

2023年12月22日

Appendix I of RNTPC
Paper No. A/NE-FTA/238B

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。

22 DEC 2023

This document is received on _____
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 Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/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.tpb.gov.hk/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

2303144 4/12 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-FTA/238
	Date Received 收到日期	22 DEC 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.tpb.gov.hk/>. 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.tpb.gov.hk/>），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)

Dragon Ace Investment Limited 傑龍投資有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址／地點／丈量約份及地段號碼（如適用）

Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and 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

☒ Site area 地盤面積 15,724 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 17,248 sq.m 平方米 ☒ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積（倘有）

374 sq.m 平方米 ☒ 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	"Agriculture", "Government, Institution or Community", "Open Storage" zones and area shown as 'Road'
(f) Current use(s) 現時用途	<p>Portion of the Site is occupied by a logistics centre and the remaining area is vacant</p> <p>(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)</p>

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(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)"#
已通知 名「現行土地擁有人」#。

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

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

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

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

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

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

- ☒ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 18/12/2023 / (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/12/2023 / (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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 7,100sq.m ☒About 約Proposed covered land area 擬議有上蓋土地面積 8,624sq.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 N/Asq.m ☐About 約Proposed non-domestic floor area 擬議非住用樓面面積 17,248sq.m ☒About 約Proposed gross floor area 擬議總樓面面積 17,248sq.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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	8,498 m ² (ABOUT)	16,996 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	AND FIRE SERVICE INSTALLATIONS	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,714 m ² (ABOUT)	17,428 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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

Private Car Parking Spaces 私家車車位 5 (PC)

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位 2 (MGV)

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) 2 (Container Vehicle)

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 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)) Accessible from Man Kam To Road via a local access <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 type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 11,452 with the "AGR" zone Area of filling 填土面積 15,724 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.8 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 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 style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

[illegible]

Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署



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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

on behalf of R-riches Property Consultants Limited 盈卓物業顧問有限公司
代表

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



Date 日期

30/11/2023

(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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 15,724 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 374 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div> </div>
Plan 圖則	Draft Fu Tei Au and Sha Ling Outline Zoning Plan No.: S/NE-FTA/17
Zoning 地帶	"Agriculture", "Government, Institution or Community", "Open Storage" zones and area shown as 'Road'
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u> </u> </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 <u> </u> <input type="checkbox"/> Month(s) 月 <u> </u> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	17,248 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7 - 13 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	55 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		5 5 (PC)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle _____ _____		4 2 (MGV) 2 (Container Vehicle) ✓

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<u>Location Plan, Plan showing the land status of the application site, Swept path analysis</u>		
<u>Plan showing the zoning of the application site, Plan showing the filling of land area of the application site</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land (GL), Fu Tei Au, Sheung Shui, New Territories* (the Site) for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'** (proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site falls within an area zoned as "Agriculture" ("AGR"), "Government, Institution or Community" ("GIC"), "Open Storage" ("OS") and area shown as 'Road' on the Draft Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/17 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is always permitted within the "OS" zone, however, it is not a column one nor column two use within the "AGR" and "GIC" zones. Therefore, planning permission is required for the proposed development.
- 2.2 Although majority of the Site falls within area zoned as "AGR", there is no active agricultural activity within and the vicinity of the Site. The Site is also surrounded by open storage yards, container vehicle park, area occupied by temporary structures for warehouse, workshop and other port back-up uses, hence, the proposed development is considered not incompatible with the surrounding area. In addition, as there is no known implementation programme of the subject "GIC" zone, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intentions of the "GIC" and "AGR" zones and would better utilize precious land resources in the New Territories.
- 2.3 Furthermore, portion of the Site is the subject of several approved S.16 planning applications, in which the latest application (No. A/NE-FTA/199) for *'Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years'* was approved by the Board in 2021. Since the applied use and the previous applications are in similar nature, approval of

the current application is in line with the Board's previous decisions and would not set undesirable precedent within the "AGR" zone.

3) Development Proposal

- 3.1 The Site area is 15,724 m² (about), including 374 m² (about) of GL (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. A total of three 2-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown), fire service installations (FSIs), site offices and washrooms with total GFA of 17,248 m² (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 25 staff. As the Site is proposed for 'warehouse' use without shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	15,724 m ² (about), including 374 m ² (about) of GL
Covered Area	8,624 m ² (about)
Uncovered Area	7,100 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	55 % (about)
Number of Structure	3
Total GFA	17,248 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	17,248 m ² (about)
Building Height	7 m – 13 m (about)
No. of Storey	2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (including but not limited to packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 Majority of the Site is currently hard-paved. The Site will be further filled with concrete of not more than 0.8 m in depth for site formation of structures and circulation area (**Plan 5**). As the Site is currently slopping from the east to the west, filling of land work is required to

facilitate a flat surface for site formation of structures. The extent of filling has been kept to minimal and the applicant will reinstate the "AGR" portion of the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Man Kam To Road via and a local access (**Plan 1**). A total of 9 parking and L/UL spaces are provided at the Site, details of spaces are shown at **Table 2** below:

Table 2 – Parking and L/UL Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	5
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development as shown at **Table 3** below is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Table 3 – Trip Generation and Attraction of the Site

Time Period	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	5	0	2	0	2	0	9
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	2	0	2	9
Traffic trip per hour (average)	1	1	1	1	1	1	6

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding area. Adequate mitigation measures will be provided by the applicant (i.e. submission of drainage and FSI proposals) in order to mitigate any adverse impact arising from the proposed development after planning approval has been obtained from the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land'**.

R-riches Property Consultants Limited

November 2023

LIST OF PLANS

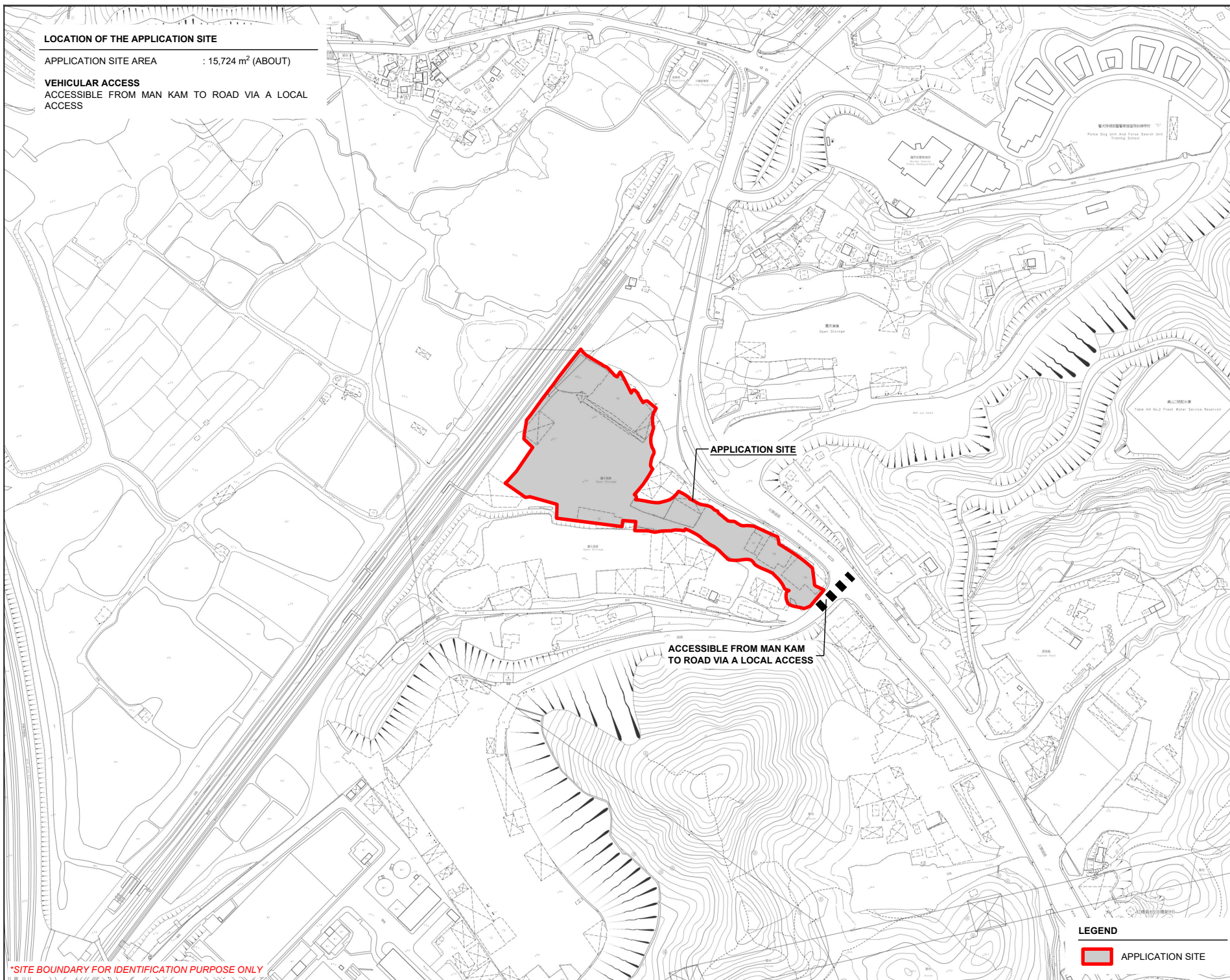
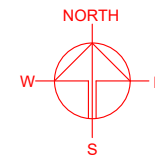
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of land Area of the Application Site
Plan 6	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM MAN KAM
TO ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 4000 @ A4

DRAWN BY MN	DATE 24.11.2023
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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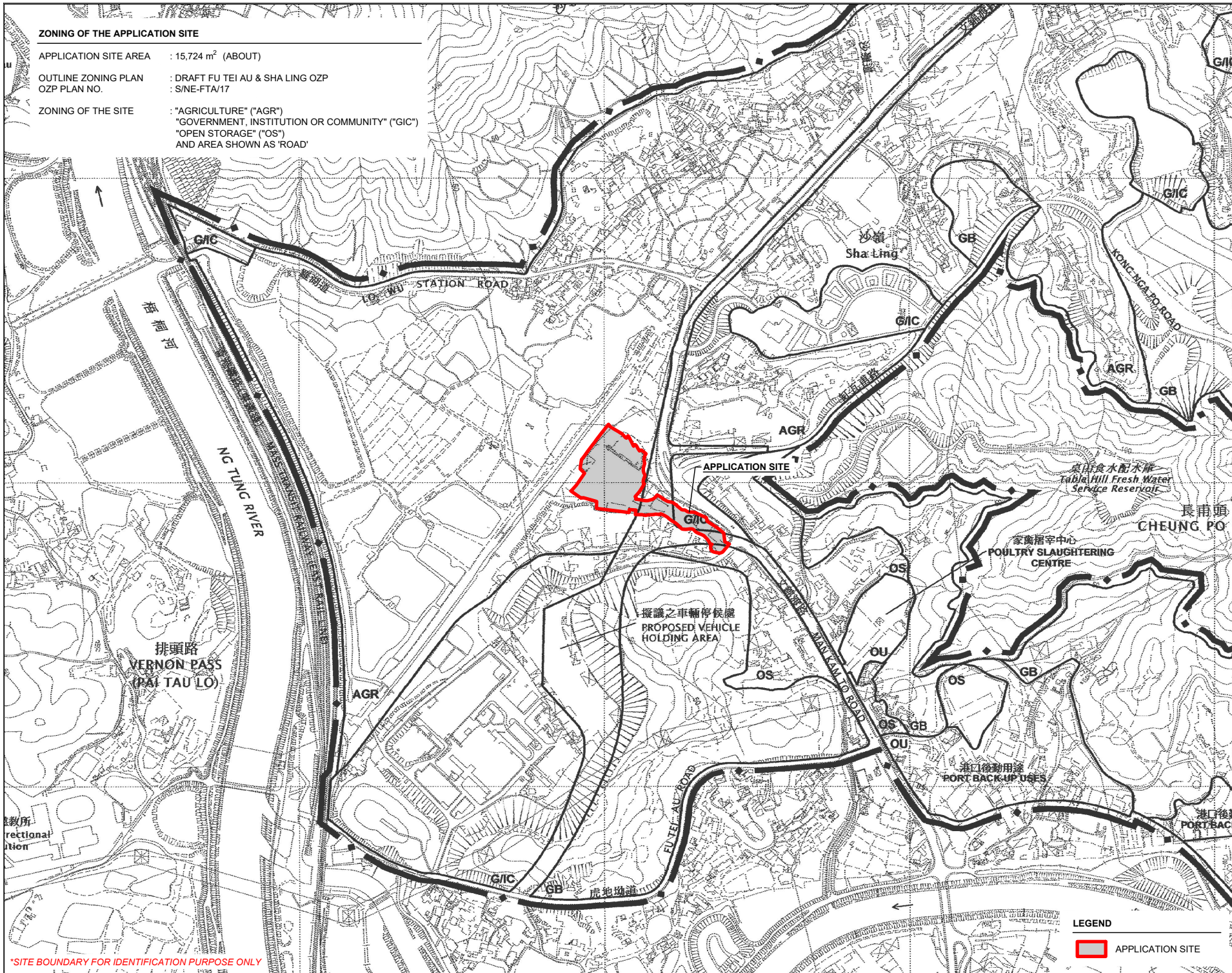
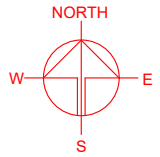
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,724 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT FU TEI AU & SHA LING OZP
OZP PLAN NO. : S/NE-FTA/17

ZONING OF THE SITE : "AGRICULTURE" ("AGR")
"GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")
"OPEN STORAGE" ("OS")
AND AREA SHOWN AS 'ROAD'



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

24.11.2023

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

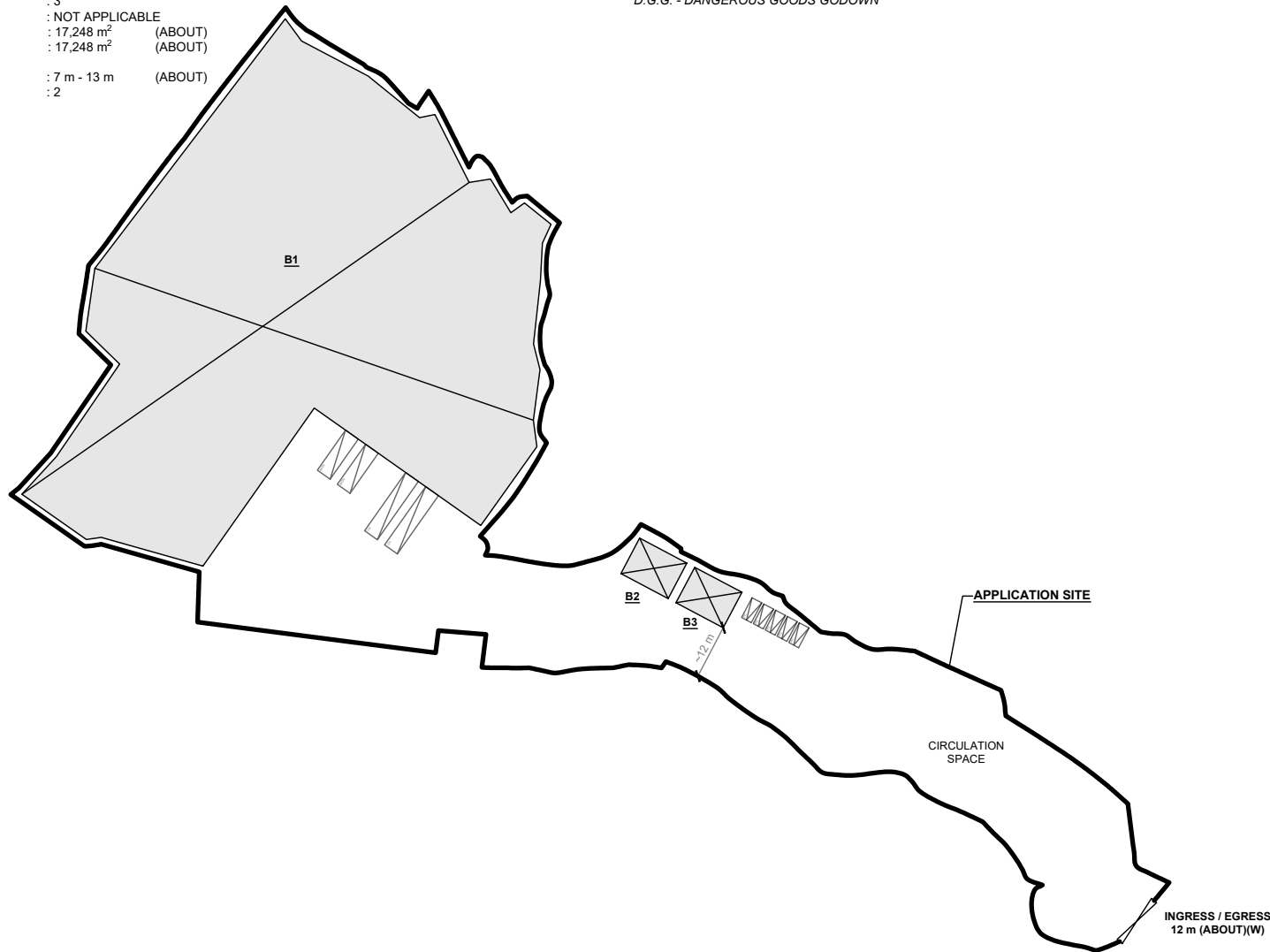
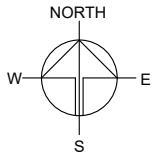
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m ² (ABOUT)	17,248 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	MN	DATE	24.11.2023
REVISED BY		DATE	
APPROVED BY		DATE	

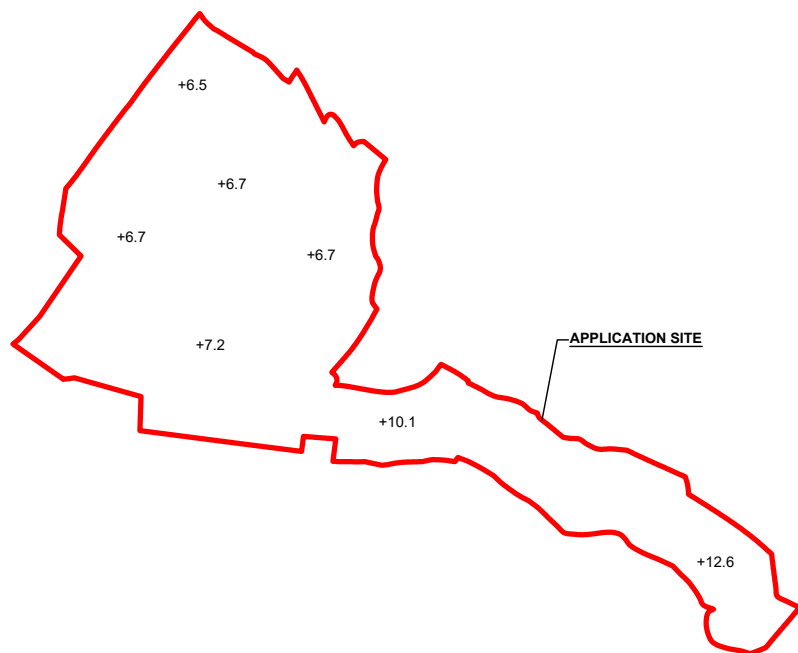
DWG. TITLE

LAYOUT PLAN

DWG NO.	PLAN 4	VER.	001
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APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 SITE LEVELS BEFORE FILLING OF LAND : +6.5 mPD TO +12.6 mPD (ABOUT)



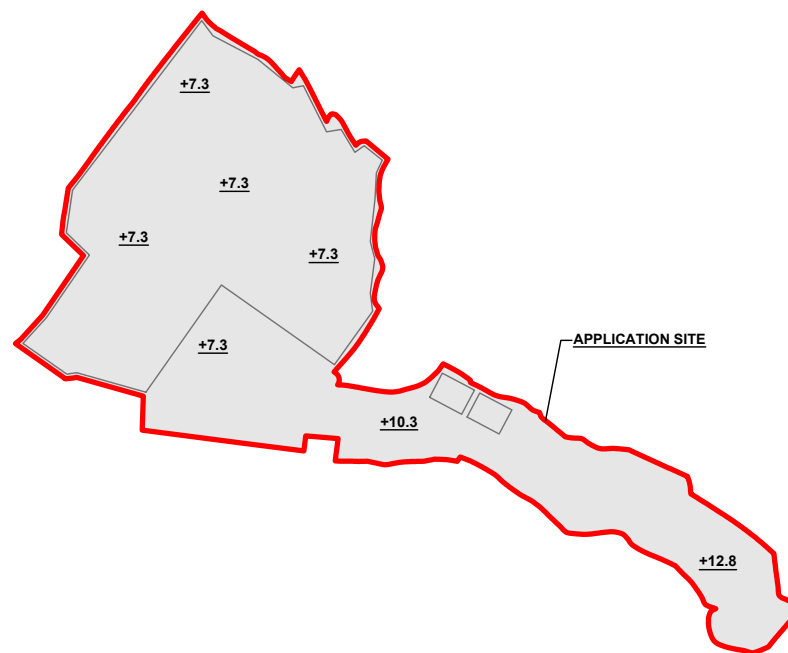
LEGEND

APPLICATION SITE
 +3.4 SITE LEVEL

SITE LEVELS ARE FOR REFERENCE ONLY.

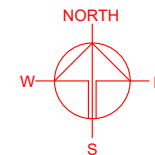
EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA : 15,724 m² (ABOUT)
 COVERED BY STRUCTURE : 8,624 m² (ABOUT)
 PROPOSED LAND FILLING AREA : 15,724m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.8 m
 PROPOSED SITE LEVELS : +7.3 mPD TO +12.8 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE



LEGEND

APPLICATION SITE
 LAND FILLING AREA
 +3.4 SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 2500 @ A4

DRAWN BY MN DATE 24.11.2023

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

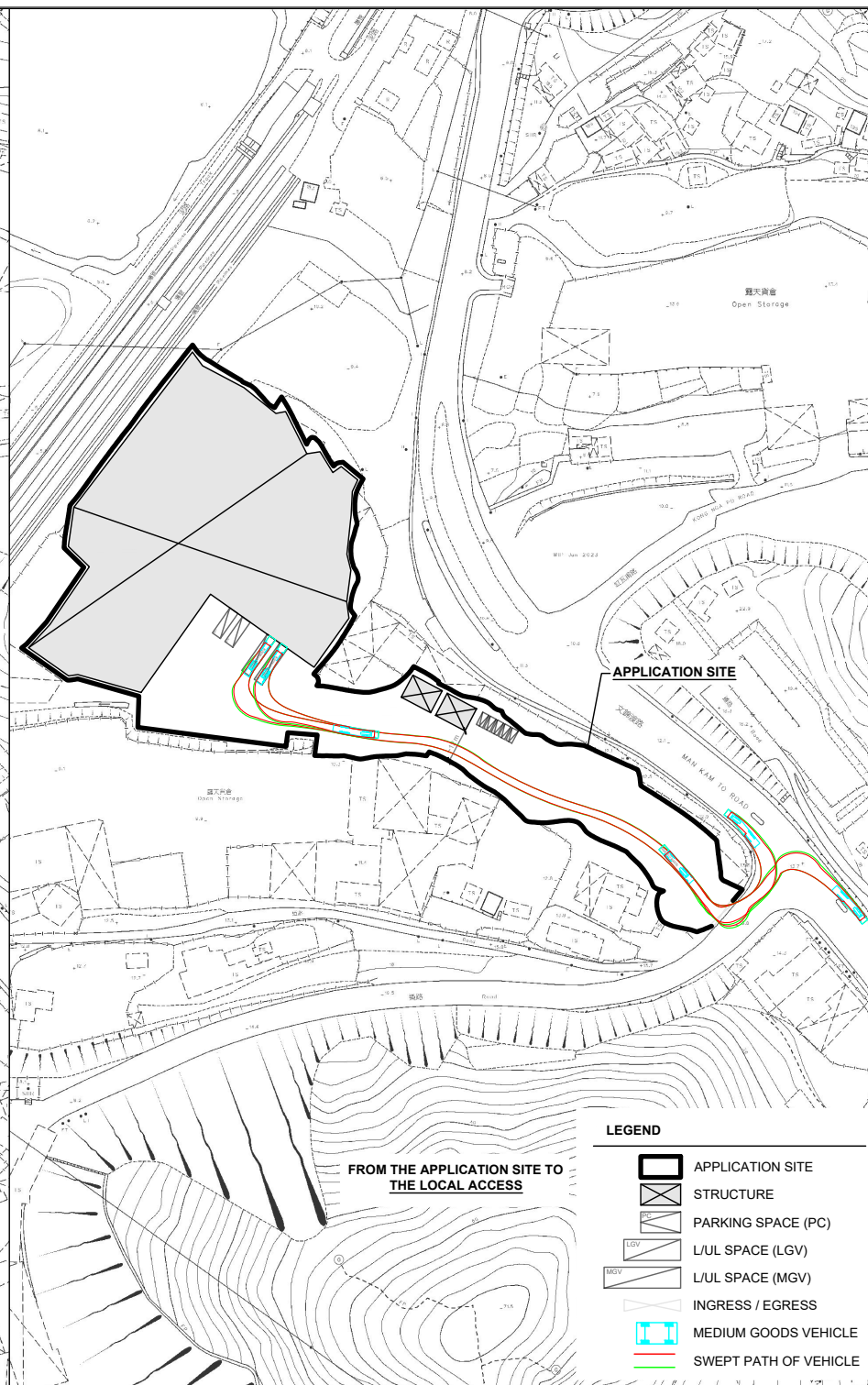
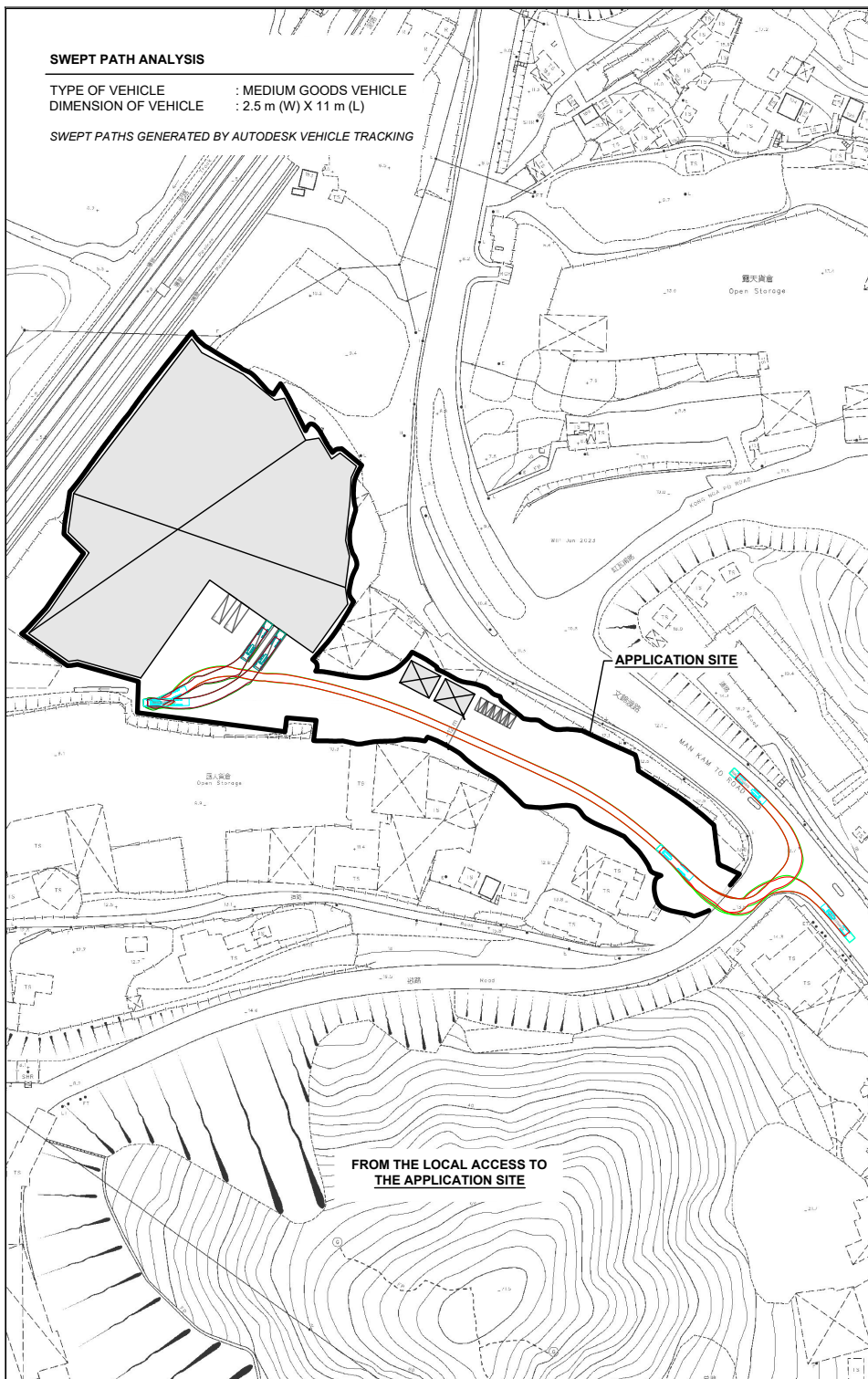
FILLING OF LAND

DWG NO. PLAN 5 VER. 001

SWEPT PATH ANALYSIS

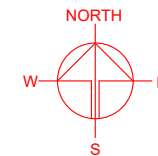
TYPE OF VEHICLE : MEDIUM GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- L/UL SPACE (MGV)
- INGRESS / EGRESS
- MEDIUM GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

28.11.2

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

002

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/238

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

28 December 2023

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

(S.16 Planning Application No. A/NE-FTA/238)

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) A replacement page of the application form is provided (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Amy CHONG
(Attn.: Mr. Markie AU

email: aytchong@pland.gov.hk)
email: mwlau@pland.gov.hk)

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)				
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月			
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 7,100sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 8,624sq.m <input checked="" type="checkbox"/> 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 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 17,248sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 17,248sq.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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m² (ABOUT)	17,248 m² (ABOUT)	
*D.G.G. - DANGEROUS GOODS GODOWN				
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 5 (PC) Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)				
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 2 (MGV) Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 2 (Container Vehicle)				



卓物業
有限公司

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/238

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

31 January 2024

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

(S.16 Planning Application No. A/NE-FTA/238)

We are writing to submit further information to provide clarifications for the subject application (Appendix I).

Should you require more information regarding the application, please contact our Mr. Louis TSE at or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Matthew NG
Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Amy CHONG
(Attn.: Mr. Markie AU

email: aytchong@pland.gov.hk)
email: mwlau@pland.gov.hk)



Appendix I – Clarifications for the Proposed Development

- (i) The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- (ii) The applicant will also strictly follow the operation hours (i.e. Monday to Saturday from 09:00 to 19:00) and ensure that no workshop activity will be carried out at the application site (the Site) at any time during the planning approval period.
- (iii) Although medium goods vehicle and container vehicle will be deployed for transportation of goods, these vehicles will not pass through the nearby sensitive receivers when entering and exiting the Site. Furthermore, 2.5m high solid metal wall will be erected along the site boundary by the applicant, in order to minimize nuisance to the surrounding areas. The boundary wall will be installed properly and maintenance will be conducted regularly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or silt on boundary wall.
- (iv) In view of the above, adverse environmental nuisance arisen from the proposed development to the surrounding areas should not be anticipated.





問有限公司
卓物業

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/238

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

1 February 2024

Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

(S.16 Planning Application No. A/NE-FTA/238)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Amy CHONG
(Attn.: Mr. Markie AU

email: aytchong@pland.gov.hk)
email: mwlau@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

Application No. A/NE-FTA/238)

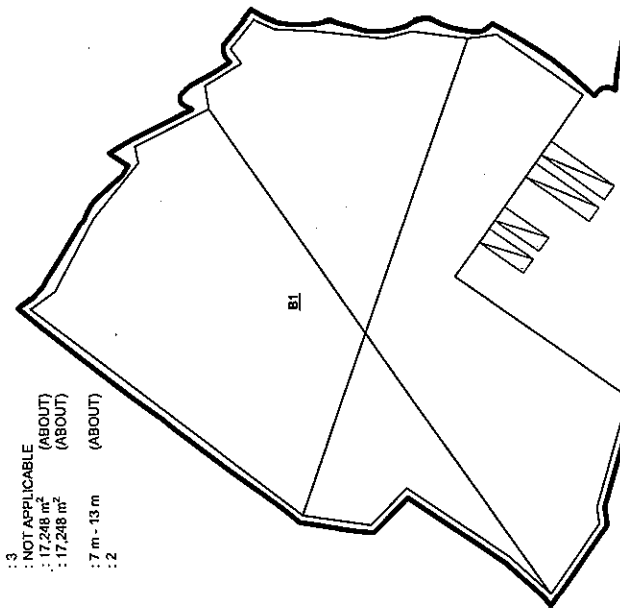
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Eric TAM; Tel: 2399 2405)		
(a)	The applicant should advise and substantiate the traffic generation from and attraction to the site and the traffic impact to the nearby road links and junctions;	The applicant seeks planning permission from the Town Planning Board to use the application site (the Site) for 'warehouse (excluding dangerous goods godown)' for a temporary basis of 3 years. According to the applicant with warehousing operation experience, it is estimated that only 9 trips will be generated and attracted by the proposed development during the AM and PM Peaks. As majority of the Site is proposed for 'warehouse' use, infrequent vehicular trips will be anticipated, hence, adverse traffic impact to the nearby road networks should not be anticipated.
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	Staff will be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site. Large amount of circulation space is also reserved for smooth manoeuvring within the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period (Plan 1).
(c)	The applicant shall advise the management / control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	The Site will be operated by a warehousing company, which only the company's fleets will be allowed to enter/exit the Site. As the proposed development only involves of warehouse with no shopfront, no visitor is anticipated at the Site. As the vehicular trips could be strictly controlled by the applicant,

		queuing of vehicles outside the Site will not be anticipated at any time during the planning approval period.
(d)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	A pair of lanterns with amber revolving lights will be installed at the ingress/egress of the Site to alert pedestrians whenever a vehicle is entering/exiting to/out of the Site. In addition, staff will also be deployed at the ingress/egress to direct both incoming and outgoing vehicles to enhance pedestrian safety.

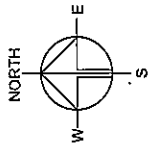
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	(ABOUT)
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT) (2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT) (2-STOREY)
TOTAL		9,624 m ² (ABOUT)	17,248 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



APPLICATION SITE

CIRCULATION SPACE

LARGE AMOUNT OF CIRCULATION SPACE IS RESERVED FOR SMOOTH MANOEUVRING OF VEHICLES WITHIN THE SITE.

INGRESS / EGRESS
12 m (ABOUT) (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PARKING AND LOADING / UNLOADING PROVISIONS

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

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AI, SHEUNG SHUI, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DATE
24.11.2023

REVISION BY
DATE

APPROVED BY
DATE

DWG TITLE
LAYOUT PLAN

DWG NO.
PLAN 1

REV.
001

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/238

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

26 February 2024

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government,
Institution or Community" and "Open Storage" Zones and area shown as 'Road',
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-FTA/238)

We are writing to submit further information to address departmental comments for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Amy CHONG
(Attn.: Ms. Katie LEUNG

email: aytchong@pland.gov.hk)
email: kyyleung@pland.gov.hk)

Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

(S.16 Planning Application No. A/NE-FTA/238)

(i) A RtoC Table:

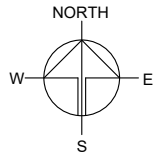
Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. Eric TAM; Tel: 2399 2405)		
(a)	Our previous comment "The applicant should advise the management/control measures to be implemented to ensure the ingress / egress activities of the development would not cause any impact to the adjacent junction and its traffic light system" has not been addressed. The applicant is required provide further information to respond our comment, including substantiation of no adverse impact and implementation of improvement measures if necessary.	<p>As large amount of circulation space is reserved for smooth manoeuvring within the application site (the Site), the relocation of ingress/egress is proposed to avoid any impact to the adjacent junction and its traffic light system (Plan 1).</p> <p>No gate is proposed at the Site's ingress/egress to facilitate the smooth entry of vehicles onto the Site, 12 meters wide ingress/egress gate with vehicle detection sensors will be implemented to initiate the pre-opening sequence based on the detection of the approaching container vehicles. To prevent delays caused by vehicles queuing back on to the adjacent Man Kam To Road, "half box" (RM 1038) junction marking will be provided outside the Site's ingress/egress to restrict that no vehicles are allowed to be stopped/parked within the road marking (Plan 2). Staff will also be deployed at the ingress/egress of the Site to direct vehicles entering and exiting the Site to ensure that queuing of vehicle would not be carried out at any time during the planning approval period, therefore, adverse impact to the adjacent junction and its traffic light system should <u>not</u> be anticipated.</p>

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,724 m ²	(ABOUT)
COVERED AREA	: 8,624 m ²	(ABOUT)
UNCOVERED AREA	: 7,100 m ²	(ABOUT)
PLOT RATIO	: 1.1	(ABOUT)
SITE COVERAGE	: 55%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 17,248 m ²	(ABOUT)
TOTAL GFA	: 17,248 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.) AND FIRE SERVICE INSTALLATIONS	8,408 m ² (ABOUT)	16,816 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	SITE OFFICE AND WASHROOM	108 m ² (ABOUT)	216 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
TOTAL		8,624 m ² (ABOUT)	17,248 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

2.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

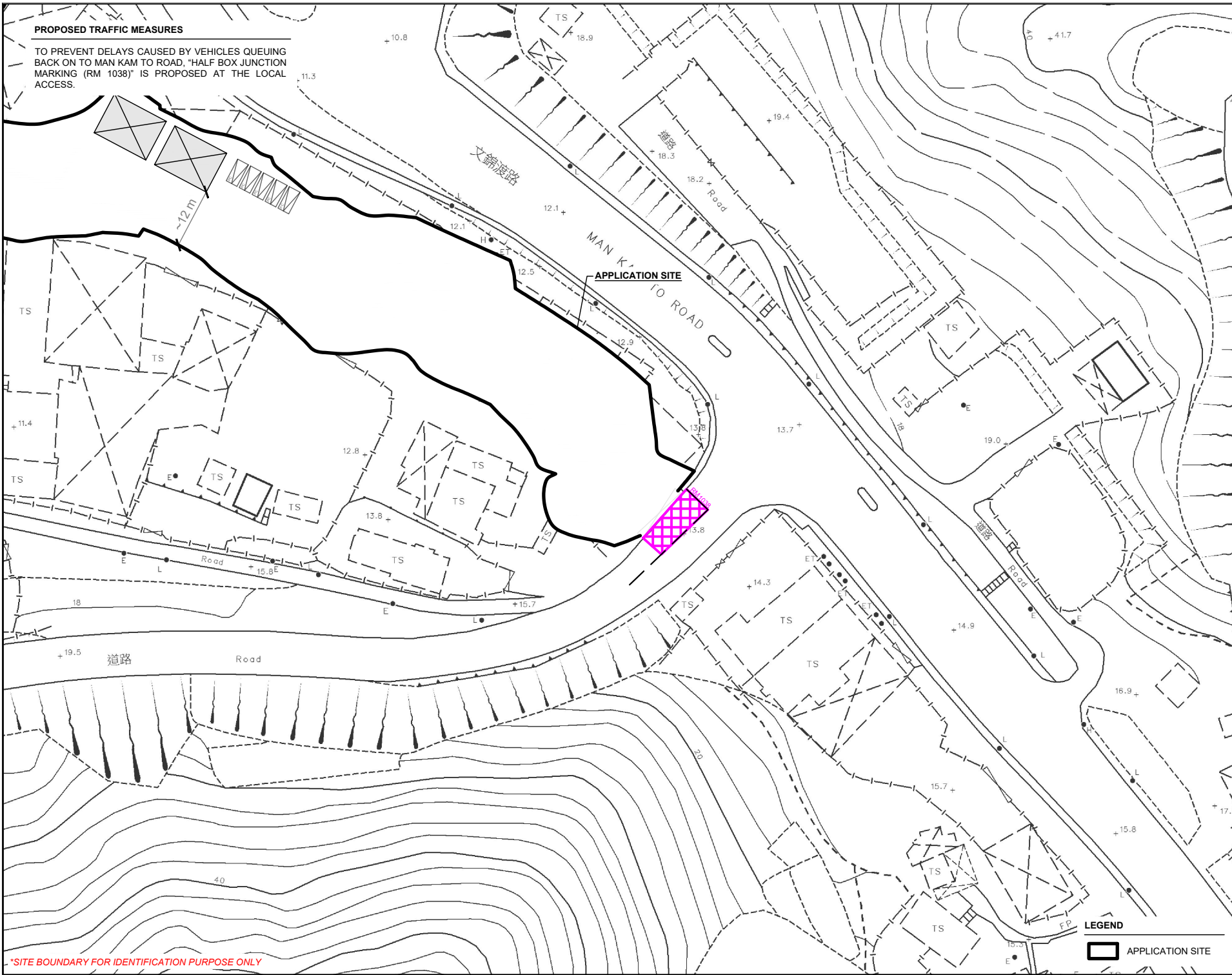
LAYOUT PLAN

DWG NO.

PLAN 1

VER.

002



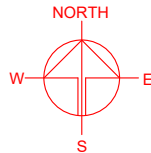
PROPOSED TRAFFIC MEASURES

TO PREVENT DELAYS CAUSED BY VEHICLES QUEUING BACK ON TO MAN KAM TO ROAD, "HALF BOX JUNCTION MARKING (RM 1038)" IS PROPOSED AT THE LOCAL ACCESS.

APPLICATION SITE

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 89 AND ADJOINING GOVERNMENT LAND, FU TEI AU, SHEUNG SHUI, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

26.2.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ROAD MARKING

DWG NO.

PLAN 2

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/238

The Secretary
Town Planning Board
15/F, North Point Government office
333 Java Road
North Point, Hong Kong

By Email

19 April 2024

Dear Sir,

4th Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government,
Institution or Community" and "Open Storage" Zones and area shown as 'Road',
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-FTA/238)

We are writing to submit further information to address departmental comments for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Ms. Ron LEUNG at (852) [REDACTED] / [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Amy CHONG
(Attn.: Ms. Katie LEUNG

email: aytchong@pland.gov.hk)
email: kyyleung@pland.gov.hk)



(852) [REDACTED]
(852) [REDACTED]



(852) [REDACTED]

Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road', Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories

(S.16 Planning Application No. A/NE-FTA/238)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses												
1. Comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. Ken HO; Tel: 2675 1777)														
(a)	The application site comprises Old Schedule Agriculture Lots held under the Block Government Lease which contains the restrictions that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the application site.	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the applied use erected on the concerned lots and Government Land after planning approval has been obtained from the Board. The unauthorised structures erected on the concerned lots and GL will be demolished by the applicant after planning approval has been obtained from the Board to facilitate the proposed scheme.												
(b)	The application site is already being used for the uses under the application.													
(c)	The private lots and portion of the GL in the application site are covered by the following Short Term Waivers (STWs) and Short Term Tenancy (STT). The applicant is not the waiverree/tenant of the STWs/STT. As there are breaches on the built-over area and other aspects, this office reserves the rights to take enforcement action for irregularities as appropriate.													
	<table border="1"> <thead> <tr> <th>STT/STW No.</th><th>Lot No(s) in D.D. 89</th><th>Purpose</th></tr> </thead> <tbody> <tr> <td>STT 1469</td><td>GL</td><td>Storage</td></tr> <tr> <td>STW 1245</td><td>Lot No. 411 (portion)</td><td>Office and ancillary use to a container yard</td></tr> <tr> <td>STW 1249</td><td>Lot No. 416 (portion)</td><td>Ancillary use to a container yard</td></tr> </tbody> </table>	STT/STW No.	Lot No(s) in D.D. 89	Purpose	STT 1469	GL	Storage	STW 1245	Lot No. 411 (portion)	Office and ancillary use to a container yard	STW 1249	Lot No. 416 (portion)	Ancillary use to a container yard	
STT/STW No.	Lot No(s) in D.D. 89	Purpose												
STT 1469	GL	Storage												
STW 1245	Lot No. 411 (portion)	Office and ancillary use to a container yard												
STW 1249	Lot No. 416 (portion)	Ancillary use to a container yard												

		Lot No. 423 (portion)	Office and ancillary use to a container yard	
	STW 1250	Lot No. 417 RP (portion)	Ancillary use to a container yard	
	STW 1269	Lot No. 418 S.A (portion)	Container vehicle park	
(d)	<p>I must point out that the following irregularities covered by the subject planning application have been detected by this office:</p> <p>(a) <u>Unauthorised structures within the application site covered by the planning application</u></p> <p>There are unauthorized structures on the application lots. LandsD has reservation on the planning application since the unauthorized structures on Lot Nos. 408 S.A RP, 408 S.B RP, 414 & 436 all in D.D. 89 are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD.</p> <p>(b) <u>Unlawful occupation of Government land adjoining the said private lots with unauthorised structures covered by the planning application.</u></p> <p>The GL within the application site (about 374 m² as mentioned in the application form) has been fenced off / illegal occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>			
(e)	<p>The following irregularities <u>not</u> covered by the subject application have been detected by this office:</p>			Noted.

	<p>(i) <u>Unauthorised structures extended to the adjoining private lots not covered by the planning application</u></p> <p>There are unauthorised structures extended from application site to the adjoining private lots (i.e. Lot Nos. 404 S.A, 419 RP, 420 & 421 S.A in D.D.89) which is not covered by the subject planning application. The lots owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.</p> <p>(ii) <u>Unlawful occupation of Government land with unauthorised structures not covered by the planning application</u></p> <p>The GL adjoining the application site has been fenced off / illegally occupied with unauthorised structures without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the application site with the applicant. Any occupation of Government land without Government's prior approval is an offense under Cap.28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	
(f)	<p>The lot owners/applicant shall remove the unauthorised structures and cease the illegal occupation of the GL immediately and include the adjoining Government land not covered by the subject planning application in the subject planning application for further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for a STW and STT to permit the structures erected/to be erected and the occupation of the Government land. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved.</p>	<p>Noted. The applicant will apply for relevant approval to rectify the applied use accordingly.</p>

	The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered.	
(g)	Unless and until the unauthorised structures and the unlawful occupation of Government land are duly rectified by the lot owners/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	

Our Ref. : DD89 Lot 408 S.A RP & VL
Your Ref. : TPB/A/NE-FTA/238

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

By Email

11 June 2024

Dear Sir,

5th Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agriculture", "Government, Institution or Community" and "Open Storage" Zones and area shown as 'Road',
Various Lots in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui, New Territories**

(S.16 Planning Application No. A/NE-FTA/238)

We are writing to submit further information to provide clarifications on the subject application, details are as follows:

- (a) No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the application site at any time during the planning approval period.

Should you require more information regarding the application, please contact our Mr. Christian CHIM at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

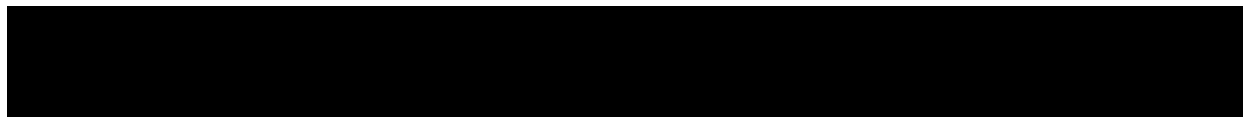


Louis TSE
Town Planner

cc DPO/STN, Pland

(Attn.: Ms. Amy CHONG
(Attn.: Ms. Katie LEUNG

email: aytchong@pland.gov.hk)
email: kyyleung@pland.gov.hk)



Previous S.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-FTA/22	Temporary Open Storage of Vehicles and Vehicle Park for a Period of 12 Months.	25.9.1998
A/NE-FTA/32	Temporary Open Storage of Containers & Repair Workshop for 3 Years	28.1.2000 (<i>revoked on 28.10.2000</i>)
A/NE-FTA/41	Temporary Open Storage of Containers and Vehicle Park for a Period of 3 Years	9.11.2001 (on review) (approved for a period of 12 months)
A/NE-FTA/65	Temporary Open Storage of Container Vehicles and Vehicle Park for a Period of 3 Years	10.9.2004 (approved for a period of 1 year) (<i>revoked on 10.8.2005</i>)
A/NE-FTA/72	Temporary Container Vehicle Park and Container Vehicle Repair Workshop for a Period of 3 Years	17.2.2006 (approved for a period of 2 years) (<i>revoked on 17.5.2006</i>)
A/NE-FTA/100	Temporary Container Vehicle Park and Logistic Loading and Unloading Area for a Period of 3 Years	23.4.2010 (approved for a period of 2 years) (<i>revoked on 23.7.2010</i>)
A/NE-FTA/110	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	4.11.2011
A/NE-FTA/149	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	6.2.2015
A/NE-FTA/181	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	15.6.2018
A/NE-FTA/199	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	5.2.2021

Government Departments' General Comments

1. Traffic

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

- having reviewed the further information submitted by the applicant, she has no further comment on the application from traffic engineering perspective; and
- should the application be approved, approval conditions on submission of traffic management measures including a temporary traffic scheme on the implementation and implementation of the accepted traffic mitigation measures to the satisfaction of the C for T or the Board should be imposed.

2. 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
- with reference to the aerial photo of 2022, the application site (the Site) is located in an area of rural inland plains landscape character comprising farmlands, open storages, temporary structures, vegetated areas, tree clusters and woodlands to the southeast within the “Green Belt” zone. The proposed use is not incompatible with the surroundings of the Site. The Site is hard paved and occupied by temporary structures, cargos and vehicles. Some trees of common and undesirable species are observed within the Site and along the site boundary, in which some are in poor condition. Significant adverse landscape impact on the landscape character and the existing landscape resources within the Site is not anticipated.

3. Drainage

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

- no objection in principle to the application from public drainage perspective;
- should the application be approved, the applicant is required to submit a Drainage Impact Assessment (DIA) for the Site to demonstrate that there would be adequate measures provided at the resources of the applicant to avoid the Site from being eroded and flooded and to ensure capacity of streamcourse and flooding susceptibility of the adjoining areas would not be adversely affected by the proposed use. The applicant is required to assess whether the downstream for drainage connection would have sufficient capacity to receive the stormwater runoff. Flood mitigation measures proposed in the DIA and any other stormwater drainage facilities should be provided and maintained to the satisfaction of DSD; and
- the Site is in an area where no public sewerage connection is available.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations being provided to the satisfaction of the D of FS.

5. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities on a three-year basis and associated filling of land is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning and Engineering (P&E) Study for New Territories North New Town and Man Kam To. Please note that the P&E Study already commenced on 29 October 2021. While the implementation programme of LW/MKT is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, please be reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

6. Building Matters

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

- no adverse comment on the application;
- there is no record of approval by the Building Authority for the buildings/structures existing at the Site and Buildings Department is not in a position to offer comments on their suitability for the use related to the application; and
- detailed advisory comments under the Buildings Ordinance are appended in **Appendix IV**.

7. 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) and Resident Representative (RR) of Sheug Shui Heung, the Chairman of 上水虎地坳村居民福利會 and five members of North District Council (NDCs) have no comment on the application; and
- 18 members of NDCs do not reply on the application.

8. Other Departments

- The following government departments have no comment on/no objection to the application:
 - (a) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD);
 - (b) Commissioner for Police (C for P); and
 - (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works;
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site;
 - (ii) the Site is already being used for the uses under the application;
 - (iii) the private lots and portion of the GL in the Site are covered by the following Short Terms Waivers (STWs) and Short Term Tenancy (STT). The applicant is not the waiveree/tenant of the STWs/STT. As there are breaches on the built-over-area and other aspects, her office reserves the rights to take enforcement action for irregularities as appropriate;

STT/STW No.	Lot No (s) in D.D. 89	Purpose
STT 1469	GL	Storage
STW 1245	Lot 411 (Portion)	Office and ancillary use to a container yard
STW 1249	Lot 416 (Portion)	Ancillary use to a container yard
	Lot 423 (Portion)	Office and ancillary use to a container yard
STW 1250	Lot 417 RP (Portion)	Ancillary use to a container yard
STW 1269	Lot 418 S.A (Portion)	Container vehicle park

- (iv) the following irregularities covered by the subject planning application have been detected by her office:

- Unauthorized structures within the Site covered by the planning application

there are unauthorized structures on the application lots. LandsD has reservation on the planning application since the unauthorized structures on Lots 408 S.A RP, 408 S.B RP, 414 and 436 all in D.D. 89 are already subject to lease enforcement actions according to case priority. The lot owners should rectify the lease breaches as demanded by LandsD;

- Unlawful occupation of GL adjoining the said private lots with unauthorized structures covered by the planning application

the GL within the Site (about 374m²) has been fenced off/illegally occupied with unauthorized structures without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (v) the following irregularities not covered by the subject planning application have been detected by her office:

- Unauthorized structures extended to the adjoining private lots not covered by the planning application

there are unauthorized structures extended from the Site to the adjoining private lots (i.e. Lots 404 S.A, 419 RP, 420 and 421 S.A in D.D. 89) which is not covered by the subject planning application. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;

- Unlawful occupation of GL with unauthorized structures not covered by the planning application

the GL adjoining the Site has been fenced off/illegally occupied with unauthorized structures without permission. The GL being illegally occupied is not included in the Site. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (vi) the lot owners/applicant shall remove the unauthorized structures and cease the illegal occupation of the GL immediately and subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to her office for a STW and STT to permit the structures erected/to be erected and the occupation of GL. The applications for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate to be imposed by LandsD. Given the proposed use is temporary in nature, only erection of temporary structures will be considered;

- (vii) the applicant shall comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;

- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to implement the proposed environmental mitigation measures. The applicant is also advised to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by EPD to minimise potential environmental nuisance to the surrounding area;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicants should seek approval for any proposed tree works from relevant authority prior to commencement of the works;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the proposed use;
- (f) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The

applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the following points should be noted:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans;

if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if the existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the Buildings Ordinance (BO) and should not be designated for any proposed use under the subject application;
- (ii) before any new building works are to be carried out on the Site, prior approval and consent of the Buildings Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System. Otherwise they are unauthorized buildings works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with the BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (iv) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- (v) the Site shall be provide with means of obtaining access thereto from a street under the B(P)R 5 and emergency vehicular access shall be provided under the B(P)R 41D;
- (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under B(P)R 19(3) at building plan submission stage;
- (vii) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention in drawn to the provision of accessible car parking spaces designated for the use of persons with disability as per the requirements under the B(P)R 72 and Division 3 of Design Manual: Barrier Free Access 2008;
- (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and

- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage.

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

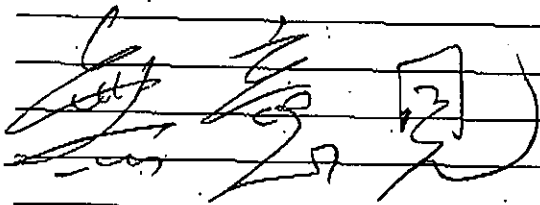
By Fax : 2877 0245 or 2522 8426

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

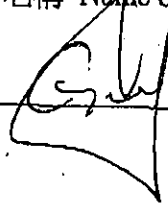
有關的規劃申請編號 The application no. to which the comment relates
A/NE-FTA/238

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 2024.1.15

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



A/NE-FTA/238 Fu Tei Au GIC

25/01/2024 03:13

From:

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

Sent by: tpbpd@pland.gov.hk

File Ref:

A/NE-FTA/238

Lots 408 S.A RP (Part), 408 S.B RP (Part), 409, 410, 411, 412, 413, 414, 416, 417 RP, 418 S.A, 418 S.B, 423, 424, 425 RP and 436 (Part) in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui Site area: About 15,724sq.m Includes Government Land of about 374sq.m

Zoning : "Agriculture", "GIC", area shown as 'Road' and "Open Storage"

Applied development: Warehouse / 9 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Part of the Agriculture zoning has a history of approvals for brownfield use. Application 199.

Strongly object to further enlargement of operation onto 'GIC' zoning.

*In addition, as there is no known implementation programme of the subject "GIC" zone, approval of the current application on a temporary basis of 3 years **would not frustrate the long-term planning intentions of the "GIC" and "AGR" zones***

There have recently been a number of residential developments approved for the district. It is unacceptable that land zoned for community facilities to support the growing community be contaminated.

The operator should make more efficient use of existing facilities.

Members should reject the application for this portion of the site.

Mary Mulvihill

From:

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

Date: Wednesday, 23 September 2020 3:43 AM HKT

Subject: A/NE-FTA/199 Fu Tei Au

A/NE-FTA/199

Lots 40 RP (Part), 404 S.A (Part), 408 S.A RP (Part), 408 S.B RP (Part), 409, 410 (Part), 413 (Part), 414 (Part), 416 (Part), 417 RP (Part), 435, 436, 437 RP in D.D. 89 and Adjoining Government Land, Fu Tei Au, Sheung Shui

Site area : About 3,329sq.m Includes Government Land of 462sq.m

Zoning : "Agriculture"

Applied use : Logistics Centre / 3 Vehicle Parking

Dear TPB Members,

The zoning is a joke, more than 3 decades on. So what is the PLAN? The impact of COVID should be a warning signal that Hong Kong should be more careful with its agricultural land in order to ensure a minimum of local produce in exceptional circumstances. There is significant agricultural activity nearby.

Are these logistics facilities going to be moved to custom built parks?

What about the 7 year limit on STT?

Mary Mulvihill