.

**5. District Officer's Comments**

Local views/comments conveyed by the District Officer (North), Home Affairs Department (DO(N), HAD):

- the Chairman of Sheung Shui District Rural Committee, three Indigenous Inhabitant Representatives (IIRs) of Sheung Shui Heung, the Resident Representative (RR) of Sheung Shui Heung, the Chairman of Fung Shui Area Committee and the Chairman of 上水虎地坳村居民福利會 have no comment on the application.

**6. Other Departments**

- The following government departments have no comment on the application:
  - (a) Commissioner for Transport (C for T);
  - (b) Commissioner for Police (C for P);
  - (c) Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
  - (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO)/CEDD);
  - (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
  - (f) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
  - (g) Director of Agriculture, Fisheries and Conservation (DAFC); and
  - (h) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD).



**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that the lot owner(s) will need to apply to LandsD for a Short Term Waiver and a Short Term Tenancy to permit the structures erected/to be erected and occupation of Government Land (GL). Given the proposed use is temporary in nature, only application for erection of temporary structure(s) will be considered. The applications will be considered by LandsD acting in the capacity of the lessor and landlord at its sole discretion and there is no guarantee that such applications will be approved. If such applications are approved, their commencement date would be the first date of the occupation and they will be subject to such terms and conditions, including among others the payment of fee/rent and administrative fee, as may be imposed by the LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the applicant shall ensure that there is no queueing of vehicles outside the Site and to ensure pedestrian safety when entering and leaving the site. Part of the vehicular access between the Site and Man Kam To Road is not managed by Transport Department. The applicant should seek comment from responsible party;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that the road leading from Man Kam To Road and the Site is not maintained by Highways Department;
- (d) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimize any potential environmental nuisance;
- (e) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) 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 Fire Services Department for approval. In addition, the applicant should be advised on the following points:
    - 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;
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the Site is in an area where no public sewage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development; and

(ii) the following general requirements of the drainage proposal should be noted:

- the Site is in the vicinity of an existing streamcourse to the south of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to the satisfaction of CE/MN, DSD;
- surface channel with grating covers should be provided along the site boundary;
- a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections, etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
- the cover levels of proposed channels should be flush with the existing adjoining ground level;
- a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system;
- where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary;
- all existing flow paths as well as the run-off falling onto and passing through the sites should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works;
- the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his own expense;
- for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- to make good all the adjacent affected areas upon the completion of the drainage works;
- to allow all time free access for the Government and its agent to conduct site inspection

on his completed drainage works;

- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required; and
- photos should be submitted clearly showing the current conditions of the area around the sites, the existing drainage/flowpaths around the sites, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan.



HAS

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

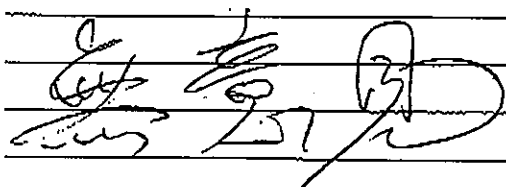
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/NE-FTA/235

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

侯志強

簽署 Signature



日期 Date

2023.9.14