

This document is received on - 3 OCT 2024
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

2402164

5/9

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE - HLH/77
	Date Received 收到日期	- 3 OCT 2024

- 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)

Able New Development Limited 力新發展有限公司

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

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

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 156 S.A (Part), 156 S.B (Part), 157, 158, 159, 161, 162, 163 S.A, 163 S.B, 164 (Part), 177 (Part), 179 (Part), 180 (Part), 181 (Part), 207, 208, 209, 210, 211, 212, 213 RP, 213 S.A, 214, 215 (Part), 216, 217, 218, 219 (Part), 220 (Part), 222 (Part), 223, 224 in D.D. 87, Hung Lung Hang, 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 23,163 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,600 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)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Lung Hang Outline Zoning Plan No.: S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (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"^{#&} (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_____ 05/09/2024 (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 _____ 30/08/2024 (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 Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods 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) <u>Development Schedule 發展細節表</u>			
Proposed uncovered land area 擬議露天土地面積	21,563	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,600	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9		
Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,600	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,600	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) Refer to Plans 12 and 13			
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	12		
Motorcycle Parking Spaces 電單車車位	N/A		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	5		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A		
Others (Please Specify) 其他 (請列明)	Container Vehicle Spaces	8	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	N/A		
Coach Spaces 旅遊巴車位	N/A		
Light Goods Vehicle Spaces 輕型貨車車位	1		
Medium Goods Vehicle Spaces 中型貨車車位	N/A		
Heavy Goods Vehicle Spaces 重型貨車車位	N/A		
Others (Please Specify) 其他 (請列明)	Container Vehicle Spaces	9	

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kong Nga Po 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"/>																															
	No 否																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 23,163 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input 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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <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> <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> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div> _____ _____ _____ </div> </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> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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）。

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

Matthew NG

Planning and Development Manager

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員☒ HKIP 香港規劃師學會 /☐ HKIA 香港建築師學會 /☐ HKIS 香港測量師學會 /☐ HKIE 香港工程師學會 /☐ HKILA 香港園境師學會 /☐ HKIUD 香港城市設計學會☐ RPP 註冊專業規劃師

Others 其他

MRTPI, MPPI, CMILT

on behalf of

代表

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

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

Date 日期

05/09/2024

(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	Lots 156 S.A (Part), 156 S.B (Part), 157, 158, 159, 161, 162, 163 S.A, 163 S.B, 164 (Part), 177 (Part), 179 (Part), 180 (Part), 181 (Part), 207, 208, 209, 210, 211, 212, 213 RP, 213 S.A, 214, 215 (Part), 216, 217, 218, 219 (Part), 220 (Part), 222 (Part), 223, 224 in D.D. 87, Hung Lung Hang, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  <p>(includes Government land of 包括政府土地</p> </div> <div> <p>23,163 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>N/A sq. m 平方米 <input type="checkbox"/> About 約)</p> </div> </div>
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan No.: S/NE-HLH/11
Zoning 地帶	"Agriculture" Zone
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 Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods 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	1,600 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.07 <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	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 8.23 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	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		25
	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) Container Vehicle Spaces		12 N/A 5 N/A N/A 8
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		10
	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 Spaces		N/A N/A 1 N/A N/A 9

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<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"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plans showing FLN NDA/STT/Sha Po Public Housing Development and their land resumption; Plan showing alternative sites for relocation; TPB PG-No. 13G; Aerial photo of the Site; Plans showing details of tenants and proposed structures; Plan showing filling of land at the Site; and Swept path analysis.		
Reports 報告書		
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 checked="" 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 checked="" 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。

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY CONTAINER STORAGE YARD, CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP, LOGISTICS CENTRE, WAREHOUSE AND
OPEN STORAGE OF MISCELLANEOUS GOODS WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 87
HUNG LUNG HANG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Able New Development Limited

Consultancy Team

R-riches Property Consultants Limited

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 87, Hung Lung Hang, New Territories* (the Site) for **‘Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan (OZP) No.: S/YL-HLH/11. The Site occupies an area of 23,163 m² (about). 9 single-storey structures are proposed at the Site for vehicle repair workshop, warehouse (excluding dangerous goods godown (D.G.G.)), logistics centre and office with total gross floor area (GFA) of 1,600 m² (about). The remaining area is reserved for container storage yard, container vehicle park, area for open storage, vehicle parking and loading/unloading spaces and circulation area.
- The Site is accessible from Kong Nga Po Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises are affected by land resumption for the development of the Fanling North New Development Area (FLN NDA), San Tin Technopole (STT) and public housing at Sha Po, Yuen Long;
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied uses are the same as the original premises;
 - the proposed development is not incompatible with surrounding land uses; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site Area	23,163 m ² (about)
Covered Area	1,600 m ² (about)
Uncovered Area	21,563 m ² (about)
Plot Ratio	0.07 (about)
Site Coverage	7% (about)
Number of Structure	9
Total GFA	1,600 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,600 m ² (about)
Building Height	3 to 8.23 m (about)
No. of Storey	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第131章)第16條，向城市規劃委員會提交有關新界恐龍坑丈量約份第87約多個地段的規劃申請，於上述地點作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施(為期3年)和相關填土工程」(擬議發展)。
- 申請地點所在的地區在《恐龍坑分區計劃大綱核准圖編號S/NE-HLH/11》上劃為「農業」地帶。申請地盤面積為23,163平方米(約)。申請地點將設9座單層構築物作汽車修理工場、貨倉(危險品倉庫除外)、物流中心及辦公室用途，總樓面面積合共為1,600平方米(約)，申請地點的其餘地方將預留作貨櫃存放場、貨櫃車停車場、露天貯物空間、車輛停泊/上落貨位及流轉空間。
- 申請地點可從缸瓦甫路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所分別受到「粉嶺北新發展區」、「新田科技城」及「元朗沙埔公營房屋發展」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	23,163 平方米 (約)
上蓋總面積：	1,600 平方米 (約)
露天地方面積：	21,563 平方米 (約)
地積比率：	0.07 (約)
上蓋覆蓋率：	7% (約)
樓宇數目：	9 座
總樓面面積	1,600 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,600 平方米 (約)
構築物高度：	3 至 8.23 米 (約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Able New Development Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Various Lots in D.D. 87, Hung Lung Hang, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'. The Site currently falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the "AGR" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and a drainage impact assessment (DIA) are provided with the planning statement (**Plans 1 to 16 and Appendices I to III**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Able New Development Limited** (the applicant) is authorized by the affected business operators to facilitate the relocation of the existing affected business premises. Details of affected business operators are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by various developments

- 2.1 The current application is intended to facilitate the relocation of 8 existing business operators' affected premises (namely Tenants A to H) due to land resumption and to pave way for various government projects including the development of FLN NDA, STT and public housing development at Sha Po, Yuen Long (**Appendix I** and **Plan 4**).
- 2.2 The affected premises of Tenants A to F currently fall within areas zoned "Residential (Group A)2," ("R(A)2"), "Residential (Group B)" ("R(B)"), "Open Space" ("O") and area shown as 'Road' on the Approved Fanling North OZP No.: S/FLN/4; the affected premises of Tenant G currently falls within an area zoned "Other Specified Uses" annotated "Amenity Area" ("OU(A)"), "O" and area shown as 'Road' on the Draft San Tin Technopole OZP No.: S/STT/1; and the affected premises of Tenant H currently falls within an area zoned "Government, Institution or Community" ("G/IC") and "R(A)" on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Appendix I** and **Plan 5**). Details of the tenants' original premises are summarized at **Appendix I** and **Table 1** below:

Table 1: Details of Tenants' Original Premises

Tenant	Location	OZP	Zoning	Development Involved
Tenant A	Government Land near Man Kam To Road <i>(formerly various lots in D.D. 52, Fanling; resumed by the Government in 2024)</i>	S/FLN/4	"R(B)"	FLN NDA Development (Remaining Phase)
Tenant B			"R(A)2", "O" and area shown as 'Road'	
Tenant C			"R(A)2" and area shown as 'Road'	
Tenant D			"R(B)" and "O"	
Tenant E			"R(A)2", "R(B)" and "O"	
Tenant F			"R(B)"	
Tenant G	Various Lots in D.D. 105, San Tin, Yuen Long	S/STT/1	"OU(A)" and "O"	STT Development (Phase 2)
Tenant H	Various Lots in D.D. 107, Sha Po, Yuen Long	S/YL-KTN/11	"R(A)" and "G/IC"	Public Housing Development at Sha Po, Yuen Long

2.3 With reference to the implementation programme, the affected premises of Tenants A to F fall within the land resumption limit for the remaining phase development of the FLN NDA (**Plan 6**); the affected premises of Tenant G falls within the land resumption limit for the Phase 2 development of the STT development (**Plan 7**); and the affected premises of Tenant H falls within the land resumption limit for the public housing development at Sha Po, Yuen Long (**Plan 8**). As the concerned parcels of land have been/will be resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II** and **Plan 9**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

Applied uses are the same as the affected premises

2.5 The proposed development involves the operation of 8 existing tenants with different business nature including container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities to support the daily operation of the Site. The applied uses are the same as the affected premises in FLN, San Tin and Sha Po. The total site area designated for Tenants A to H in the proposed development is similar to the total area of their respective original premises. Details of the difference between the original premises and proposed development are shown at **Appendix I** and **Table 2** below:

Table 2: Differences between the Original Premises and the Site

Tenant	Original Premises (a)	Designated Area (b)	Difference (a) – (b)
Tenant A	382 m ²	450 m ²	+68 m ² , +18%
Tenant B	3,736 m ²	5,069 m ²	+1,333 m ² , +36%
Tenant C	1,592 m ²	3,623 m ²	+2,031 m ² , +128%
Tenant D	898 m ²	1,002 m ²	+104 m ² , +12%
Tenant E	4,875 m ²	3,950 m ²	-925 m ² , -19%
Tenant F	3,415 m ²	3,085 m ²	-330 m ² , -10%
Tenant G	2,025 m ²	2,943 m ²	+345 m ² , +13%
Tenant H	573 m ²		
Total	17,496 m ² (about)	20,122 m ² (about)	+2,626 m ² , +15%

- 2.6 A significant portion of the Site is uncovered (i.e. 21,563 m² (about), 93% of the Site) and designated for container storage yard, container vehicle park, open storage of miscellaneous goods, vehicle parking and L/UL spaces and circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimize the potential adverse traffic impact to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.7 Although the Site falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, the Site is currently vacant without active agricultural activities (**Plans 2 and 11**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 11**). The surrounding area is considered to be predominately in industrial character comprising various brownfield operations. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 3.4 km south of Heung Yuen Wai BCP; 11.7 km east of Lok Ma Chau BCP; 6 km north of Sheung Shui MTR Station; and 8.2 km north of Fanling MTR Station.
- 3.2 The Site is 4.4 km northeast of the original premises of Tenants A to F; 14.7 km northeast of the original premises of Tenant G; and 17 km northeast of the original premises of Tenant H (**Plan 4**).

Accessibility

- 3.3 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**).

Existing Site Condition

- 3.4 The Site is generally flat, partly fenced, partly vegetated and partly formed (**Plans 1, 3 and 11**).

Surrounding Area

- 3.5 The Site and its surrounding are predominantly for industrial use and mainly comprise of open storage yards and temporary structures for various brownfield operations (**Plans 1, 3 and 11**).
- 3.6 To its immediate north is Ping Yuen River, across which are some unused/vacant land covered with vegetation and intermixed with graveyards and woodland.
- 3.7 To its immediate east is the site of an approved planning application (No. A/NE-HLH/68) for open storage and warehouse of construction machinery and construction materials. To its further east are some open storage yards and warehouses.
- 3.8 To its immediate south are some temporary structures and the site of an approved planning application (No. A/NE-HLH/68) for open storage and warehouse of construction machinery and construction materials. To its further south is a knoll covered with vegetation and some temporary structures for warehouses and open storage yards.
- 3.9 To its immediate west is Ping Yuen River, across which are some unused/vacant land covered with vegetation.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned as "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 used within the "AGR" zone, which require planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Restriction on Filling of Land

- 4.3 According to the Remarks of the "AGR" zone, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Lung Hang OZP No. S/NE-HLH/5 without the permission from the Board under S.16 of the Ordinance.*

Previous Application

- 4.4 The Site is not subject of any previous application.

Similar Applications

- 4.5 Within the same "AGR" zone on the OZP, 7 similar applications (Nos. A/NE-HLH/59, 60, 61, 66, 68, 70 and 71) for 'Open Storage' use were approved by the Board between 2023 and 2024; 1 similar application (No. A/NE-HLH/68) for 'Warehouse' use was approved by the Board in 2024. All similar applications were approved on temporary basis for a period of 3 years.

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

- 4.6 The Site mostly falls within Category 3 area, *which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable.*

Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.7 Portions of the Site fall within Category 2 area, which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.
- 4.8 The Site falls within Category 2 and 3 areas of TPB PG-No. 13G (**Plan 10**), the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the affected premises will be resumed by the Government to facilitate the FLN NDA development, STT development and public housing development at Sha Po, Yuen Long. Approval of the current application is in line with TPB PG-No. 13G and would not set an undesirable precedent within the Category 2 and 3 areas. It should be considered on individual merits given the special background of the applicant.

Land Status of the Site

- 4.9 The Site falls entirely on private lots, i.e. Lots 156 S.A (Part), 156 S.B (Part), 157, 158, 159, 161, 162, 163 S.A, 163 S.B, 164 (Part), 177 (Part), 179 (Part), 180 (Part), 181 (Part), 207, 208, 209, 210, 211, 212, 213 RP, 213 S.A, 214, 215 (Part), 216, 217, 218, 219 (Part), 220 (Part), 222 (Part), 223, 224 in D.D. 87, with total land area of 23,163 m² (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**).
- 4.10 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the

proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 23,163 m² (about). Details of development parameters are shown at **Plans 12, 13** and **Table 3** below:

Table 3: Development Parameters of the Proposed Development

Site Area	23,163 m ² (about)
Covered Area	1,600 m ² (about)
Uncovered Area	21,563 m ² (about)
Plot Ratio	0.07 (about)
Site Coverage	7% (about)
No. of Structure	9
Total GFA	1,600 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,600 m ² (about)
Building Height	3 to 8.23 m (about)
No. of Storey	1

- 5.2 A total of 9 single-storey structures are proposed at the Site for vehicle repair workshop, warehouse (excluding D.G.G.), logistics centre and office with total GFA of 1,600 m² (about). The remaining open area is reserved for container storage yard, container vehicle park, area for open storage of miscellaneous goods, vehicle parking and L/UL spaces and circulation area (**Plans 12** and **13**). Details of proposed structures are shown at **Table 4** below:

Table 4 –Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
Tenant A				
B1	Vehicle Repair Workshop	108 m ²	108 m ²	4 m (about) (1-storey)
Tenant B				
B2	Warehouse (excluding D.G.G.)	220 m ²	220 m ²	8.23 m (about) (1-storey)
B3	Warehouse (excluding D.G.G.) & Office	220 m ²	220 m ²	8.23 m (about) (1-storey)

Tenant C				
B4	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B5	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B6	Logistics Centre	220 m ²	220 m ²	8.23 m (about) (1-storey)
B7	Logistics Centre & Office	220 m ²	220 m ²	8.23 m (about) (1-storey)
Tenant D				
B8	Office	100 m ²	100 m ²	3 m (about) (1-storey)
Tenant E				
B9	Office	72 m ²	72 m ²	3 m (about) (1-storey)
Total		1,600 m² (about)	1,600 m² (about)	-

Hard-paving at the Site

- 5.3 The Site is proposed to be entirely hard-paved with concrete of not more than 0.2 m (in depth) for container storage yard, container vehicle park, area for open storage, vehicle parking and L/UL spaces and circulation area. The existing site level ranges from +11.7 mPD at the north to +15.2 mPD at the south. The Site, which generally falls towards the north and west to Ping Yuen River, is proposed to be filled to +11.9 mPD at the north to +15.4 mPD at the south (**Plan 14**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied uses. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need.

Operation Modes

- 5.4 The Site will be used as container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 15 staff. The ancillary offices are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Tenant A

- 5.6 A total of 450 m² (about) of the Site would be used for **vehicle repair workshop**. A single-storey structure is proposed for vehicle repair workshop use with total GFA of 108 m². 1 parking space for private car (PC) and 1 L/UL space for light goods vehicle (LGV) are proposed.

Tenant B

- 5.7 A total of 5,069 m² (about) of the Site would be used for **warehouse** and **container storage yard**. 2 single-storey structures are proposed for warehouse and office uses with total GFA of 440 m². No storage of D.G.G. will be carried out at the Site. 4 parking spaces for PC and 2 L/UL spaces for container vehicle (CV) are proposed.

Tenant C

- 5.8 A total of 3,623 m² (about) of the Site would be used for **logistics centre**. 4 single-storey structures are proposed for logistics centre and office uses with total GFA of 880 m². Majority of the Site is reserved for logistic purposes, i.e. storage, packaging and consolidation of goods for distribution. No storage of D.G.G. will be carried out at the Site. 3 parking spaces for PC and 2 L/UL spaces for CV are proposed.

Tenant D

- 5.9 A total of 1,002 m² (about) of the Site would be used for **open storage of miscellaneous goods**. A single-storey structure is proposed for office use with total GFA of 100 m². 2 parking spaces for PC and 1 L/UL space for CV are proposed.

Tenant E

- 5.10 A total of 3,950 m² (about) of the Site would be used for **container storage yard**. A single-storey structure is proposed for office use with total GFA of 72 m². 2 parking spaces for PC and 2 L/UL spaces for CV are proposed.

Tenant F

- 5.11 A total of 3,085 m² (about) of the Site would be used for **container vehicle park**. No structure is proposed. 5 parking spaces for LGV and 8 parking spaces for CV are proposed.

Tenants G & H

- 5.12 A total of 2,943 m² (about) of the Site would be used for **open storage of miscellaneous goods**. No structure is proposed. 2 L/UL spaces for CV are proposed.
- 5.13 Apart from the above designated site area for Tenants A to H (i.e. 20,122 m² (about), 86.9% of the Site), the remaining site area (i.e. 3,041 m² (about), 13.1% of the Site) will be reserved for a common vehicular access connecting the ingress/egress of the Site and the proposed premises of each tenant (**Plans 12 and 13 and Appendix I**).

Minimal Traffic Impact

- 5.14 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A 12 m (about) wide vehicular ingress/egress is proposed at the southern tip of the Site. A total of 35 parking and L/UL spaces will be provided (**Plan 12**). Details of the parking and L/UL provision are shown at **Table 5** below:

Table 5 – Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Space
Parking Spaces for PCs - 2.5 m (W) x 5 m (L)	12
Parking Spaces for LGVs - 3.5 m (W) x 7 m (L)	5
Parking Spaces for CVs - 3.5 m (W) x 16 m (L)	8
Type of L/UL Spaces	No. of Space
L/UL Spaces for LGVs - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for CVs - 3.5 m (W) x 16 m (L)	9

- 5.15 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plans 15** and **16**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.
- 5.16 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

Table 6 – Estimated Trips Generation and Attraction

Time Period	Trips Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	6	0	0	2	1	2	11
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	6	2	0	2	1	11
Average Trip/Hour (10:00 – 18:00)	1	1	2	2	2	2	10

- 5.17 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.18 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.19 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.20 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.21 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.22 A minimum setback of 3 m is reserved between the Site and Ping Yuen River, which runs along the northwestern periphery of the Site. The applicant has submitted a DIA to review the drainage arrangements for the proposed development (**Appendix III**). With the implementation of the proposed drainage system, the DIA

has concluded that no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.23 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning approval has been granted from the Board. Upon receiving the STW approval from the LandsD for erection of structures, the applicant will implement the accepted FSIs proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Fanling North, San Tin and Sha Po, which will be affected by the development of FLN NDA, STT and public housing development at Sha Po, Yuen Long (**Appendix I and Plans 4 to 8**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 9**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of government development projects.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the Site falls within Category 2 and 3 areas under TPB PG-No. 13G, the special background of the application should be considered on its individual merit. Given that similar applications for the applied uses have been approved by the Board within the same "AGR" zone, therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. A DIA is provided to demonstrate that adverse drainage impact arising from the proposed development is not anticipated (**Appendix III**). Adequate mitigation measures e.g. provision of FSIs and drainage facilities will be provided upon obtaining planning approval. The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

LIST OF PLANS

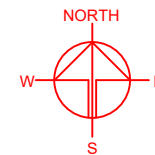
Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Site
Plan 3	Plan showing the Land Status of the Site
Plan 4	Original Premises – Location
Plan 5	Original Premises – Zoning
Plan 6	Original Premises – FLN NDA Phasing and Land Resumption
Plan 7	Original Premises – STT Phasing and Land Resumption
Plan 8	Original Premises – Sha Po Public Housing and Land Resumption
Plan 9	Plan showing Alternative Sites for Relocation
Plan 10	Plan showing TPB PG-No. 13G
Plan 11	Aerial Photo of the Site
Plan 12	Layout Plan
Plan 13	Details of Tenants and Proposed Structures
Plan 14	Plan showing Filling of Land at the Site
Plan 15	Swept Path Analysis (CV)
Plan 16	Swept Path Analysis (LGV)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KONG NGA PO ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

5.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001

LEGEND

 APPLICATION SITE

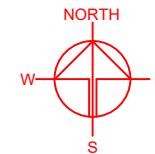
恐龍坑
UNG LUNG HANG

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG LUNG HANG OZP
PLAN NO. : S/NE-HLH/11
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 8000 @ A4

DRAWN BY

MN

DATE

5.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

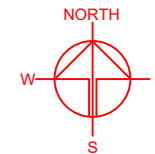
LEGEND



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

APPLICATION SITE AREA	: 23,163 m ² (ABOUT)
AREA OF PRIVATE LAND	: 23,163 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG LUNG HANG, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	5.8.2024

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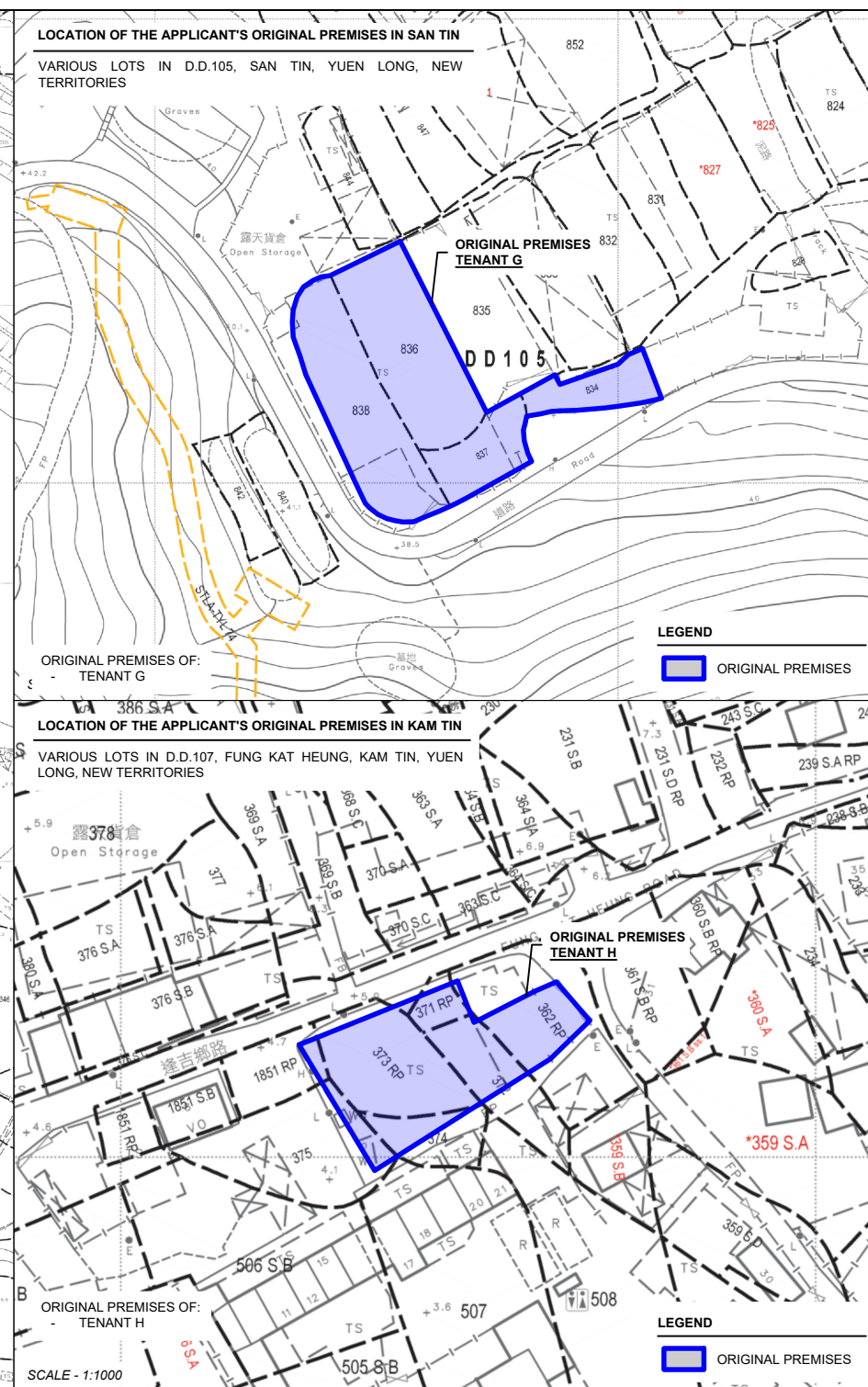
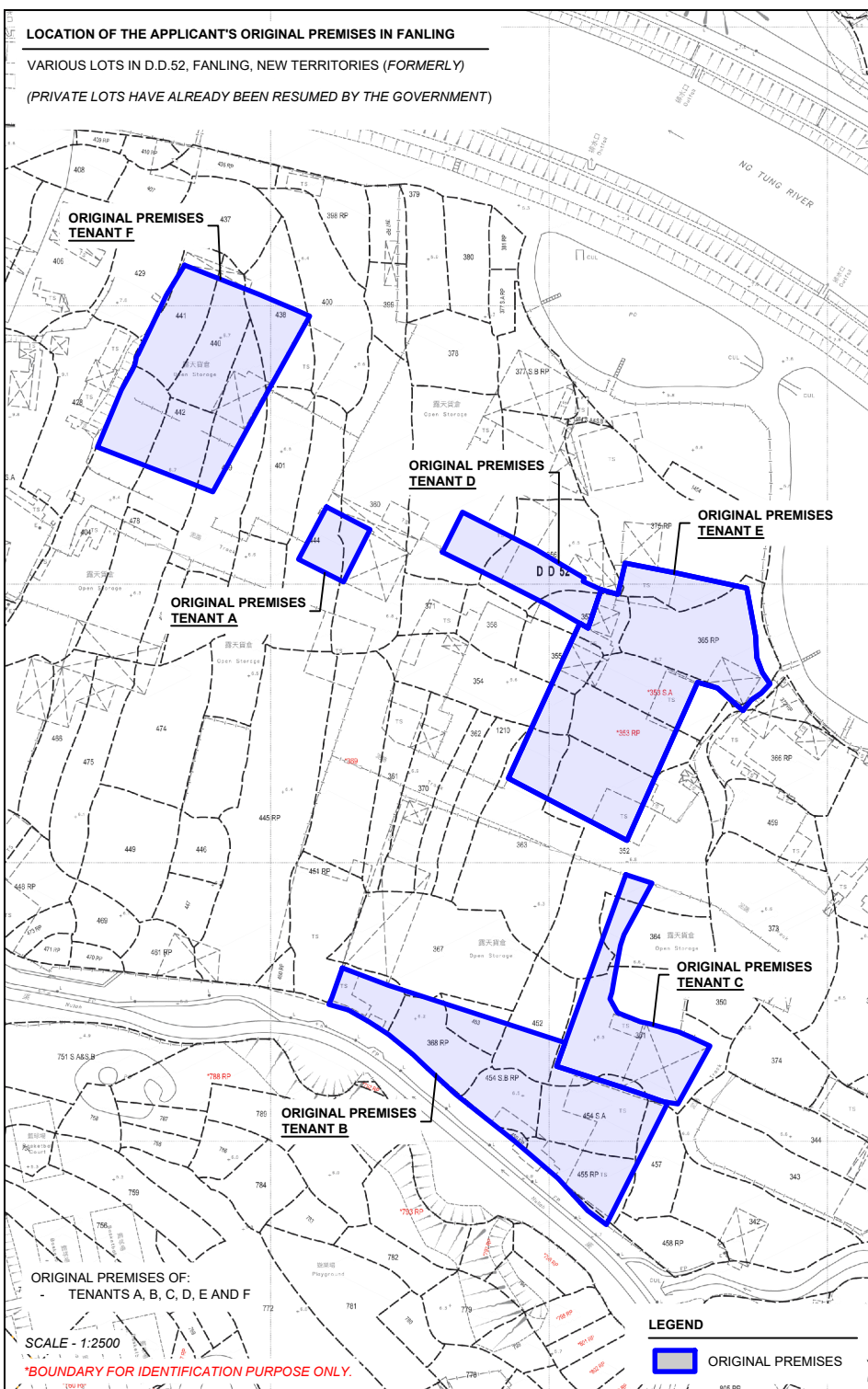
DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



NORTH

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

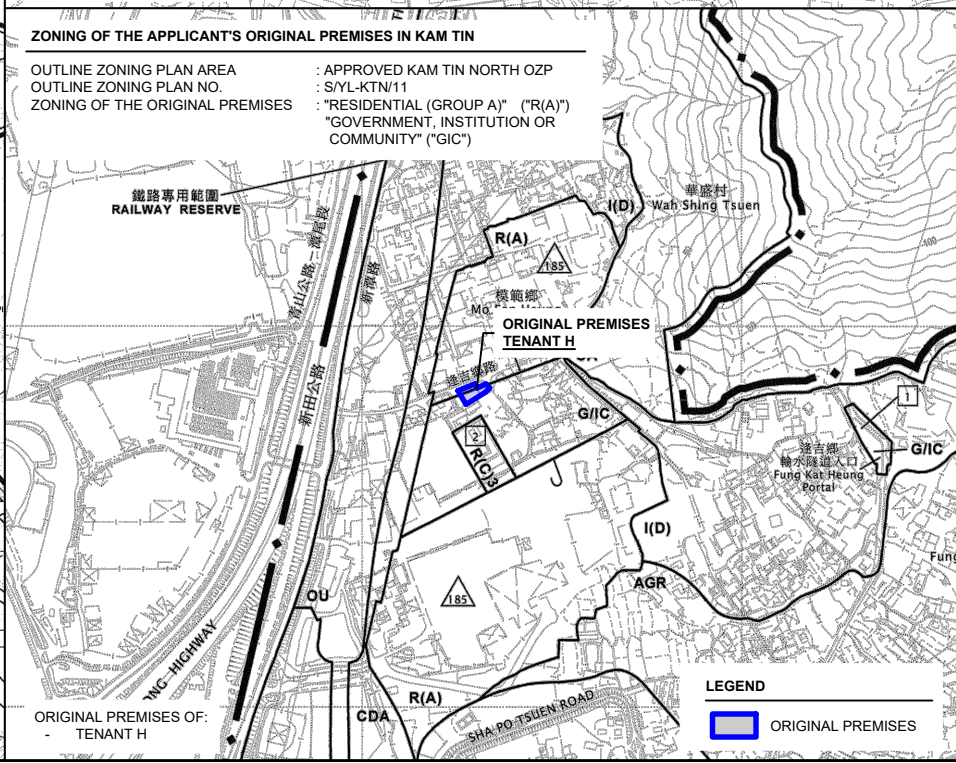
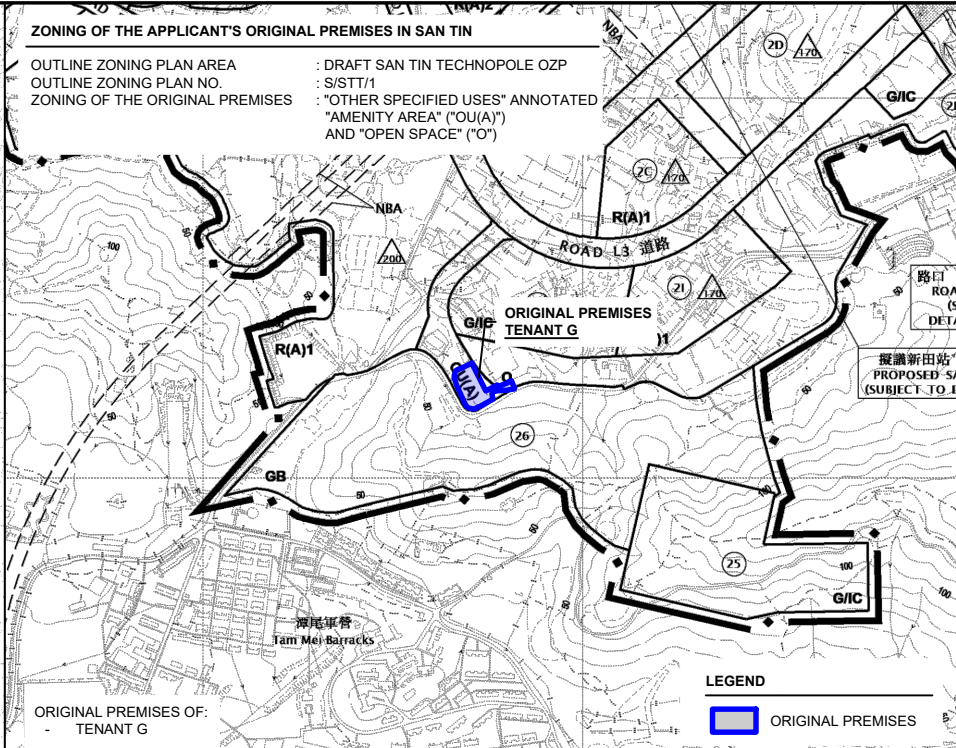
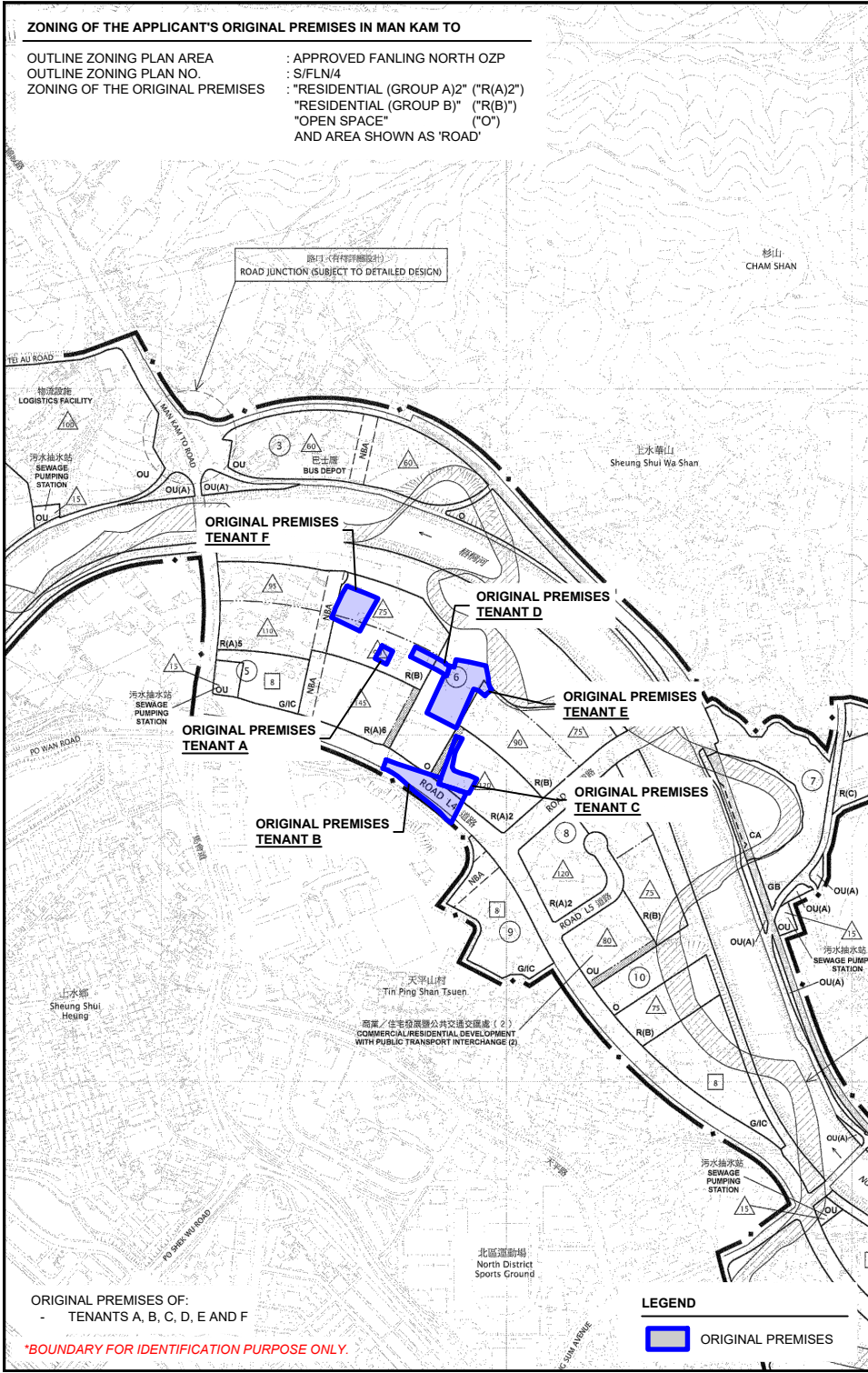
1 : 2500 / 1500 / 1000 @ A4

DRAWN BY	DATE
MN	6.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.	VER.
PLAN 4	001



NORTH

PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE
1: 10000 @ A4

DRAWN BY MN	DATE 6.8.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
OP (ZONING PLAN)

DWG NO. PLAN 5	VER. 001
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PHASING OF DEVELOPMENT OF FANLING NORTH NDA

PHASING OF DEVELOPMENT
SOURCE OF PLAN

: REMAINING PHASE
: CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

ORIGINAL PREMISES
TENANT F

ORIGINAL PREMISES
TENANT D

ORIGINAL PREMISES
TENANT E

ORIGINAL PREMISES
TENANT A

ORIGINAL PREMISES
TENANT B

ORIGINAL PREMISES
TENANT C

LEGEND:

- BOUNDARY OF FANLING NORTH NEW DEVELOPMENT AREA
- PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- PWP ITEM NOS. 747CL & 759CL - ADVANCE WORKS AND FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (FIRST PHASE WORKS)

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 205

ORDINANCE

: LAND RESUMPTION ORDINANCE (CAP. 124)

RESUMPTION PLAN NO.

: DNM5339a (SHEETS 5 AND 6)

SOURCE OF PLAN

: LANDS DEPARTMENT

ORIGINAL PREMISES
TENANT F

ORIGINAL PREMISES
TENANT D

ORIGINAL PREMISES
TENANT A

ORIGINAL PREMISES
TENANT E

ORIGINAL PREMISES
TENANT C

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 159

ORDINANCE

: ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)

RESUMPTION PLAN NO.

: DNM5323 (SHEETS 2 AND 3)

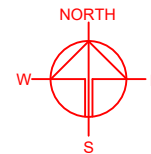
SOURCE OF PLAN

: LANDS DEPARTMENT

ORIGINAL PREMISES
TENANT B

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
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STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1: 10000 / 5000 @ A4

DRAWN BY

MN

DATE

6.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING & RESUMPTION

DWG NO.

PLAN 6

VER.

001

PHASING OF DEVELOPMENT OF SAN TIN TECHNOPOLE

PHASING OF DEVELOPMENT : PHASE 2 DEVELOPMENT
SOURCE OF PLAN : PLANNING DEPARTMENT

ORIGINAL PREMISES
TENANT G

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE : G.N. 1322
ORDINANCE : LAND RESUMPTION ORDINANCE (CAP. 124)
RESUMPTION PLAN NO. : YLM11164 (SHEET 3)
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
TENANT G

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT
PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE
1 : 5000 / 1000 @ A4

DRAWN BY
MN
DATE
6.8.2024






CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
STT PHASING & RESUMPTION

DWG NO.
PLAN 7
VER.
001

SOURCE OF PLAN : YUEN LONG DISTRICT COUNCIL

	公共停車場地
	學校用地
	擬議的政府、機構或社區用地
	受保護的有动力的水系统
	擬議的公共道路/擬進行道路改善工程 (*會按現有道路或擬規劃於另一工程項目所擬建的公共道路/擬改善的公共道路)
	擬議的污水渠

LEGEND

 ORIGINAL PREMISES

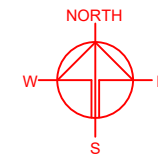
***BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

GOVERNMENT NOTICE : G.N. 4392

ORDINANCE : ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)
RESUMPTION PLAN NO. : YLM11106 (SHEET 2)
SOURCE OF PLAN : LANDS DEPARTMENT

D.D. 107

LEGEND

 ORIGINAL PREMISES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 / 1000 @ A4

DRAWN BY

DATE _____

MN

69

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CHECKED BY

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DATE	

ORDERED BY

DATE _____

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APPROVED BY	DATE
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5

DWG. TITLE

SHA PO PH & RESUMPTION

OPTION

DWG NO	VER
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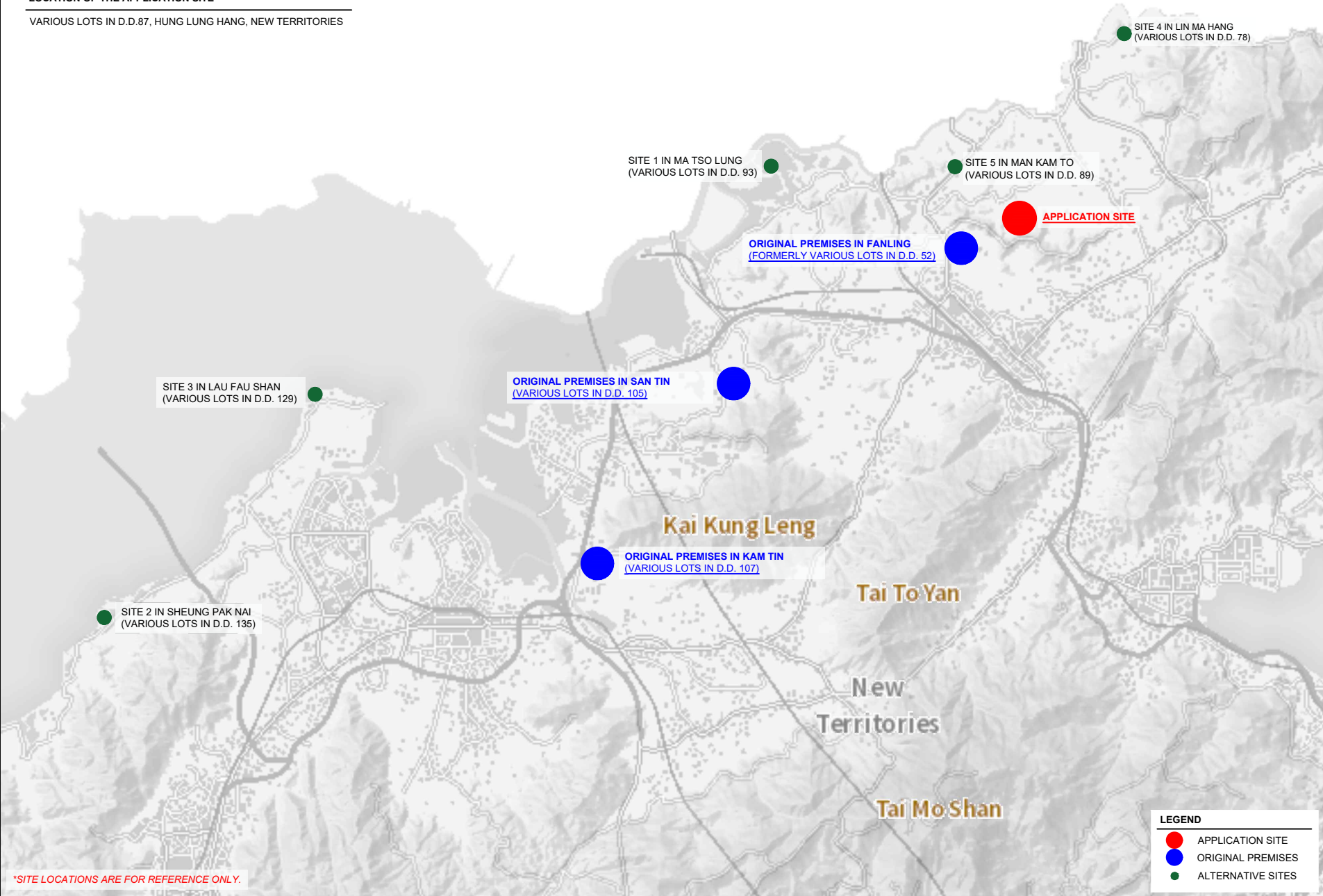
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LOCATIONS OF THE APPLICANT'S ORIGINAL PREMISES

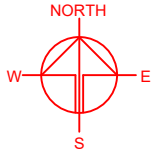
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- 2) VARIOUS LOTS IN D.D.105, SAN TIN, YUEN LONG, NEW TERRITORIES
- 3) VARIOUS LOTS IN D.D.107, FUNG KAT HEUNG, KAM TIN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D.87, HUNG LUNG HANG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY DATE
MN 5.8.2024

CHECKED BY DATE

APPROVED BY DATE

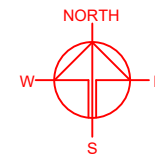
DWG. TITLE
ALTERNATIVE SITES

DWG NO. VER.
PLAN 9 001

**TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP
USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION SITE AREA : 23,163 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AND 3 AREAS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

5.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 10

VER.

001

 CATEGORY 1 AREA

 CATEGORY 2 AREA

 CATEGORY 3 AREA

 CATEGORY 4 AREA

APPLICATION SITE

LEGEND

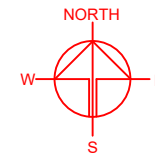
 APPLICATION SITE

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)

SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
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STORAGE OF MISCELLANEOUS
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YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

5.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

 APPLICATION SITE

DWG. TITLE

AERIAL PHOTO

DWG NO.

PLAN 11

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

AGO RACING TRACK

DEVELOPMENT PARAMETERS

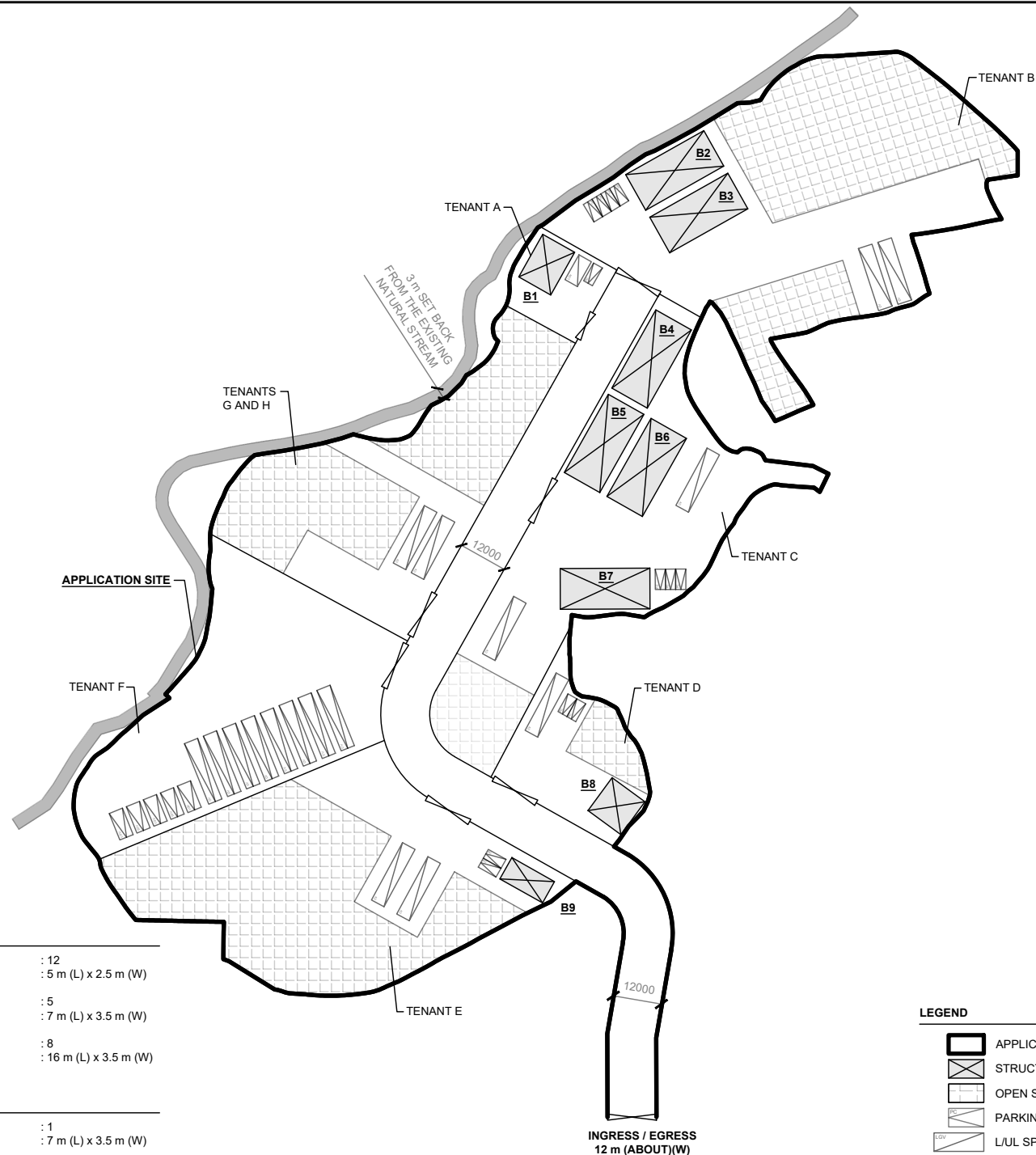
APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

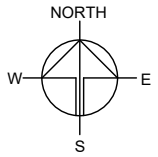
LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)



LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

5.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 12

VER.

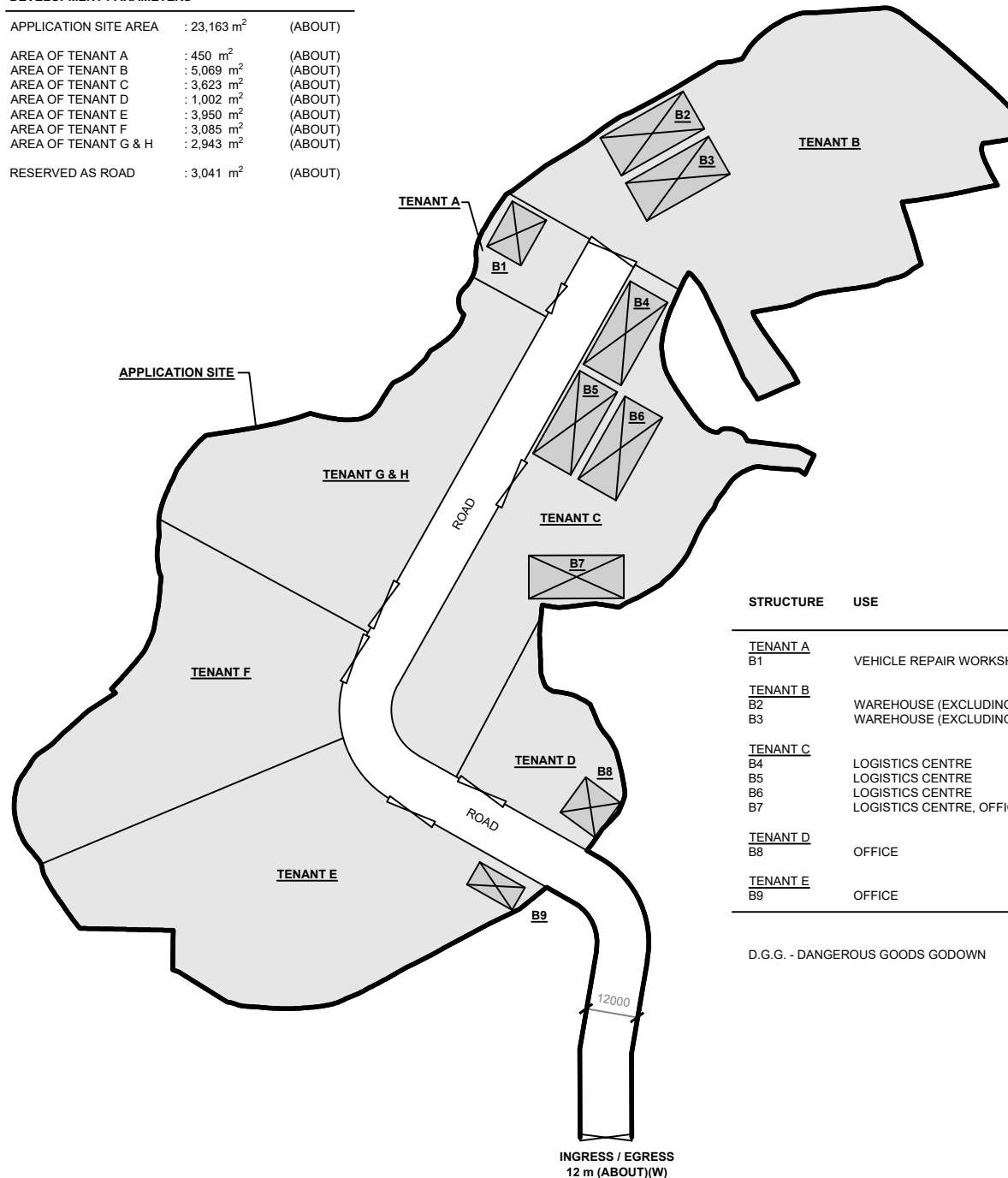
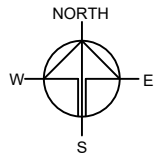
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
AREA OF TENANT A	: 450 m ²	(ABOUT)
AREA OF TENANT B	: 5,069 m ²	(ABOUT)
AREA OF TENANT C	: 3,623 m ²	(ABOUT)
AREA OF TENANT D	: 1,002 m ²	(ABOUT)
AREA OF TENANT E	: 3,950 m ²	(ABOUT)
AREA OF TENANT F	: 3,085 m ²	(ABOUT)
AREA OF TENANT G & H	: 2,943 m ²	(ABOUT)
RESERVED AS ROAD	: 3,041 m ²	(ABOUT)

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	



STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
<u>TENANT A</u>				
B1	VEHICLE REPAIR WORKSHOP	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
<u>TENANT B</u>				
B2	WAREHOUSE (EXCLUDING D.D.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.D.G.), OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
<u>TENANT C</u>				
B4	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B6	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B7	LOGISTICS CENTRE, OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
<u>TENANT D</u>				
B8	OFFICE	100 m ² (ABOUT)	100 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
<u>TENANT E</u>				
B9	OFFICE	72 m ² (ABOUT)	72 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,600 m² (ABOUT)	1,600 m² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

LEGEND

- APPLICATION SITE
- STRUCTURE
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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FACILITIES FOR A PERIOD OF 3
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FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 5.8.2024

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

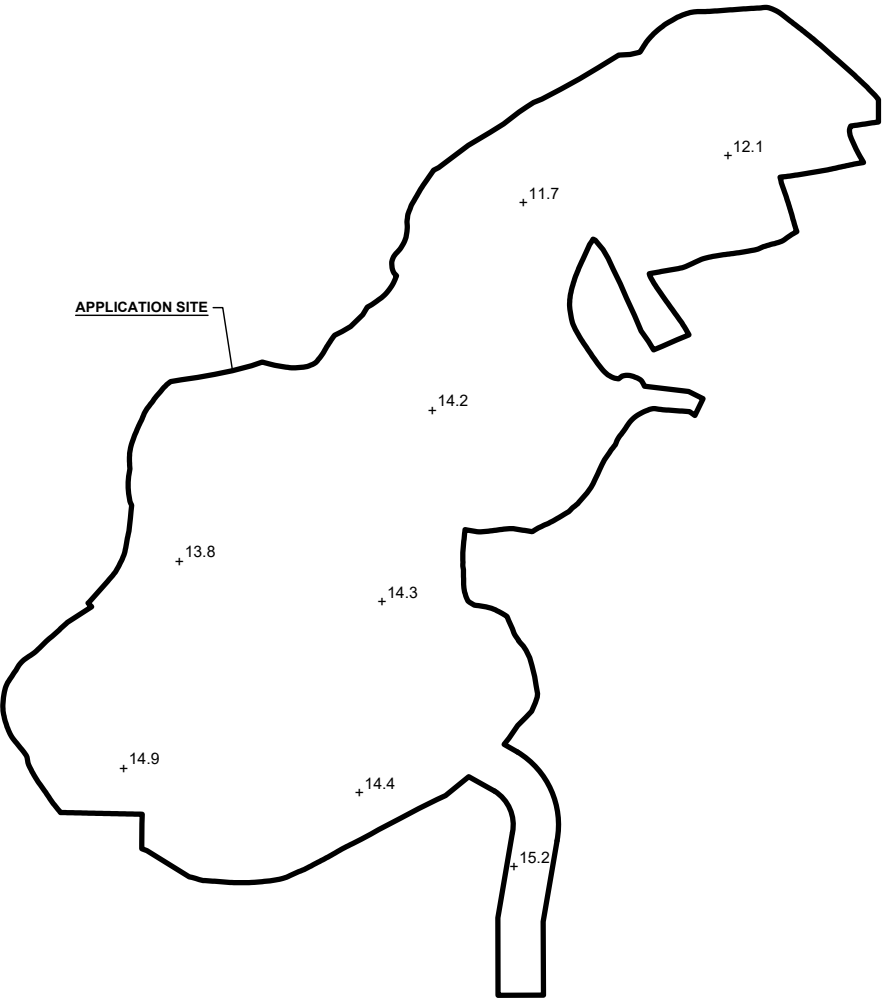
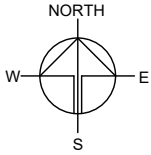
DWG NO. PLAN 13 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 23,163 m² (ABOUT)
EXISTING SITE LEVELS : +11.7 mPD - +15.2 mPD (ABOUT)

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

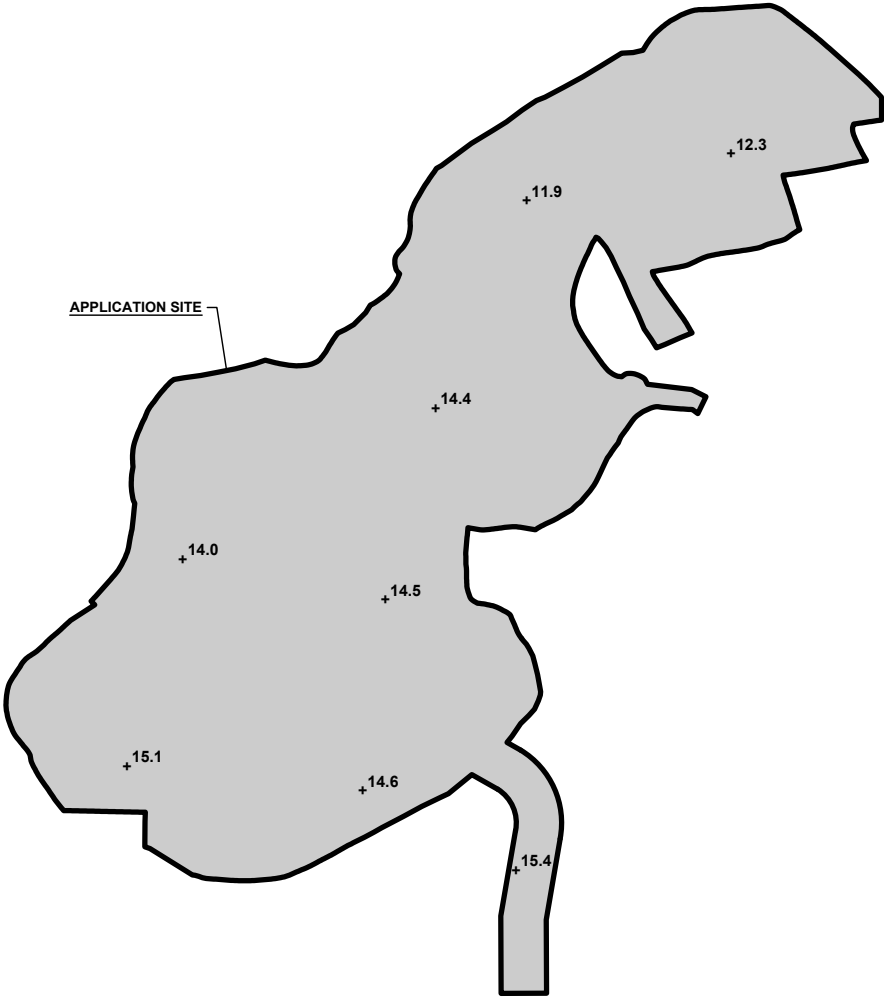
APPLICATION SITE AREA : 23,163 m² (ABOUT)
MATERIAL OF FILLING : CONCRETE
PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +11.9 mPD - +15.4 mPD (ABOUT)
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
PARKING SPACES AND
CIRCULATION AREA



LEGEND

APPLICATION SITE

+10.2 EXISTING SITE LEVEL



LEGEND

APPLICATION SITE

FILLING OF LAND AREA

+15.4 PROPOSED SITE LEVEL

PLANNING CONSULTANT



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SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY
MN

DATE
5.8.2024

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DATE

APPROVED BY

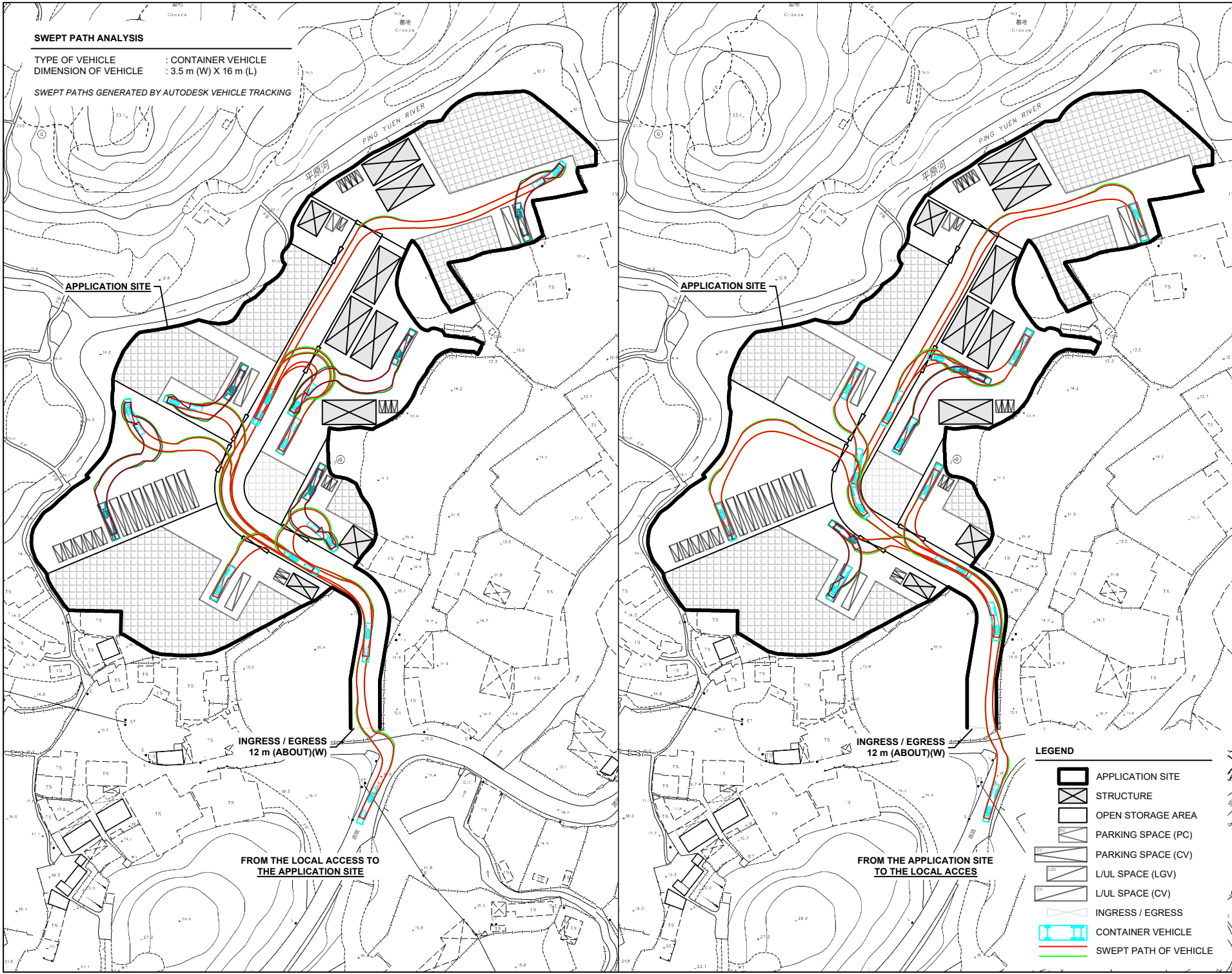
DATE

DWG. TITLE
FILLING OF LAND

DWG NO.
PLAN 14

VER.
001

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.



NORTH

W E S

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

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9.4.2024

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DATE

DWG. TITLE

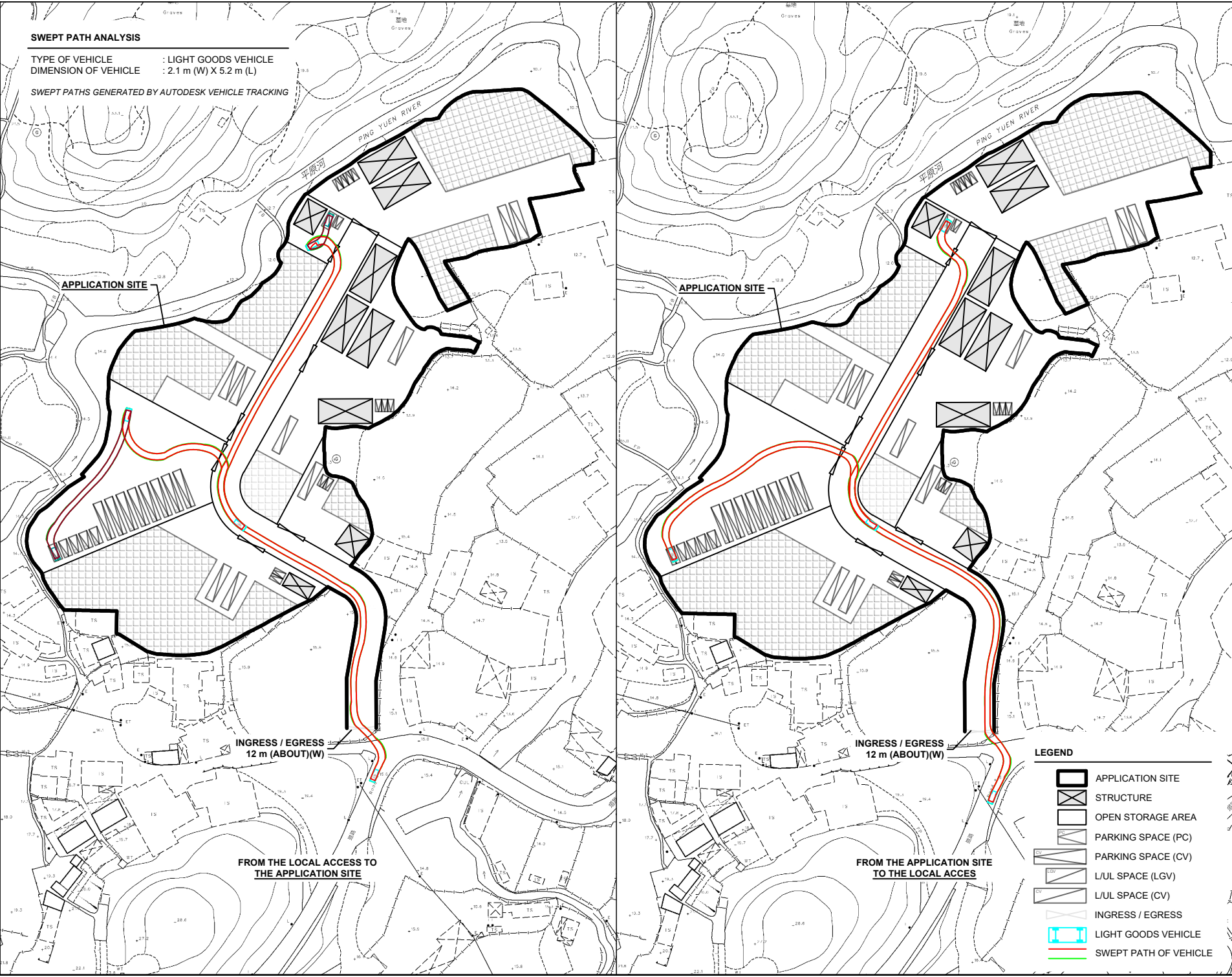
SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 15

VER.

001



NORTH

W E
S

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
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VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

9.4.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (LGV)

DWG. NO.

PLAN 16

VER.

001

APPENDICES

Appendix I	Details of the Affected Business Premises
Appendix II	Details of Alternative Sites for Relocation
Appendix III	Drainage Impact Assessment

Appendix I

Details of the Affected Business Premises

Appendix I – Summary of the Affected Business Premises

Affected Business Premises for Relocation										
Affected Business Premises Tenant	A	B	C	D	E	F	G	H	Road	Total
Name of Premises	Hunter Engineering Company	Zheng Ji Trading Limited	Sun Rich (China-Hong Kong) Transport Limited	Lightchin Development Limited	Fortune Logistics (HK) Company Limited	Fancy Spot Limited	Hong Kong Multi Profit Development Limited			
Location	Government Land near Man Kam To Road <i>(formerly various lots in D.D. 52, Fanling, New Territories, resumed by the Government in 2024)</i>						Various Lots in D.D. 105, San Tin, Yuen Long, New Territories	Various Lots in D.D. 107, Sha Po, Yuen Long, New Territories	N/A	N/A
Outline Zoning Plan (OZP)	Approved Fanling North OZP No.: S/FLN/4						Draft San Tin Technopole OZP No.: S/STT/1	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning	“Residential (Group B)”	“Residential (Group A)2”, “Open Space” and area shown as ‘Road’	“Residential (Group A)2” and area shown as ‘Road’	“Residential (Group B)” and “Open Space”	“Residential (Group A)2”, “Residential (Group B)” and “Open Space”	“Residential (Group B)”	“Other Specified Uses” annotated “Amenity Area” and “Open Space”	“Residential (Group A)” and “Government, Institution or Community”		
Existing Use	Vehicle Repair Workshop	Warehouse and Container Storage Yard	Logistics Centre	Warehouse and Open Storage	Logistics Centre and Container Storage Yard	Container Vehicle Park	Warehouse and Open Storage			
Existing Premises Area for Each Tenant	382 m² (about)	3,736 m² (about)	1,592 m² (about)	898 m² (about)	4,875 m² (about)	3,415 m² (about)	2,025 m² (about)	573 m² (about)		17,496 m² (about)
Proposed Relocation at the Site										
Proposed Premises Area for Each Tenant	450 m² (about)	5,069 m² (about)	3,623 m² (about)	1,002 m² (about)	3,950 m² (about)	3,085 m² (about)	2,943 m² (about)		3,041 m² (about)	23,163 m² (about)
No. of Proposed Structures	1	2	4	1	1	N/A	N/A		N/A	9
Gross Floor Area	108 m² (about)	440 m² (about)	880 m² (about)	100 m² (about)	72 m² (about)					1,600 m² (about)
Open Storage Area	N/A	2,503 m² (about)	466 m² (about)	240 m² (about)	2,747 m² (about)		1,997 m² (about)			7,953 m² (about)

Appendix II

Details of Alternative Sites for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant's Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D.80 Lin Ma Hang, New Territories	Various Lots in D.D.89 Man Kam To, New Territories	Various Lots in D.D. 87, Hung Lung Hang, New Territories
Site Area	30,190 m ² (about)	13,320 m ² (about)	10,740 m ² (about)	24,446 m ² (about)	16,256 m ² (about)	23,163 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Heung Yuen Wai Highway via Lin Ma Hang Road	Accessible from Man Kam To Road via a local access	Accessible from Kong Nga Po Road via a local access
Distance from Original Premises	9.4 km from Tenants A to F 7.2 km from Tenant G 10.4 km from Tenant H	28.0 km from Tenants A to F 22.0 km from Tenant G 18.6 km from Tenant H	25.5 km from Tenants A to F 19.5 km from Tenant G 11.6 km from Tenant H	7.3 km from Tenants A to F 17.7 km from Tenant G 20.0 km from Tenant H	2.6 km from Tenants A to F 12.9 km from Tenant G 15.3 km from Tenant H	4.3 km from Tenants A to F 14.6 km from Tenant G 17.0 km from Tenant H
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE-MTL/3	Approved Sheung Pak Nai and Ha Pak Nai OZP No.: S/YL-PN/9	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Ta Kwu Ling North OZP S/NE-TKLN/2	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Hung Lung Hang OZP No. S/NE-HLH/11
Zoning	"Conservation Area (1)"	"Coastal Protection Area"	"Green Belt"	"Recreation" and "Green Belt"	"Agriculture"	"Agriculture"
Existing Condition	Mostly vacant, covered with vegetation and occupied by fishpond	Occupied by temporary structures and fishponds	Covered with vegetation and woodland	Partly covered with vegetation, consists of soiled ground	Mostly covered with vegetation	Generally flat, partly fenced, partly vegetated and partly formed
Surrounding Area	Surrounded by vegetation, pond, some government, institution or community and residential uses	Surrounded by fishpond and some temporary structures	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by vacant land, woodland, public roads and temporary structures	Surrounded by industrial use and vacant land covered with vegetation
Suitability for Relocation	<u>Not suitable</u> for relocation: - Within the "CA(1)" zone - Pond filling is required - Not compatible with the surrounding area - Remote location	<u>Not suitable</u> for relocation: - Within the "CPA" zone - Pond filling is required - Not compatible with the surrounding area - Remote location	<u>Not suitable</u> for relocation: - Not compatible with the surrounding area - Remote location - Issue with land ownership	<u>Not suitable</u> for relocation: - Not compatible with the surrounding area - Issue with land ownership - In close vicinity of sensitive receivers	<u>Not suitable</u> for relocation: - Issue with land ownership - Not compatible with the surrounding area - Remote location	<u>Suitable</u> for relocation: - No active agricultural activities - Not incompatible with the surrounding area - Directly connected to public road

Appendix III

Drainage Impact Assessment

PROPOSED TEMPORARY OPEN STORAGE AND WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND, VARIOUS LOTS IN D.D. 87,
HUNG, LUNG HANG, TA KWU LING, NEW TERRITORIES

Drainage Impact Assessment Report

August 2024

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Figure 3 – Proposed Drainage System
Figure 4 – Catchment Plan

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Appendix A2 - Volume Required for Stormwater Storage Tank
Appendix B – Reference Drawings

1. Introduction

1.1 Background

- 1.1.1 The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131)(the Ordinance) to use Various Lots in D.D. 78 at Ta Kwu Ling, for 'Proposed Temporary Open Storage and Ware House (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of years and Associated Filling of Land, Various Lots in D.D. 87, Ta Kwu Ling, New Territories'.
- 1.1.2 This Drainage Impact Assessment aim to support the development in drainage aspect.

1.2 The Site

- 1.2.1 The Application Site situate between Ping Yuen River at the west and local village track at Ta Kwu Ling. It has an area of about 23,163 m². The site is partially hard-paved at the south-east corner and the remaining area is mainly covered by vegetation. The site location plan is shown in **Figure 1**.
- 1.2.2 The existing site ground levels is about +11.7 mPD at the north to +15.2 mPD at the south. The site is proposed to be filled to +11.9 mPD to + 15.4 mPD. The site is generally falling towards to the north and to the west to Ping Yuen River.
- 1.2.3 Ping Yuen River is beside the west of the site which flowing toward north. Existing Drainage Plan are shown in **Figure 2** for reference.

2. Development Proposal

2.1 The Proposed Development

- 2.1.1 The total site area is approximately 23,163 m². The indicative development schedule is summarized in **Table 1** below for technical assessment purpose. The catchment plan is shown in **Figure 4**.

Proposed Development	
Total Site Area (m ²)	23,163
Paved Area (m ²) Assume all proposed site area as paved area for assessment purpose	23,163

Table 1 - Key Development Parameters

3. Assessment Criteria

- 3.1.1 The Recommended Design Return Period based on Flood Level from SDM (Table 10) is adopted for this DIA. The recommendation is summarized in **Table 2** below.

Description	Design Return Periods
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage Including Internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

Table 2– Design Return Periods under SDM

- 3.1.2 The proposed drainage system intended to collect runoff from internal site and external catchment. 1 in 10 years return period is adopted for the drainage design.

3.1.3 Stormwater drainage design will be carried out in accordance with the criteria set out in the Stormwater Drainage Manual published by DSD. The proposed design criteria to be adopted for design of this stormwater drainage system and factors which have been considered are summarised below.

1. Intensity-Duration-Frequency Relationship – The Recommended Intensity-Duration-Frequency relationship is used to estimate the intensity of rainfall. It can be expressed by the following algebraic equation.

$$i = \frac{a}{(t_d + b)^c}$$

The site is located within the North District Zone. Therefore, for 10 years return period, the following values are adopted.

a	=	454.9
b	=	3.44
c	=	0.412

(Corrigendum No.1/2024)

2. The peak runoff is calculated by the Rational Method
i.e. $Q_p = 0.278CiA$

where	Q_p	=	peak runoff in m^3/s
	C	=	runoff coefficient (dimensionless)
	i	=	rainfall intensity in mm/hr
	A	=	catchment area in km^2

3. The run-off coefficient (C) of surface runoff are taken as follows:

1. Paved Area: $C = 0.95$
2. Unpaved Area: $C = 0.35$

4. Manning's Equation is used for calculation of velocity of flow inside the channels:

$$\text{Manning's Equation: } v = \frac{R^{\frac{1}{6}}}{n} R^{\frac{1}{2}} S_f^{\frac{1}{2}}$$

Where,

V = velocity of the pipe flow (m/s)

S_f = hydraulic gradient

n = manning's coefficient

R = hydraulic radius (m)

5. Colebrook-White Equation is used for calculation of velocity of flow inside the pipes:

$$\text{Colebrook-White Equation: } \frac{1}{v} = -\sqrt{32gRS} \log \log \left(\frac{k_s}{14.8R} + \frac{1.255v}{R\sqrt{32gRS_f}} \right)$$

where,

V	=	velocity of the pipe flow (m/s)
S _f	=	hydraulic gradient
k _f	=	roughness value (m)
v	=	kinematics viscosity of fluid
D	=	pipe diameter (m)
R	=	hydraulic radius (m)

6. Volume of Drainage Storage Tank:

Extreme Rainfall intensity (1 in 10 yr) at North District Area for rainfall
 duration of 240 mins, I = 63.2 mm/hr

(Corrigendum_No.1/2024)

2 hours rainfall duration is adopted

4. Proposed Drainage System and Storage Tank

4.1. Proposed Storage Tank

- 4.1.1 The storage tank is proposed to collect the additional runoff for a 1 in 10 year rainfall event for 4 hours. As per the design for volume of storage tank shown in **Appendix A2**, the total storage volume of the storage tank is not less than 1790 m³. When the storage tank is full during rainfall event, the rainwater would be overflow to Ping Yuen River at the west.
- 4.1.2 Please refer to **Figure 3** for proposed storage tank.
- 4.1.3 The stored stormwater will be reused as far as practicable and the surplus water will be drained off to the channel UC10 and subsequently conveyed to the Ping Yuen River at the west before the next rainfall event. Hence, there is no additional flooding risk caused by the Proposed Development.

4.2. Proposed UChannel

- 4.1.4 Proposed U-channels are designed for collection of runoff within and near the Development Site. Please refer to the **Figure 4** for proposed catchment plan. The U-channels are proposed to be connected the storage tank before overflow to existing stream at the east. The design calculations of proposed UChannels are shown in **Appendix A1**.
- 4.1.5 The alignment, size, gradient and details of the proposed drains are shown in **Figure 3**.
- 4.1.6 The reference standard drawings of drains are shown in **Appendix B**.

5. Conclusion

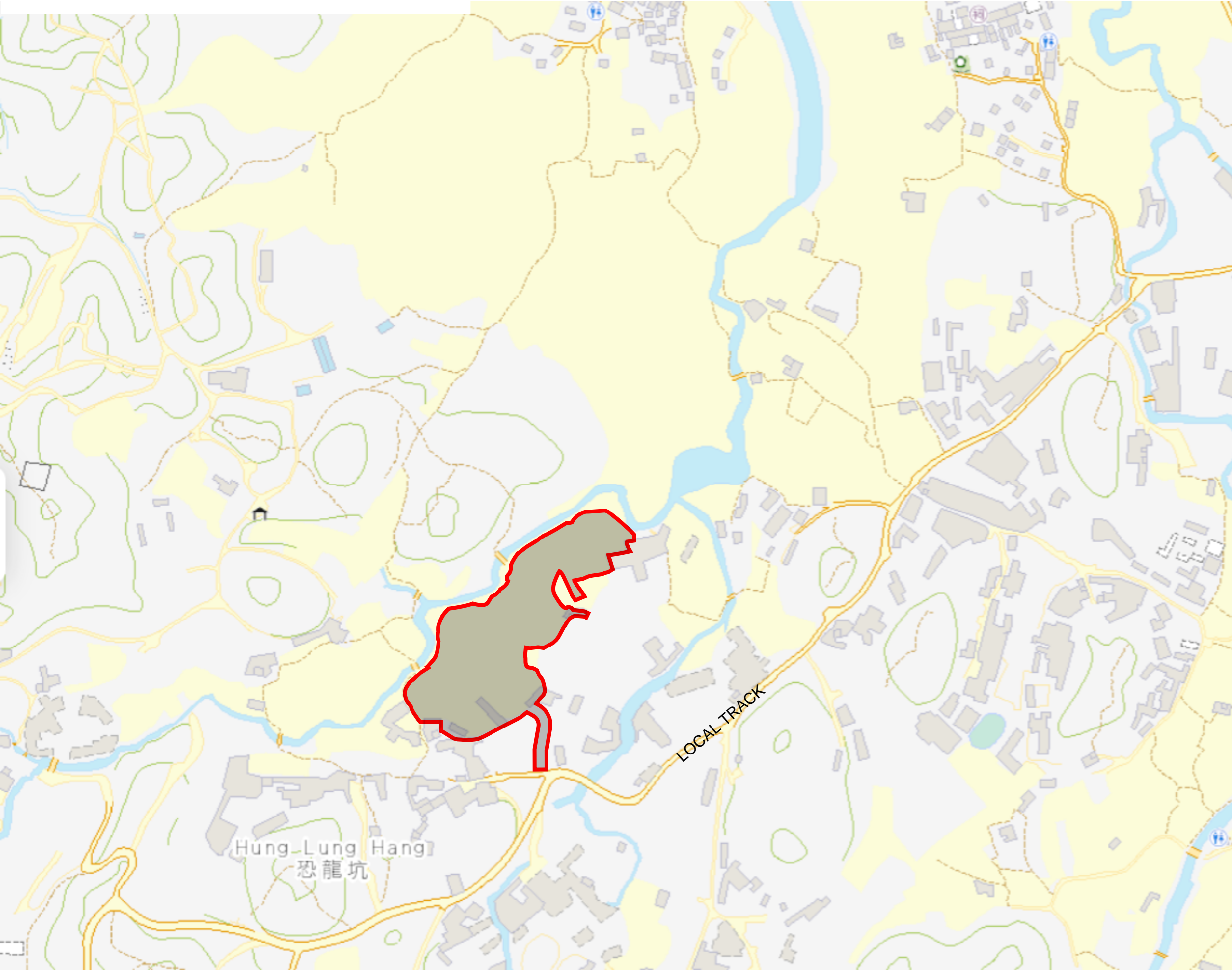
- 5.1.1 Drainage impact assessment has been conducted for the Proposed Development. With implementation of proposed drainage system and storage tank, no adverse drainage impact is anticipated.

- End of Text -

FIGURES

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

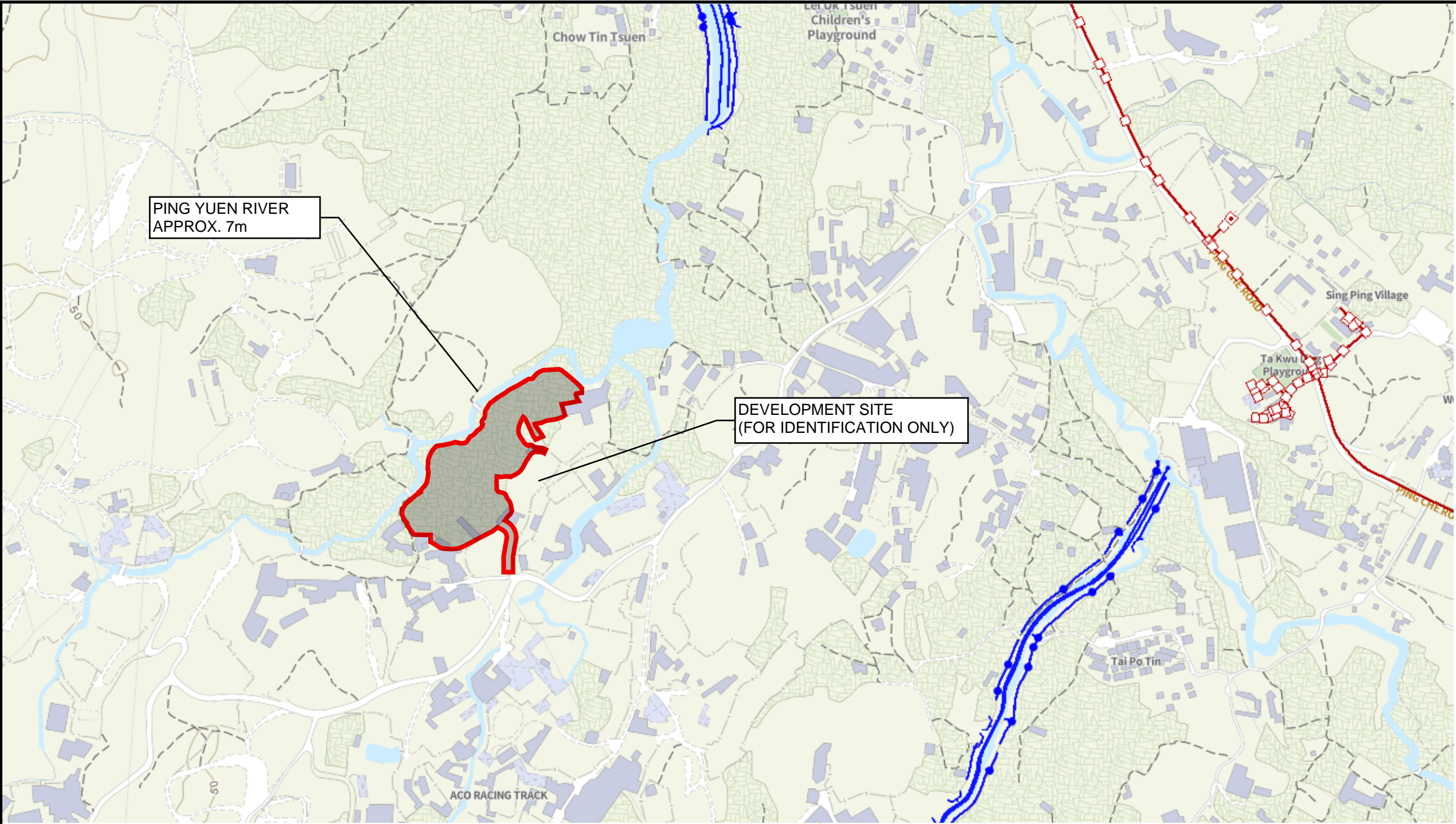


PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
SITE LOCATION PLAN

DRAWING NUMBER
FIGURE 1







PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (
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PERIOD OF YEARS AND
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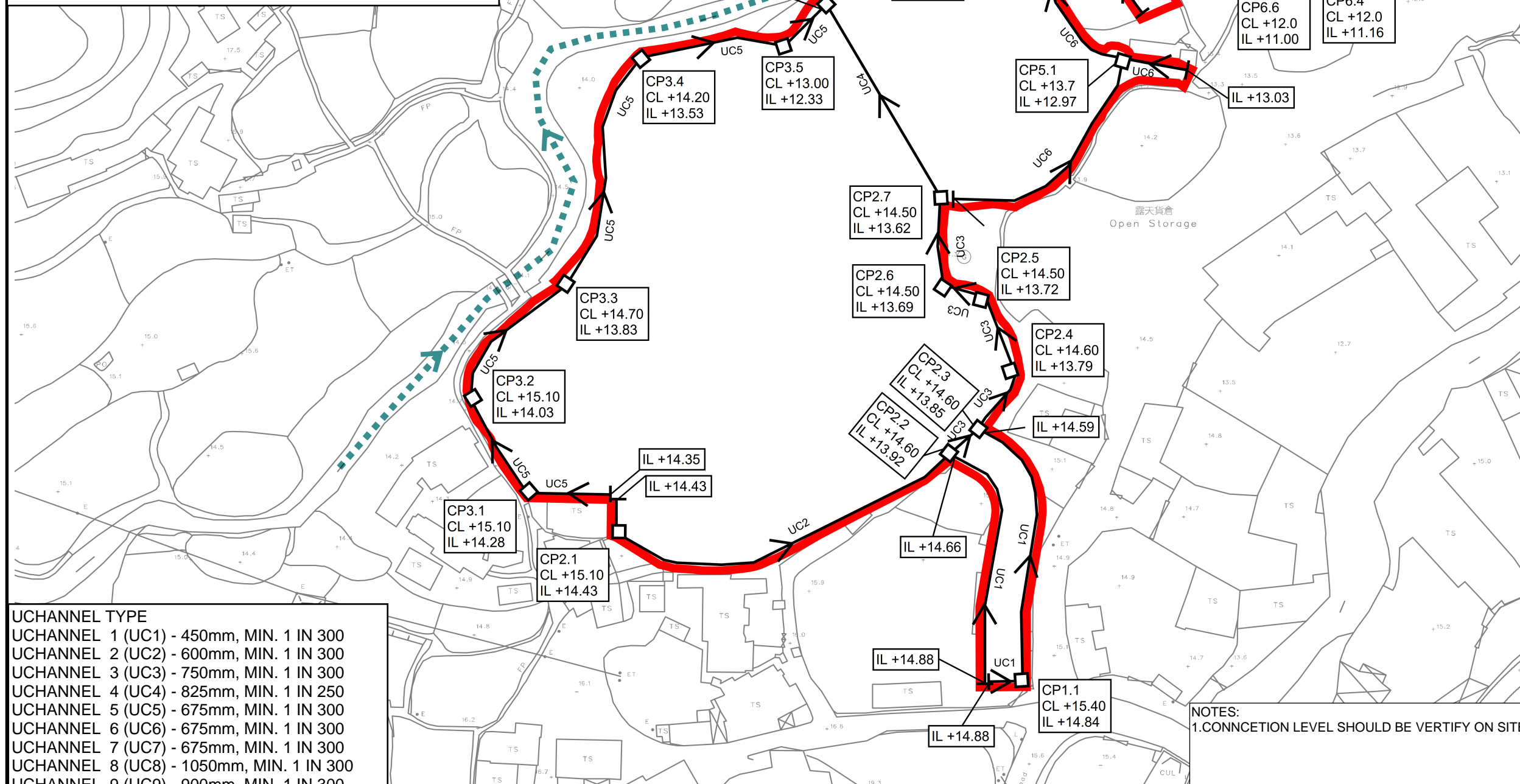
LEGEND:

	Combined Manhole		Tapping Point (Sewer)		Tapping Point (Storm)		APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
	Overflow (Combined)		Sewer Terminal Manhole		Storm Water Terminal Manhole		
	Pipe (Combined)		Catchpit		Tunnel Protection Zone (100m / 200m)		Tunnel Protection Zone (General Range)
	Interface Valve Chamber		Inlet		Tunnel / Box Culvert (Sewer)		Tunnel / Box Culvert (Storm)
	Sewer Manhole		Storm Water Manhole				
	Oil / Petrol Interceptor		Outlet				
	Overflow (Sewer)		Pipe (Storm)				
	Pipe (Sewer)		Sand Trap				

REV	DESCRIPTION	DATE
DRAWING TITLE EXISTING DRAINAGE PLAN		
DRAWING NUMBER FIGURE 2		

LEGEND:

	APPLICATION SITE BOUNDARY (FOR IDENTIFICATION PURPOSE ONLY)
	PING YUEN RIVER
	PROPOSED CATCHPIT
	PROPOSED UCHANNEL

 PROPOSED UCHANNEL

UCHANNEL TYPE	
UCHANNEL 1 (UC1)	- 450mm, MIN. 1 IN 300
UCHANNEL 2 (UC2)	- 600mm, MIN. 1 IN 300
UCHANNEL 3 (UC3)	- 750mm, MIN. 1 IN 300
UCHANNEL 4 (UC4)	- 825mm, MIN. 1 IN 250
UCHANNEL 5 (UC5)	- 675mm, MIN. 1 IN 300
UCHANNEL 6 (UC6)	- 675mm, MIN. 1 IN 300
UCHANNEL 7 (UC7)	- 675mm, MIN. 1 IN 300
UCHANNEL 8 (UC8)	- 1050mm, MIN. 1 IN 300
UCHANNEL 9 (UC9)	- 900mm, MIN. 1 IN 300
UCHANNEL 10 (UC10)	- 1200mm, MIN. 1 IN 300

PROJECT:
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PERIOD OF YEARS AND
ASSOCIATED FILLING OF LAND,
VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
PROPOSED DRAINAGE
SYSTEM

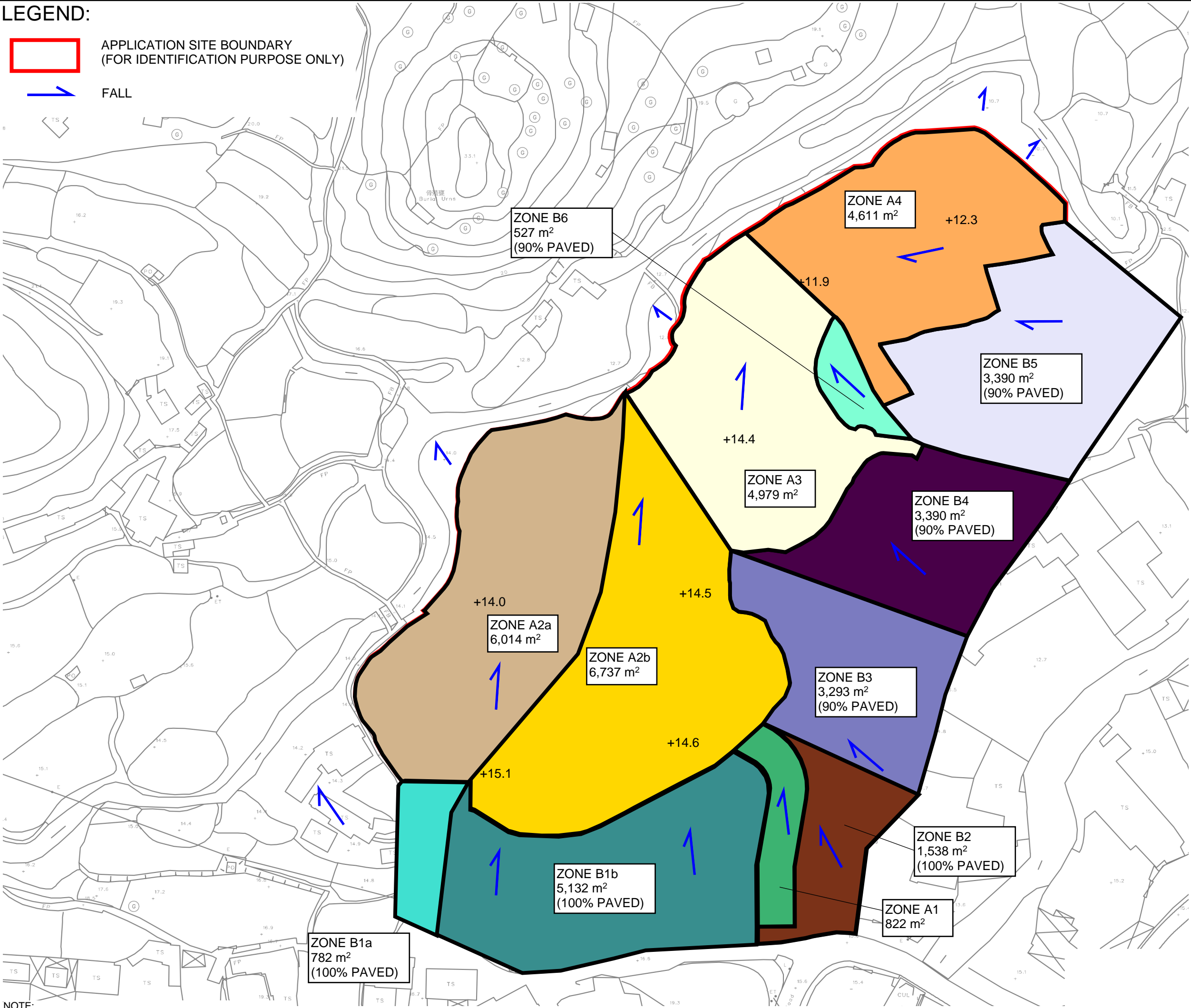
DRAWING NUMBER
FIGURE 3

NOTES:
1.CONNCTION LEVEL SHOULD BE VERIFY ON SITE

LEGEND:

APPLICATION SITE BOUNDARY
(FOR IDENTIFICATION PURPOSE ONLY)

FALL



NOTE:
1. CONNECTION LEVELS SHOULD BE VERIFIED ON SITE.

PROJECT:
PROPOSED TEMPORARY OPEN
STORAGE AND WAREHOUSE (EXCLUDING DANGEROUS
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VARIOUS LOTS IN D.D. 87, TA
KWU LING, NEW TERRITORIES

REV	DESCRIPTION	DATE
-----	-------------	------

DRAWING TITLE
CATCHMENT PLAN

DRAWING NUMBER
FIGURE 4

APPENDIX

Appendix A1 - Channel Design Calculation

(n = 0.016)

U Channel 1 (Zone A1 + B2)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	882 + 1538 x 1		2420	(m2)
Unpaved Area	1538 x 0 =		0	(m2)
Total Equivalent Area	2420 x 0.95 + 0 x 0.35 =		2299	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 2299 x 189 / 1000000 =		0.121	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	450	(mm)
Gradient			300	
Area	$\pi \times 0.45^2 / 8 + 0.45 \times 0.45 / 2 =$		0.181	(m2)
Wetted Perimeter	$\pi \times 0.45 / 2 + 0.45 / 2 \times 2 =$		1.157	(m)
R	$0.181 / 1.157 =$		0.234	(m)
Velocity			1.05	m/s
Capacity			0.189	m3/s

Utilization 0.121 / 0.189 = **63.80** % OK (less than 90%, for 10% siltation allowance)

U Channel 2 (Zone B1b)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	5132 =		5132	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	5132 x 0.95 + 0 x 0.35 =		4875	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 0 x 189 / 1000000 =		0.256	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	600	(mm)
Gradient			300	
Area	$\pi \times 0.6^2 / 8 + 0.6 \times 0.6 / 2 =$		0.321	(m2)
Wetted Perimeter	$\pi \times 0.6 / 2 + 0.6 / 2 \times 2 =$		1.542	(m)
R	$0.321 / 1.542 =$		0.208	(m)
Velocity			1.27	m/s
Capacity			0.408	m3/s

Utilization 0.256 / 0.408 = **62.82** % OK (less than 90%, for 10% siltation allowance)

U Channel 3 (Zone [A1 + B2] + B1b + B3)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	2420 + 5132 + 3293 x 0.9 =		10516	(m2)
Unpaved Area	3293 x 0.1 =		329	(m2)
Total Equivalent Area	10516 x 0.95 + 329 x 0.35 =		10105	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 10105 x 189 / 1000000 =		0.531	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	750	(mm)
Gradient			300	
Area	$\pi \times 0.75^2 / 8 + 0.75 \times 0.75 / 2 =$		0.502	(m2)
Wetted Perimeter	$\pi \times 0.75 / 2 + 0.75 / 2 \times 2 =$		1.928	(m)
R	$0.502 / 1.928 =$		0.260	(m)
Velocity			1.47	m/s
Capacity			0.739	m3/s

Utilization 0.531 / 0.739 = **71.82** % OK (less than 90%, for 10% siltation allowance)

U Channel 4 (Zone [A1 + B2 + B1b + B3] + A2b)

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	10516 + 6737 x 1 =		17253	(m2)
Unpaved Area	329 =		329	(m2)
Total Equivalent Area	17253 x 0.95 + 329 x 0.35 =		16505	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 16505 x 189 / 1000000 =		0.867	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	825	(mm)
Gradient			250	
Area	$\pi \times 0.83^2 / 8 + 0.83 \times 0.83 / 2 =$		0.608	(m2)
Wetted Perimeter	$\pi \times 0.83 / 2 + 0.83 / 2 \times 2 =$		2.121	(m)
R	$0.608 / 2.121 =$		0.286	(m)
Velocity			1.72	m/s
Capacity			1.044	m3/s

Utilization 0.867 / 1.044 = **83.05** % OK (less than 90%, for 10% siltation allowance)

U Channel 5 (Zone A2a + B1a)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	6014 + 782 =		6796	(m2)
Unpaved Area			0	(m2)
Total Equivalent Area	6796 x 0.95 + 0 x 0.35 =		6456	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 6456 x 189 / 1000000 =		0.339	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	675	(mm)
Gradient			300	
Area	$\pi \times 0.68^2 / 8 + 0.68 \times 0.68 / 2 =$		0.407	(m2)
Wetted Perimeter	$\pi \times 0.68 / 2 + 0.68 / 2 \times 2 =$		1.735	(m)
R	$0.407 / 1.735 =$		0.234	(m)
Velocity			1.37	m/s
Capacity			0.558	m3/s

Utilization 0.339 / 0.558 = **60.77** % OK (less than 90%, for 10% siltation allowance)

U Channel 6 (Zone A3 + B4 + B6)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	4979 + 3390 x 0.9 + 527 x 0.9 =		8504	(m2)
Unpaved Area	0 + 3390 x 0.1 + 527 x 0.1 =		392	(m2)
Total Equivalent Area	8504 x 0.95 + 392 x 0.35 =		8216	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 8216 x 189 / 1000000 =		0.431	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	675	(mm)
Gradient			300	
Area	$\pi \times 0.68^2 / 8 + 0.68 \times 0.68 / 2 =$		0.407	(m2)
Wetted Perimeter	$\pi \times 0.68 / 2 + 0.68 / 2 \times 2 =$		1.735	(m)
R	$0.407 / 1.735 =$		0.234	(m)
Velocity			1.37	m/s
Capacity			0.558	m3/s

Utilization 0.431 / 0.558 = **77.34** % OK (less than 90%, for 10% siltation allowance)

U Channel 7 (Zone A4 + B5)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	4611 + 3390 x 0.9 =		7662	(m2)
Unpaved Area	0 + 3390 x 0.1 =		339	(m2)
Total Equivalent Area	7662 x 0.95 + 339 x 0.35 =		7398	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 7398 x 189 / 1000000 =		0.389	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	675	(mm)
Gradient			300	
Area	$\pi \times 0.68^2 / 8 + 0.68 \times 0.68 / 2 =$		0.407	(m2)
Wetted Perimeter	$\pi \times 0.68 / 2 + 0.68 / 2 \times 2 =$		1.735	(m)
R	$0.407 / 1.735 =$		0.234	(m)
Velocity			1.37	m/s
Capacity			0.558	m3/s

Utilization 0.389 / 0.558 = **69.63** % OK (less than 90%, for 10% siltation allowance)

U Channel 8 (Zone [A1 + B2 + B1b + B3 + A2b] + [A2a + B1a] + A3)**Runoff Estimation**

Design Return Period		1 in	10	years
Paved Area	17253 + 6796 + 4979 x 1 =		29028	(m2)
Unpaved Area	329 + 0 + 4979 x 0 =		329	(m2)
Total Equivalent Area	29028 x 0.95 + 329 x 0.35 =		27692	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 27692 x 189 / 1000000 =		1.454	m3/s

$$* i = \frac{a}{(t_d + b)^c}$$

U Channel

Channel Size		1 in	1050	(mm)
Gradient			300	
Area	$\pi \times 1.05^2 / 8 + 1.05 \times 1.05 / 2 =$		0.984	(m2)
Wetted Perimeter	$\pi \times 1.05 / 2 + 1.05 / 2 \times 2 =$		2.699	(m)
R	$0.984 / 2.699 =$		0.365	(m)
Velocity			1.84	m/s
Capacity			1.813	m3/s

Utilization 1.454 / 1.813 = **80.24** % OK (less than 90%, for 10% siltation allowance)

U Channel 9 (Zone [A3 + B4 + B6] + [A4 + B5])

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	8504 + 7662 =		16166	(m2)
Unpaved Area	392 + 339 =		731	(m2)
Total Equivalent Area	16166 x 0.95 + 731 x 0.35 =		15614	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 15614 x 189 / 1000000 =		0.820	m3/s

$i = \frac{a}{(t_d + b)^c}$

U Channel

Channel Size		1 in	900	(mm)
Gradient			300	
Area	$\pi \times 0.9^2 / 8 + 0.9 \times 0.9 / 2 =$		0.723	(m2)
Wetted Perimeter	$\pi \times 0.9 / 2 + 0.9 / 2 \times 2 =$		2.314	(m)
R	$0.723 / 2.314 =$		0.313	(m)
Velocity			1.66	m/s
Capacity			1.202	m3/s

Utilization 0.82 / 1.202 = 68.24 % OK (less than 90%, for 10% siltation allowance)

U Channel 10 (Zone [A1 + B2 + B1b + B3 + A2b + A2a + B1a + A3] + [A3 + B4 + B6 + A4 + B5])

Runoff Estimation

Design Return Period		1 in	10	years
Paved Area	29028 + 16166 =		45194	(m2)
Unpaved Area	329 + 731 =		1060	(m2)
Total Equivalent Area	45194 x 0.95 + 1060 x 0.35 =		43305	(m2)
Time of Concentration			5	min
Rainfall Intensity, I *			189	mm/hr
Design Discharge Rate, Q	0.278 x 43305 x 189 / 1000000 =		2.274	m3/s

$i = \frac{a}{(t_d + b)^c}$

U Channel

Channel Size		1 in	1200	(mm)
Gradient			300	
Area	$\pi \times 1.2^2 / 8 + 1.2 \times 1.2 / 2 =$		1.285	(m2)
Wetted Perimeter	$\pi \times 1.2 / 2 + 1.2 / 2 \times 2 =$		3.085	(m)
R	$1.285 / 3.085 =$		0.417	(m)
Velocity			2.01	m/s
Capacity			2.588	m3/s

Utilization 2.274 / 2.588 = 87.89 % OK (less than 90%, for 10% siltation allowance)

Appendix A2 - Volume Required for Stormwater Storage Tank

Area of Northern Site	23,163 m ²
Assume change of pavement ratio before and after development From 3% to 100% Paved for assessment purposed	
Rainfall intensity (1 in 10 yr) I =	63.2 mm/hr With Reference to Table 2d of SDM 2018 2 hours rainfall duration is adopted

(Catchment A1 is paved before Development, about 3% of site area)

(Corrigendum No.1/2024)

Pre-Development Volume of Runoff in 2 hours

Paved Area	23163 x 0.03 =	694.89 m ²
Unpaved Area	23163 x (1 - 0.03) =	22468.1 m ²
Total Equivalent Area	695 x 0.95 + 22468 x 0.35=	8524.0 m ²
Rainfall Intensity, I		63.2 mm/hr
Design Discharge Rate, Q	0.278 x 8524 x 63 / 1000000 =	0.150 m ³ /s
Volume of Runoff in 2 hours	0.15 x 2 x 60 x 60 =	1,078 m ³

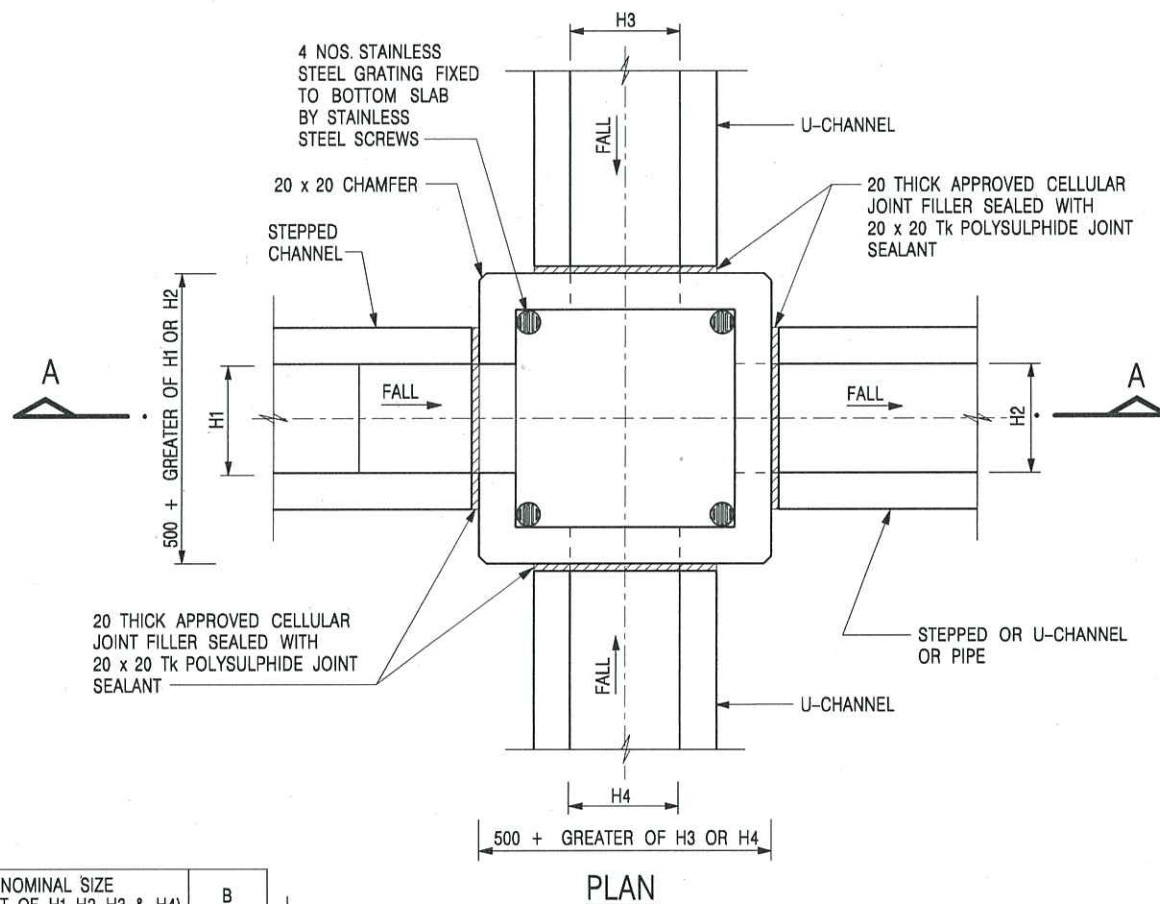
Post-Development Volume of Runoff in 2 hours

Paved Area	23163 x 1 =	23163 m ²
Unpaved Area	23163 x (1 - 1) =	0 m ²
Total Equivalent Area	23163 x 0.95 + 0 x 0.35=	22004.9 m ²
Rainfall Intensity, I		63.2 mm/hr
Design Discharge Rate, Q	0.278 x 22005 x 63 / 1000000 =	0.387 m ³ /s
Volume of Runoff in 2 hours	0.387 x 2 x 60 x 60 =	2,784 m ³

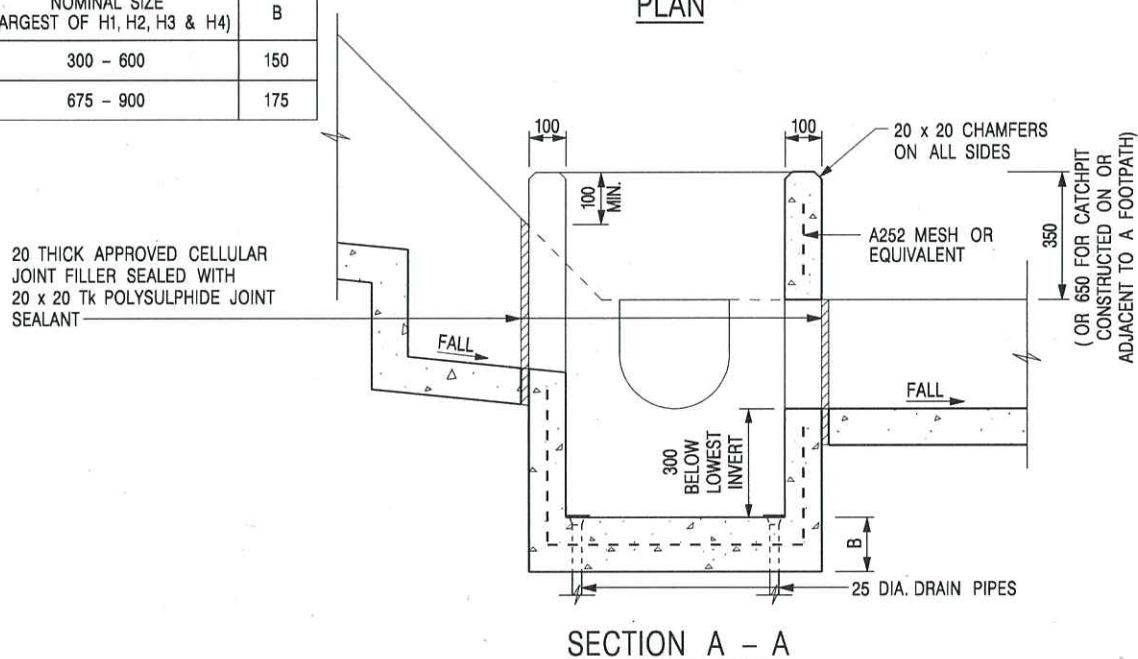
Increase in Runoff Volume (2 hours) 2784 - 1078 = 1,705 m³

Proposed Storage Tank	Volume	1,790 m ³
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Appendix B - Reference Drawings



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

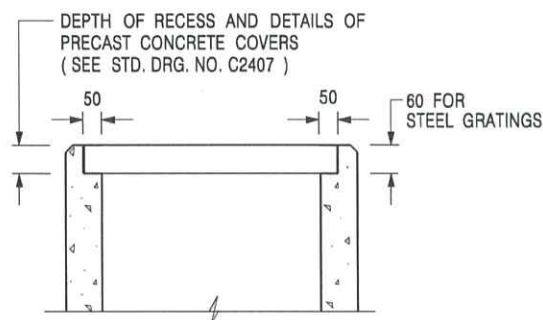
DATE JAN 1991

DRAFTING NO.

C2406 /1

卓越工程 建設香港

We Engineer Hong Kong's Development



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



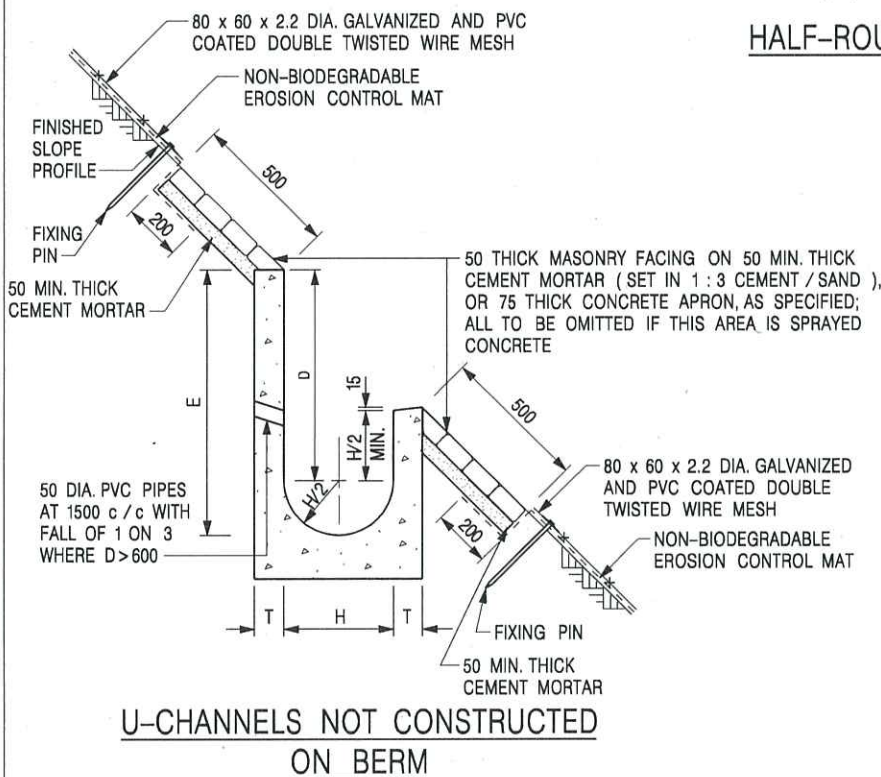
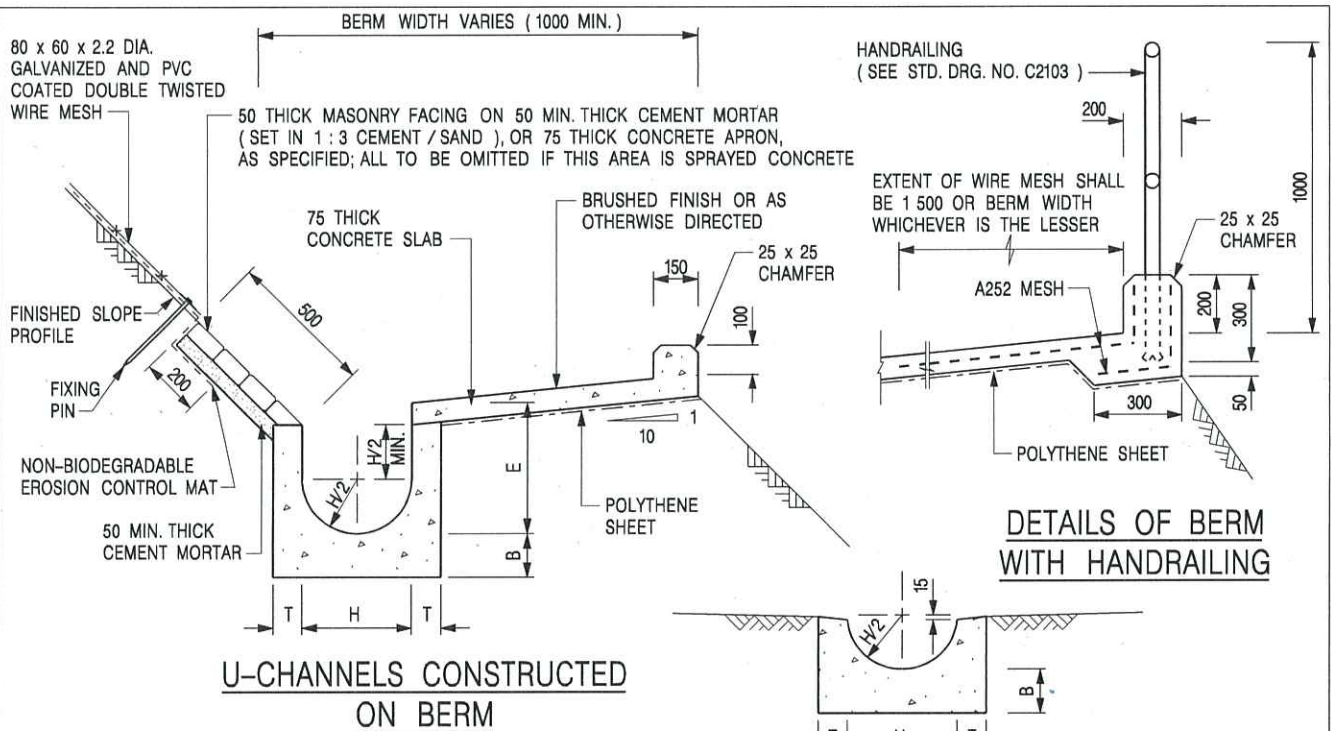
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

DRAWING NO.

DATE JAN 1991

C2409I

U-CHANNELS CONSTRUCTED ON BERM WITH NON-BIODEGRADABLE EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT

U-CHANNELS CONSTRUCTED ON BERM WITH BIODEGRADABLE EROSION CONTROL MAT

U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. ALL CONCRETE TO BE GRADE 20 /20.
 3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
 4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
 5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
 6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
 7. FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
 8. MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
 9. MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
 10. THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E > 650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B – WITH
EROSION CONTROL MAT APRON)

卓越工程 建設香港



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

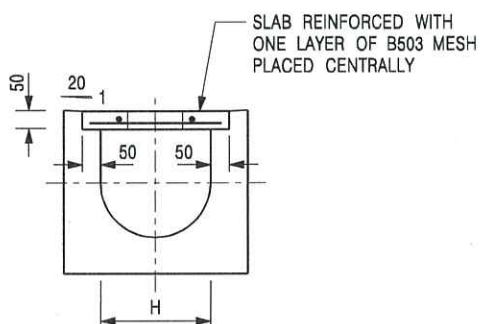
SCALE DIAGRAMMATIC

DATE JAN 1991

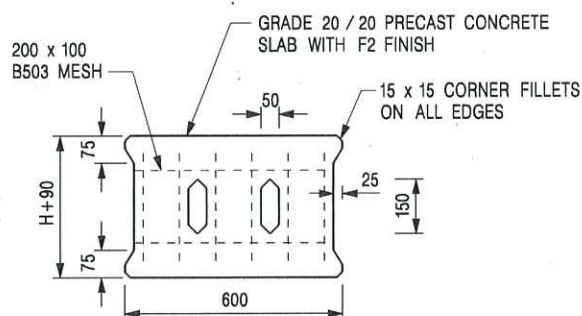
DRAWING NO.

C24101

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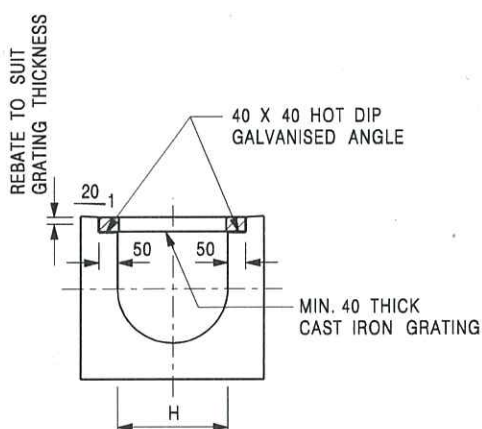
TYPICAL SECTION



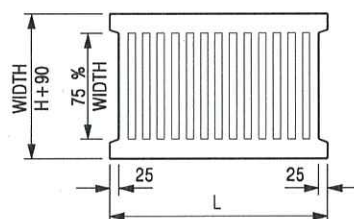
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

COVER SLAB AND CAST IRON
GRATING FOR CHANNELS



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2412E

Our Ref.: DD87 Lot 208 & VL
Your Ref.: TPB/A/NE-HLH/77

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

By Email

19 November 2024

Dear Sir,

1st Further Information

**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop,
Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 87, Hung Lung Hang, New Territories**

(S.16 Planning Application No. A/NE-HLH/77)

We write to submit further information in response to the department comments of the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Shirley CHAN

email: skkchan@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Container Storage Yard, Container Vehicle Park,
Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods
with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 87, Hung Lung Hang, New Territories**

(Application No. A/NE-HLH/77)

- (i) The applicant provides further information to demonstrate that the affected tenants are existing operators:
- the existing operators (Tenants A to H) have authorised the applicant, i.e. Able New Development Limited, to handle the matters in relation to their relocation. Please refer to the ‘Memorandum of Understanding’ signed by each of the tenants at **Annex 1a**. Should the application be approved, the application site (the Site) will be used for accommodating the said businesses of the affected operators;
 - according to the tenancy agreements of Tenants A to E, their respective agreement shall renew automatically unless either party decides to terminate the tenancy by giving at least 3 months’ notice. It is confirmed that Tenants A to E are still operating at the premises and their respective agreement are still valid;
 - the tenancy agreement of Tenant F is still valid and will expire in November 2024; the tenancy agreement of Tenants G and H are still valid and will expire in March 2028 and June 2027 respectively. Tenants F, G and H are still operating at the premises and their respective agreement are still valid;
 - site photos showing the existing operations of each tenant are enclosed at **Annex 1b**;
 - the affected premises have been leased to Tenants A and D by Fancy Spot Limited i.e. Tenant F. The electricity meters installed at the affected premises of Tenants A and D were registered under the name of Tenant F, who is responsible for the bi-monthly payment of electricity bills. The electricity bills issued to Tenant F by CLP Power, as well as the payment records of Tenants A and D to Tenant F are enclosed at **Annex 1c**;
 - electric generators have been used by Tenants B, C, E, G and H to generate electricity at the affected premises. Hence, no electricity meter was installed; and
 - the applicant has revised the boundary of the affected business premises of Tenants B, D, E, G and H. Please refer to the revised documents, including P.7 of the planning statement; revised summary of the affected business premises (Appendix I of the planning statement); and revised plans showing details of original premises at **Annex 1d**.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	Please provide information on sewage treatment proposal.	<p>The major source of wastewater will be sewage from the washroom generated by staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect the sewage generated from the proposed development.</p> <p>Noting that the Site is in close proximity to Ping Yuen River, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in <i>Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 1/23</i>. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly, and the location of toilets will be located as far away as possible from nearby watercourse.</p>
2. Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The applicant is advised to provide basic information (e.g. number, species, size, general conditions and tree photos) on existing trees within and along the site boundary, proposed tree treatments and mitigation measures for TPB's consideration.	The site inspection conducted on 11.11.2024 did not identify any protected or rare species within the Site. All trees identified thereon are of common species. The preliminary tree survey report is enclosed at Annex 2 .
(b)	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant authority prior to commencement of the works.	Noted.

Departmental Comments		Applicant's Responses
3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	<p><u>From agricultural perspective</u></p> <p>The subject site falls within the "AGR" zone and is generally abandoned with some agricultural activities. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>The Site has been left abandoned without active agricultural use. The Site is surrounded by various brownfield operations, which is considered not optimal for agricultural activities.</p> <p>Despite the fact that the proposed development is not in line with the planning intention of the "Agriculture" ("AGR") zone, the special background of the applicant being the affected operator under the Remaining Phase development of the Fanling North New Development Area (FLN NDA) project should be considered on its individual merit, of which approval of the current application would not set an undesirable precedent for the "AGR" zone. In addition, the current application is to facilitate the relocation of the affected operator, which is crucial to the smooth clearance of land and implementation of the FLN NDA project, and the provision of operating space for displaced brownfield operations still needed by the community.</p> <p>Similar applications (nos. A/NE-HLH/59, 60, 61, 66, 68, 70 and 71) for open storage/warehouse uses have recently been approved by the Town Planning Board within the same "AGR" zone. As such, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.</p>

(b)	<p><u>From nature conservation perspective</u></p> <p>The subject site is partly wooded. Ping Yuen River is located to the immediate North of the subject site. It is noted from S.5.21 of the Planning Statement no OVT or protected species has been identified at the subject site. As such, please ask the applicant to provide the tree survey report (if any) to demonstrate the removal of all trees at the subject site will not cause any adverse impact.</p> <p>The applicant should also propose mitigation measures to avoid adverse impact to the Ping Yuen River during construction and operation of the proposed use for our further consideration.</p>	<p>The preliminary tree study report is enclosed at Annex 2. For details, please refer to the above applicant's response to CTP/UD&L, PlanD.</p> <p>As mentioned in Sections 5.19 and 5.20 of the Planning Statement, the applicant will implement good practices e.g. properly maintained on-site drainage system with sand/silt removal facilities under <i>ProPECC PNs 1/23</i> and <i>2/23</i> issued by the Environmental Protection Department with a view to mitigating the potential adverse impact to the nearby watercourse during construction and operation phases of the proposed development. As such, the adverse impact to Ping Yuen River arising from the construction and operation of the proposed development shall not be envisaged.</p>
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Departmental Comments		Applicant's Responses
4. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant should demonstrate satisfactory manoeuvring of the articulated container vehicles travelling the subject site to/from Man Kam To Road / Ping Che Road (i.e. the ingress and egress routes) using swept path analysis. The areas that can be allocated as passing places on the proposed vehicular access should also be identified and presented on the figures.	<p>The swept path analyses have demonstrated the smooth manoeuvring of articulated container vehicles travelling between the Site and Ping Che Road. Passing areas are also indicated along the vehicular access (Annex 3).</p> <p>Besides, as mentioned in Sections 3.3 and 5.14 of the Planning Statement, the Site is also accessible from Man Kam To Road via Kong Nga Po Road. The applicant will deploy staff to direct vehicles to use both accesses while accessing/leaving the Site in order to avoid causing congestion to the road network. The traffic generated/attracted by the proposed development will be evenly diverted to both accesses. With the implementation of traffic management measures, it is expected that the adverse impact on the local traffic will be minimal.</p>
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	As mentioned in Section 5.15 of the Planning Statement, sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. Staff will be deployed at the ingress/egress to direct incoming/exiting vehicles to avoid queuing of vehicles outside the Site.
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	As mentioned in Section 5.15 of the Planning Statement, staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles. Besides, 'BEWARE OF PEDESTRIAN' and 'STOP' signs will be shown at the ingress/egress to enhance pedestrian safety.
(d)	The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	As mentioned in Section 5.5 of the Planning Statement, visitor is not anticipated as there will be no shopfront at the Site.

(e)	The proposed vehicular access between Man Kam To Road / Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.
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Annex 1a

Memorandum of Understanding

Signed by the Existing Operators

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者

(甲方)

鏗達工程公司

Hunter Engineering Co.

公司註冊證明書 /

商業登記證號碼號碼

15111842

規劃申請的申請人

(乙方)

力新發展有限公司

Able New Development Limited

公司註冊證明書 /

商業登記證號碼號碼

58667296

鏗達工程公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。鏗達工程公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。

HUNTER ENGINEERING CO.

Manager

鏗達工程公司 (甲方)

業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)

規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	正記貿易有限公司 Zheng Ji Trading Limited
公司註冊證明書 / 商業登記證號碼號碼	:	51211664
規劃申請的申請人 (乙方)	:	力新發展有限公司 Able New Development Limited
公司註冊證明書 / 商業登記證號碼號碼	:	58667296

正記貿易有限公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。正記貿易有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。



正記貿易有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司



Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	日豐(中港)運輸有限公司 Sun Rich (China-Hong Kong) Transport Limited
公司註冊證明書 / 商業登記證號碼號碼	:	53521518
規劃申請的申請人 (乙方)	:	力新發展有限公司 Able New Development Limited
公司註冊證明書 / 商業登記證號碼號碼	:	58667296

日豐(中港)運輸有限公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於 丈量約份第 52 約多個地段 的土地之影響，因而需要覓地搬遷重置以繼續經營。日豐(中港)運輸有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於 丈量約份第 87 約地段第 208 號和多個毗連地段 作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。



[Redacted Signature]

日豐(中港)運輸有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

[Redacted Signature]
Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	光展發展有限公司 Lightchin Development Limited
公司註冊證明書 / 商業登記證號碼	:	10453936
規劃申請的申請人 (乙方)	:	力新發展有限公司 Able New Development Limited
公司註冊證明書 / 商業登記證號碼	:	58667296

光展發展有限公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。光展發展有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。



光展發展有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED


Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	創運物流(香港)有限公司 Fortune Logistics (HK) Company Limited
公司註冊證明書 / 商業登記證號碼	:	34825652
規劃申請的申請人 (乙方)	:	力新發展有限公司 Able New Development Limited
公司註冊證明書 / 商業登記證號碼	:	58667296

創運物流(香港)有限公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。創運物流(香港)有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。

...half of
...ONE LOGISTICS (HK) COMPANY LIMITED
創運物流(香港)有限公司

創運物流(香港)有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者
(甲方)

綽展有限公司
Fancy Spot Limited

公司註冊證明書 /
商業登記證號碼號碼

2180386

規劃申請的申請人
(乙方)

力新發展有限公司
Able New Development Limited

公司註冊證明書 /
商業登記證號碼號碼

58667296

綽展有限公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。綽展有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。

For and on behalf of
FANCY SPOT LIMITED

[Redacted Signature]

Authorized Signature(s)

綽展有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

[Redacted Signature]

Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	香港萬盈發展有限公司 Hong Kong Multi Profit Development Limited
公司註冊證明書 / 商業登記證號碼號碼	:	61404661
規劃申請的申請人 (乙方)	:	力新發展有限公司 Able New Development Limited
公司註冊證明書 / 商業登記證號碼號碼	:	58667296

香港萬盈發展有限公司 (甲方) 為位於受新田/落馬洲發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 105 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。香港萬盈發展有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。


香港萬盈發展有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	香港萬盈發展有限公司 Hong Kong Multi Profit Development Limited
公司註冊證明書 / 商業登記證號碼號碼	:	61404661
規劃申請的申請人 (乙方)	:	力新發展有限公司 Able New Development Limited
公司註冊證明書 / 商業登記證號碼號碼	:	58667296

香港萬盈發展有限公司 (甲方) 為位於受錦田北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 107 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。香港萬盈發展有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。


香港萬盈發展有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

Annex 1b

Site Photos showing the Existing Operations
at the Affected Premises

Tenant A – Hunter Engineering Company (鋁達有限公司)



Tenant B – Zheng Ji Trading Limited (正記貿易有限公司)



Tenant C – Sun Rich (China-Hong Kong) Transport Limited (日豐有限公司)



Tenant D – Lightchin Development Company (光展有限公司)



Tenant E – Fortune Logistics (HK) Company Limited (創運物流有限公司)



Tenant F – Fancy Spot Limited (綽展有限公司)



Tenant G – Hong Kong Multi Profit Development Limited (香港萬盈發展有限公司)



Tenant H – Hong Kong Multi Profit Development Limited (香港萬盈發展有限公司)



Annex 1c
Record of Electricity Bill Payment

**Record of Electricity Bill Payment
of Tenant A**

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編賬號碼 Account Number

發單日期 (日-月-年)
09-11-24

由 11-10-24 至 08-11-24
共 29 日用電量

按金 \$18,600.00

第 1/2 頁

 電力費用 Energy Charge	+	 燃料調整費 Fuel Cost Adjustment	+	 其他 Others	=
\$7,909.72		\$3,236.45		\$0.83	

應繳總數

\$11,147.00

繳款限期

25-11-24

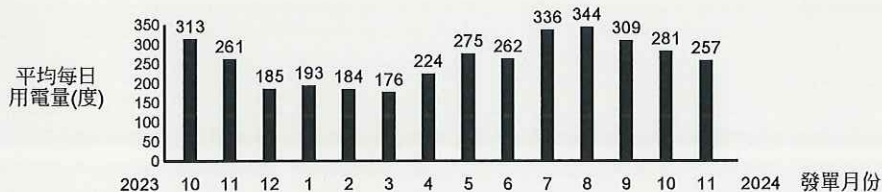
自動轉賬

上次繳費 \$12,579.00
已於 26-10-24 收到
謝謝

電力費用:			其他:	
每度(¢)	度數	費用(\$)	上期零數撥來	
106.0	7462	7,909.72	零數撥入下次	-0.02
小計	7462	\$7,909.72	小計	\$0.83

燃料調整費:

小計 (7462 度) \$3,236.45



客戶資訊: 請於繳費限期前預留足夠存款於銀行戶口作轉賬之用。交易所需時間視乎個別銀行安排, 一般在繳費日期後三個工作天內完成。如客戶於銀行設有自動轉賬上限, 請留意賬單總額是否超出有關上限以免令交易有所延誤。

若未於繳費限期前付款, 須另繳 5% 逾期附加費

電錶號碼 10416756 讀錶倍數 1 前次讀數 376631 今次讀數 384093

「轉數快」繳費

編賬號碼:

應繳總數: \$11,147.00
香港上海滙豐銀行有限公司自動轉賬

環保訊息:

2023年平均每度電
二氧化碳當量排放:

0.39 千克

存根

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編賬號碼 Account Number

第 2/2 頁

 **電力費用**
Energy Charge
請參考首頁

+

 **燃料調整費**
Fuel Cost Adjustment
請參考首頁

+

 **其他**
Others
請參考首頁

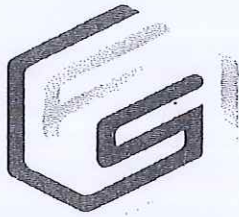
=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	11-10-24	31-10-24	21	5404	0.434	2,345.34
	01-11-24	08-11-24	8	2058	0.433	891.11
				7462		3,236.45

備註：用電量是根據用電日數以比例方法計算



綽展有限公司
Fancy Spot Limited

新界上水馬會道1E
電話:26632973
傳真:24623482

OFFICIAL RECEIPT 收據

Date 8/11/2024

No. 7

鏗達工程公司
DD 52 Lot No.(444,360)之部份地段

HK\$	2024年11月份	Month/period	月份/期間
HK\$		Maintenance	管理費
HK\$		Deposit	按金
HK\$		Rates	差餉
HK\$		13/9/2024-14/10/2024	
HK\$		CLP Power costs	中華電力費用
HK\$		Adjudication Fee	租約印花稅
HK\$		AMOUNT PAID	已付金額

Bank:
支票轉入:

Date : 1/11/2024

Amount :

綽展有限公司簽署及蓋印



**Record of Electricity Bill Payment
of Tenant D**

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

發單日期 (日-月-年)
04-09-24

由 05-07-24 至 04-09-24
共 62 日用電量

按金 \$3,400.00

第 1/2 頁

電力費用
Energy Charge

\$561.04

+

燃料調整費
Fuel Cost Adjustment

\$259.38

+

其他
Others

-\$100.42

=

應繳總數

\$720.00

繳款限期

19-09-24

上次繳費\$553.00
已於11-07-24收到
謝謝

電力費用:

用電級別	每度(¢)	度數	費用(\$)
首 400度	89.9	400	359.60
次 600度	103.3	195	201.44
小計		595	\$561.04

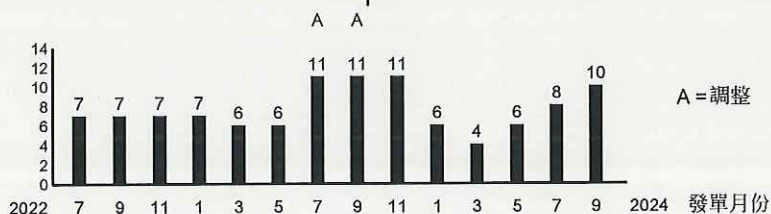
其他:

政府電費紓緩/補貼	-\$100.00
上期零數撥來	0.49
零數撥入下次	-0.91
小計	-\$100.42

燃料調整費:

小計 (595 度) \$259.38

平均每日
用電量(度)



電錶號碼 讀錶倍數 前次讀數 今次讀數
6029371 1 26030 26625

政府電費紓緩計劃餘額為 \$0.00
政府電費補貼餘額為 \$0.00

「轉數快」繳費



編號號碼:

應繳總數:

\$720.00

環保訊息:

存根

2023年平均每度電
二氧化碳當量排放:

0.39 千克



FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

第 2/2 頁

 **電力費用**
Energy Charge
請參考首頁

+

 **燃料調整費**
Fuel Cost Adjustment
請參考首頁

+

 **其他**
Others
請參考首頁

=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	05-07-24	31-07-24	27	259	0.436	112.92
	01-08-24	31-08-24	31	297	0.436	129.49
	01-09-24	04-09-24	4	39	0.435	16.97
				595		259.38

備註：用電量是根據用電日數以比例方法計算

9/10 email



綽展有限公司
Fancy Spot Limited

OFFICIAL RECEIPT 收據

新界上水馬會道1E
電話:26632973
傳真:24623482

Date 9/10/2024

No. 11

光展發展有限公司
DD 52 Lot No.(356 , 357)之部份地
段

HK\$	2024年 10月份	Month/period	月份/期間
HK\$		Maintenance	管理費
HK\$		Deposit	按金
HK\$		Rates	差餉
HK\$		15/7/2024-13/9/2024	
HK\$		CLP Power costs	中華電力費用
HK\$		Rates	差餉
HK\$		AMOUNT PAID	已付金額

銀行 支票號碼
Bank :

日期
Date : 4/10/2024

金額
Amount :

綽展有限公司簽署及蓋印



**Record of Electricity Bill Payment
of Tenant F**

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

發單日期(日-月-年)
05-01-24

由 06-12-23 至 05-01-24
共 31 日用電量

按金 \$17,900.00

第 1/2 頁

 電力費用 Energy Charge	+	 燃料調整費 Fuel Cost Adjustment	+	 其他 Others	=
\$6,464.68		\$3,052.36		-\$0.04	

應繳總數

\$9,517.00

繳款限期

20-01-24

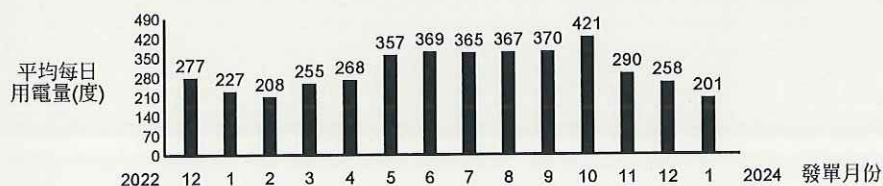
上次繳費\$12,651.00
已於22-12-23收到
謝謝

電力費用:

	度數	費用(\$)	其他:	
電力費用	6242	6,464.68	上期零數撥來	\$0.72
小計	6242	\$6,464.68	零數撥入下次	-0.76
			小計	-\$0.04

燃料調整費:

小計 (6242 度) **\$3,052.36**



若未於繳費限期前付款，須另繳 5% 逾期附加費

電錶號碼 7600344 讀錶倍數 1 前次讀數 320512 今次讀數 326754

「轉數快」繳費

編號號碼:

應繳總數:

\$9,517.00

存根

環保訊息:

2022年平均每度電
二氧化碳當量排放:

0.39 千克

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

第 2/2 頁



電力費用
Energy Charge

請參考首頁

+



燃料調整費
Fuel Cost Adjustment

請參考首頁

+



其他
Others

請參考首頁

=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
電力費用	06-12-23	31-12-23	26	5236	1.031	5,398.32
	01-01-24	05-01-24	5	1006	1.060	1,066.36
				6242		6,464.68
燃料調整費	06-12-23	31-12-23	26	5236	0.494	2,586.58
	01-01-24	05-01-24	5	1006	0.463	465.78
				6242		3,052.36

備註：用電量是根據用電日數以比例方法計算

Annex 1d
Revised documents

2.3 With reference to the implementation programme, the affected premises of Tenants A to F fall within the land resumption limit for the remaining phase development of the FLN NDA (**Plan 6**); the affected premises of Tenant G falls within the land resumption limit for the Phase 2 development of the STT development (**Plan 7**); and the affected premises of Tenant H falls within the land resumption limit for the public housing development at Sha Po, Yuen Long (**Plan 8**). As the concerned parcels of land have been/will be resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II** and **Plan 9**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

Applied uses are the same as the affected premises

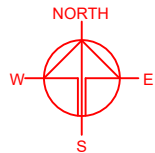
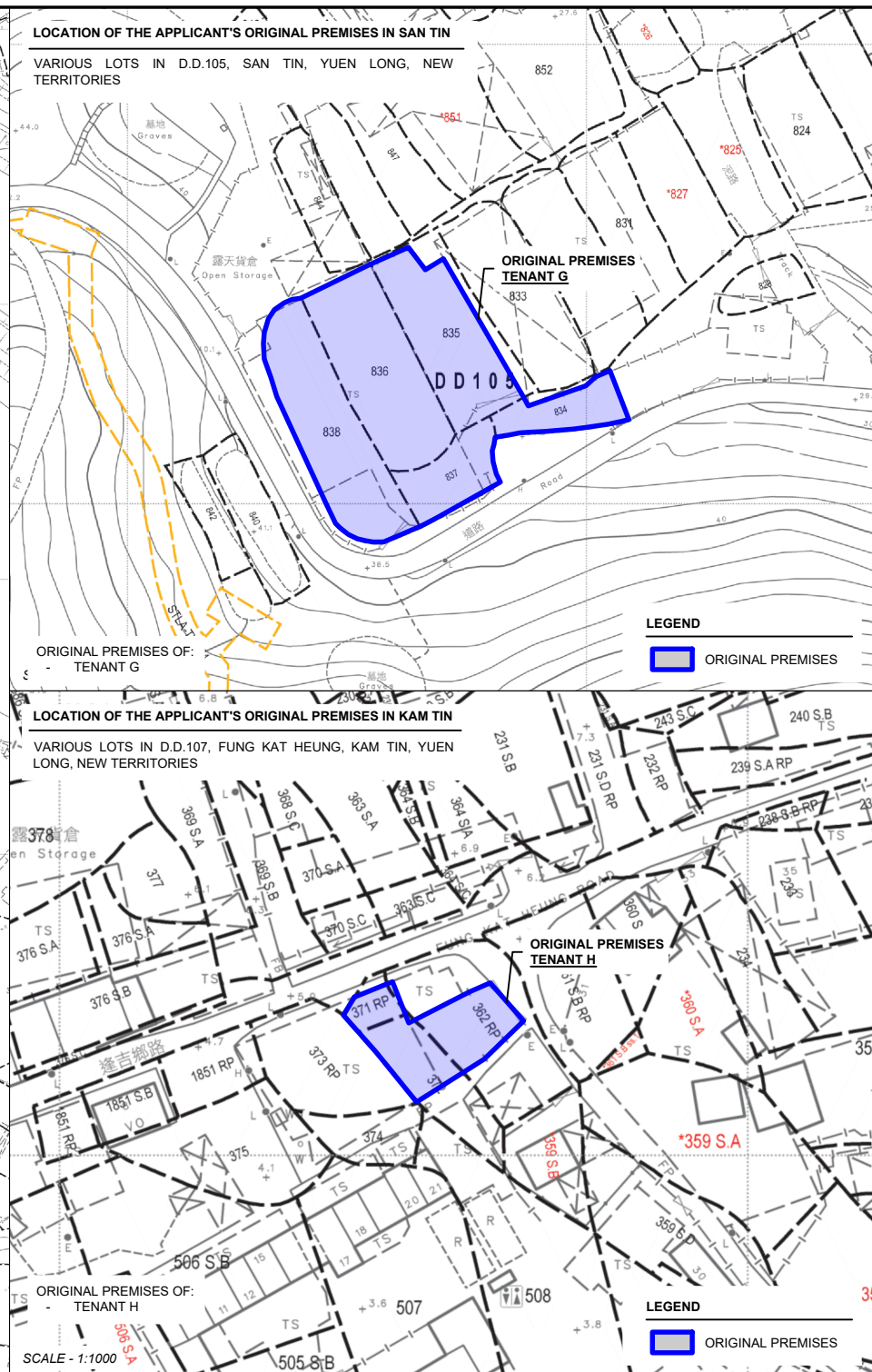
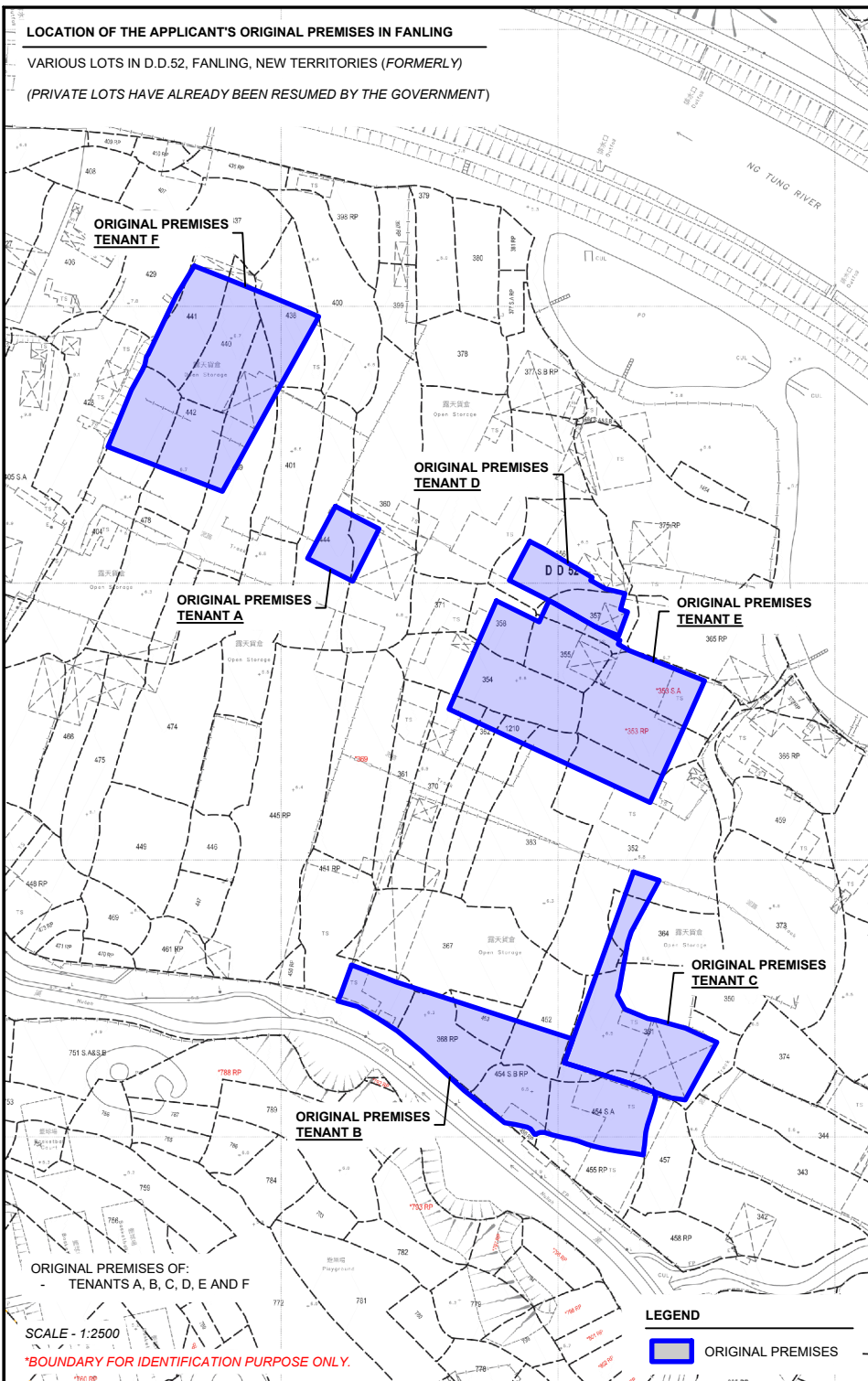
2.5 The proposed development involves the operation of 8 existing tenants with different business nature including container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities to support the daily operation of the Site. The applied uses are the same as the affected premises in FLN, San Tin and Sha Po. The total site area designated for Tenants A to H in the proposed development is similar to the total area of their respective original premises. Details of the difference between the original premises and proposed development are shown at **Appendix I** and **Table 2** below:

Table 2: Differences between the Original Premises and the Site

Tenant	Original Premises (a)	Designated Area (b)	Difference (a) – (b)
Tenant A	382 m ²	450 m ²	+68 m ² , +18%
Tenant B	3,005 m ²	5,069 m ²	+2,064 m ² , +69%
Tenant C	1,592 m ²	3,623 m ²	+2,031 m ² , +128%
Tenant D	633 m ²	1,002 m ²	+369 m ² , +58%
Tenant E	3,792 m ²	3,950 m ²	+158 m ² , +4%
Tenant F	3,415 m ²	3,085 m ²	-330 m ² , -10%
Tenant G	2,633 m ²	2,943 m ²	+71 m ² , +2%
Tenant H	239 m ²		
Total	15,691 m ² (about)	20,122 m ² (about)	+4,431 m ² , +28%

Appendix I – Summary of the Affected Business Premises

Affected Business Premises for Relocation										
Affected Business Premises Tenant	A	B	C	D	E	F	G	H	Road	Total
Name of Premises	Hunter Engineering Company	Zheng Ji Trading Limited	Sun Rich (China-Hong Kong) Transport Limited	Lightchin Development Limited	Fortune Logistics (HK) Company Limited	Fancy Spot Limited	Hong Kong Multi Profit Development Limited			
Location	Lots 360 (Part) and 444 (Part) in D.D. 52	Lots 351 (Part), 367 (Part), 368 RP (Part), 451 RP (Part), 452 (Part), 453 (Part), 454 S.A (Part) and 454 S.B RP in D.D. 52	Lots 351 (Part), 352 (Part), 364 (Part), 454 S.A (Part) in D.D. 52	Lots 356 (Part) and 357 (Part) in D.D. 52	Lots 352 (Part), 353 S.A (Part), 353 RP (Part), 354 (Part), 355 (Part), 357 (Part), 358 (Part), 362 (Part), 363 (Part), 370 (Part) and 1210 (Part) in D.D. 52	Lots 404 (Part), 429 (Part), 438 (Part), 439 (Part), 440 (Part), 441 (Part), 442 (Part) in D.D. 52	Lots 834 (Part), 835, 836, 837 and 838 in D.D. 105	Lots 362 RP (Part), 371 RP (Part) and 372 (Part) in D.D. 107	N/A	N/A
	These premises have been resumed by the Government in 2024									
Outline Zoning Plan (OZP)	Approved Fanling North OZP No.: S/FLN/4						Draft San Tin Technopole OZP No.: S/STT/1	Approved Kam Tin North OZP No.: S/YL-KTN/11	N/A	N/A
Zoning	“Residential (Group B)”	“Residential (Group A)2”, “Open Space” and area shown as ‘Road’	“Residential (Group A)2” and area shown as ‘Road’	“Residential (Group B)” and “Open Space”	“Residential (Group A)2”, “Residential (Group B)” and “Open Space”	“Residential (Group B)”	“Other Specified Uses” annotated “Amenity Area” and “Open Space”	“Residential (Group A)” and “Government, Institution or Community”		
Existing Use	Vehicle Repair Workshop	Warehouse and Container Storage Yard	Logistics Centre	Warehouse and Open Storage	Logistics Centre and Container Storage Yard	Container Vehicle Park	Warehouse and Open Storage			
Existing Premises Area for Each Tenant	382 m² (about)	3,005 m² (about)	1,592 m² (about)	633 m² (about)	3,792 m² (about)	3,415 m² (about)	2,633 m² (about)	239 m² (about)		15,691 m² (about)
Proposed Relocation at the Site										
Proposed Premises Area for Each Tenant	450 m² (about)	5,069 m² (about)	3,623 m² (about)	1,002 m² (about)	3,950 m² (about)	3,085 m² (about)	2,943 m² (about)		3,041 m² (about)	23,163 m² (about)
No. of Proposed Structures	1	2	4	1	1	N/A	N/A		N/A	9
Gross Floor Area	108 m² (about)	440 m² (about)	880 m² (about)	100 m² (about)	72 m² (about)					1,600 m² (about)
Open Storage Area	N/A	2,503 m² (about)	466 m² (about)	240 m² (about)	2,747 m² (about)		1,997 m² (about)			7,953 m² (about)



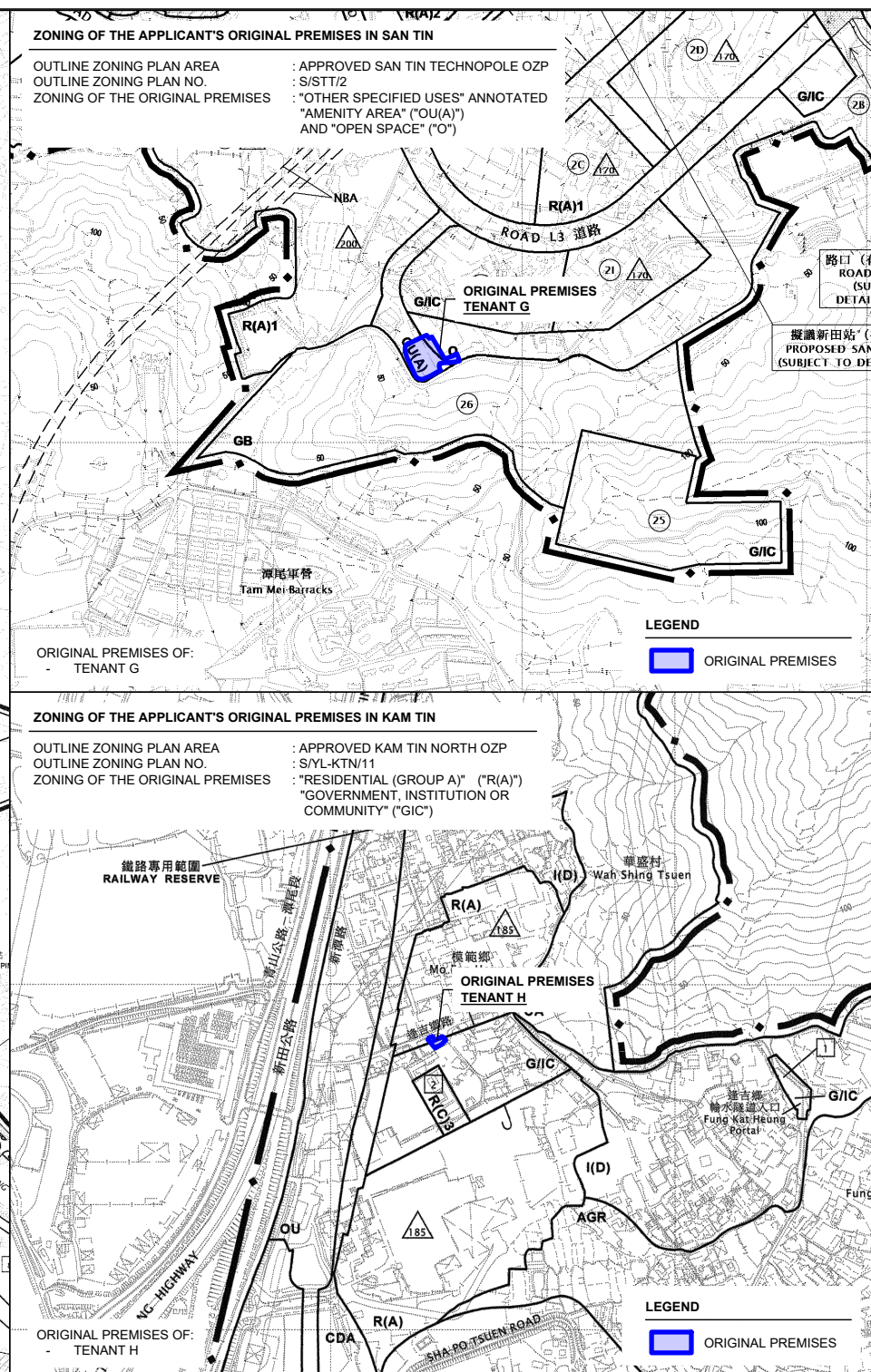
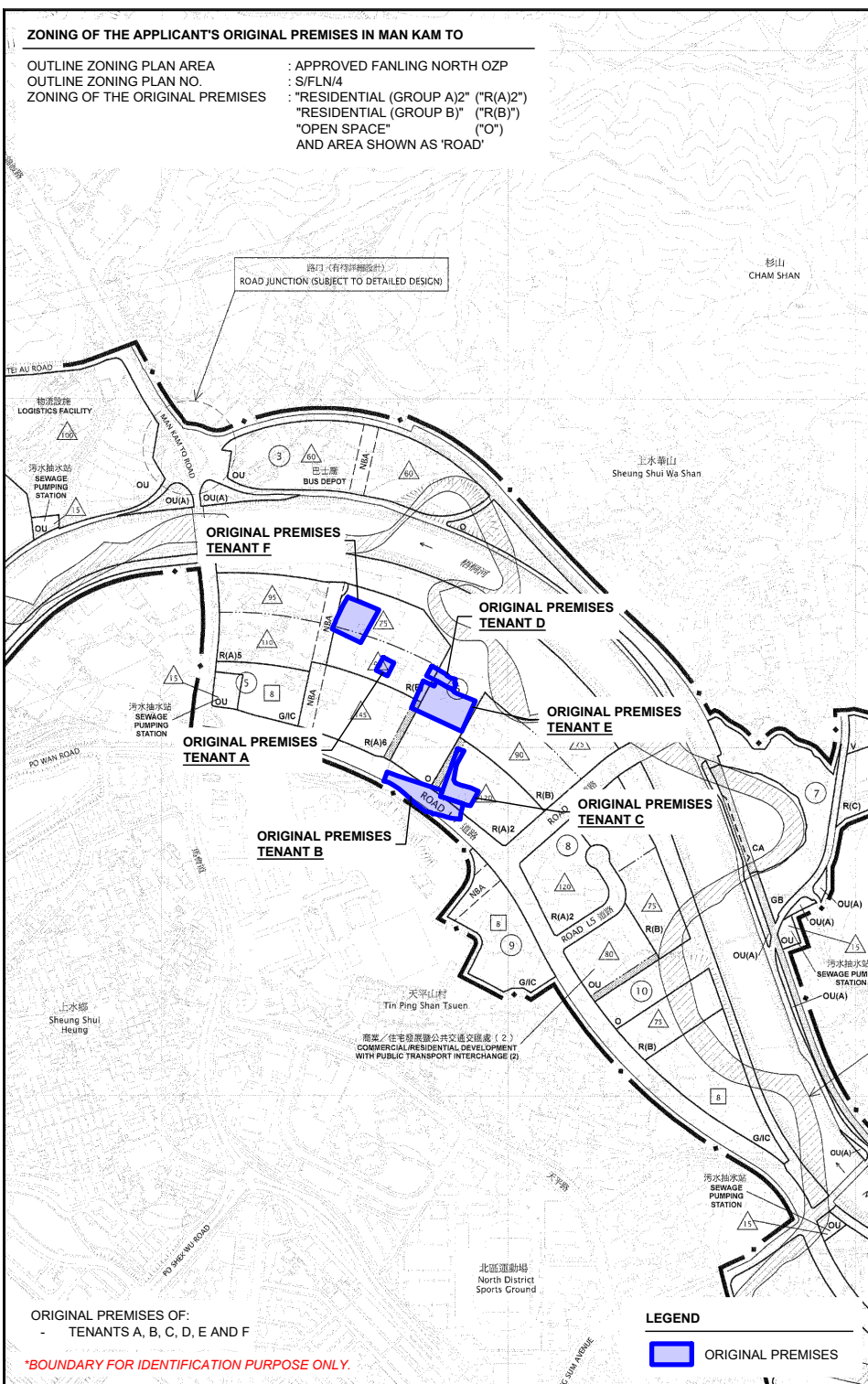
PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE 1 : 2500 / 1500 / 1000 @ A4	
DRAWN BY MN	DATE 14.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (LOCATION PLAN)	
DWG. NO. PLAN 4	VER. 002



NORTH

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE
1: 10000 @ A4

DRAWN BY MN	DATE 15.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

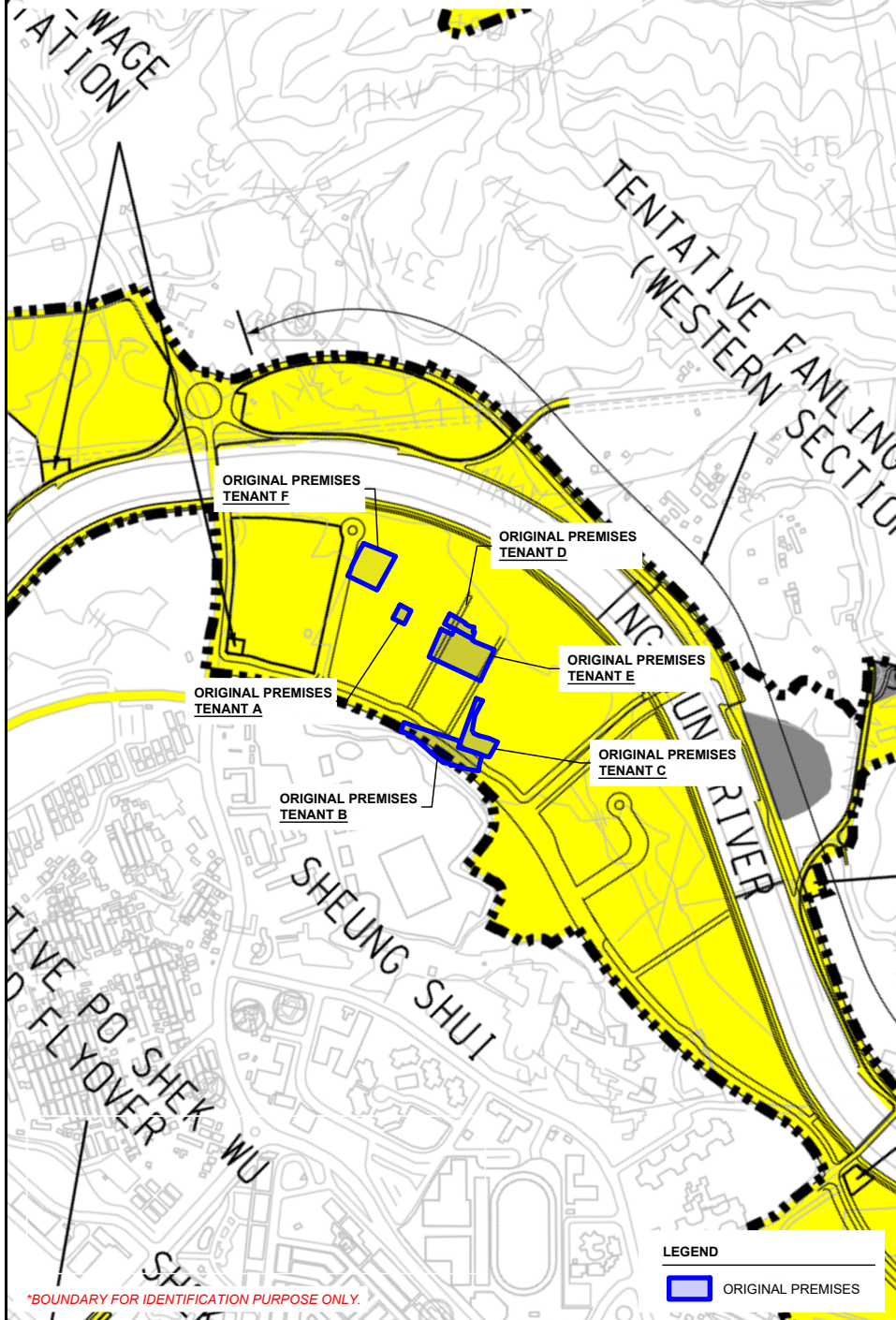
DWG. TITLE
OP (ZONING PLAN)

DWG NO. PLAN 5	VER. 002
-------------------	-------------

PHASING OF DEVELOPMENT OF FANLING NORTH NDA

PHASING OF DEVELOPMENT
SOURCE OF PLAN

: REMAINING PHASE
: CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 205

ORDINANCE

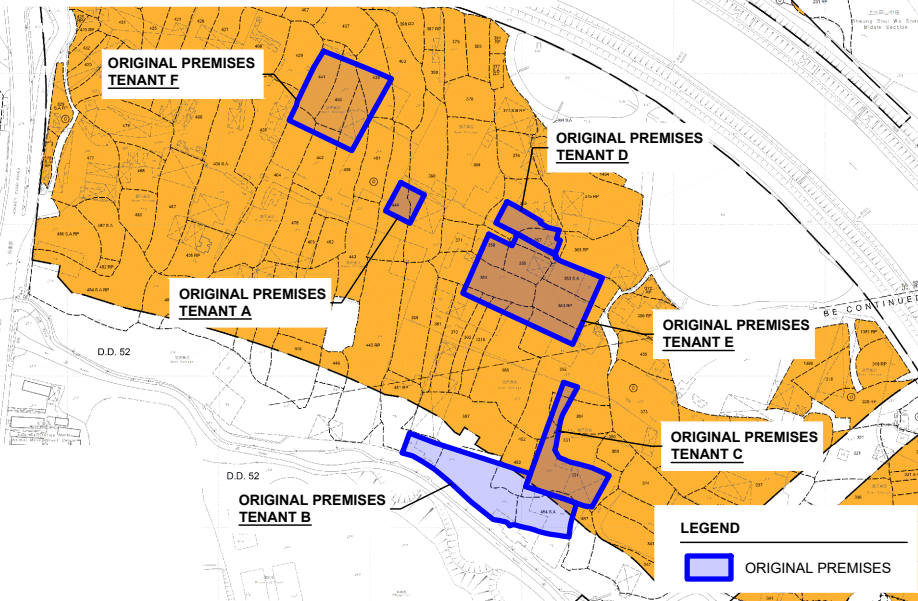
: LAND RESUMPTION ORDINANCE (CAP. 124)

RESUMPTION PLAN NO.

: DNM5339a (SHEETS 5 AND 6)

SOURCE OF PLAN

: LANDS DEPARTMENT



RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 159

ORDINANCE

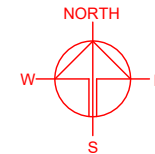
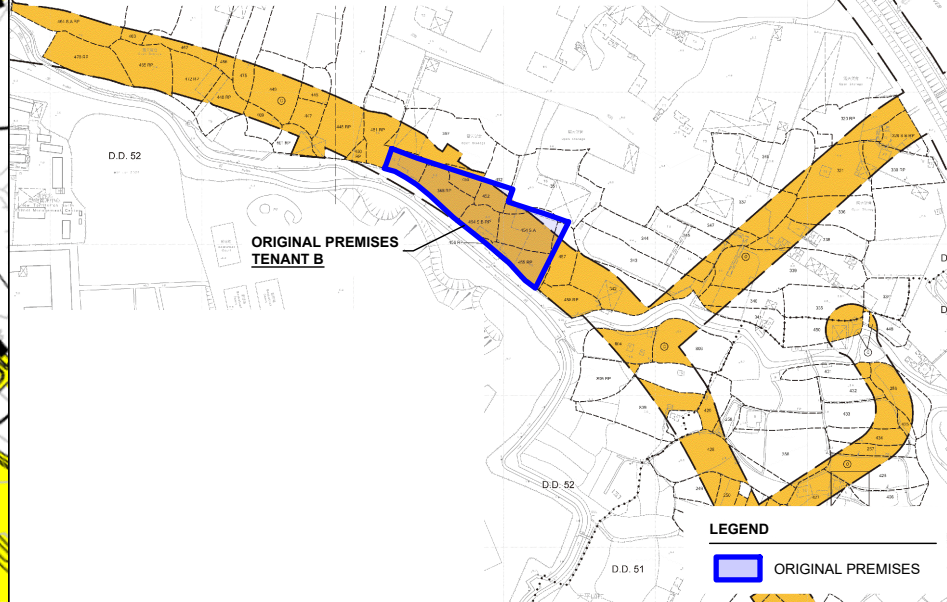
: ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)

RESUMPTION PLAN NO.

: DNM5323 (SHEETS 2 AND 3)

SOURCE OF PLAN

: LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 10000 / 5000 @ A4

DRAWN BY

MN

DATE

15.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING & RESUMPTION

DWG NO.

PLAN 6

VER.

002

PHASING OF DEVELOPMENT OF SAN TIN TECHNOPOLE

PHASING OF DEVELOPMENT
SOURCE OF PLAN

: PHASE 2 DEVELOPMENT
: PLANNING DEPARTMENT

ORIGINAL PREMISES
TENANT G

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE

: G.N. 1322

ORDINANCE

: LAND RESUMPTION ORDINANCE (CAP. 124)

RESUMPTION PLAN NO.

: YLM11164 (SHEET 3)

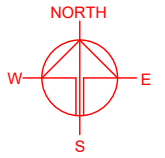
SOURCE OF PLAN

: LANDS DEPARTMENT

ORIGINAL PREMISES
TENANT G

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 5000 / 1000 @ A4

DRAWN BY

MN

DATE

15.11.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

STT PHASING & RESUMPTION

DWG NO.

PLAN 7

VER.

002

SOURCE OF PLAN : YUEN LONG DISTRICT COUNCIL

SOURCE OF PLAN : YUEN LONG DISTRICT COUNCIL

**ORIGINAL PREMISES
TENANT H**

圖例：

- 公營房屋用地
- 學校用地
- 擬建的政府、機構或社區用地
- 擬興建現有的污水渠系
- 擬建的公共道路/輕鐵行車路改善工程
(會按擬到改善道路或擬劃於另一工程項目所擬建的公共道路/擬改善的公共道路)
- 擬建的污水管渠

***BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

LEGEND

 ORIGINAL PREMISES

GOVERNMENT NOTICE : G.N. 4392

GOVERNMENT NOTICE : G.N. 4392

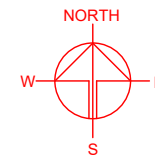
ORDINANCE : ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)
RESUMPTION PLAN NO. : YLM11106 (SHEET 2)
SOURCE OF PLAN : LANDS DEPARTMENT

**ORIGINAL PREMISES
TENANT H**

D.D. 107

LEGEND

 ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG LUNG HANG, NEW TERRITORIES

SCALE

1 : 2000 / 1000 @ A4

DRAWN BY

DATE _____

15.11.2024

CHECKED BY

	DATE
--	------

1

DWG. TITLE
SHA PO PH & RESUMPTION

DMG NO.

PLAN

VER

002

Annex 2

Preliminary Tree Study Report



Preliminary Study Report

Date of Study: 11th November 2024

Location:

Various Lots in D.D.87, Hung Lung Hang, New Territories

Prepared by:

A handwritten signature in black ink, appearing to be 'Joe Fung', is written over a solid black horizontal line.

Joe Fung (Certified Arborist)

Date: 14th November 2024

Table of contents

1. Introduction	3
-----------------	---

Disclaimer:

This desktop study conducted do not involve site or tree inspection. Assessments of amenity value, form, health and structural condition of the trees were not yet conducted. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for any discrepancies between the study and actual tree conditions.

1. Introduction

This preliminary study is to review if any protected or rare species were observed in the designated location on desktop. From the drone video provided and the images, no protected or rare species were spotted. Tree species on site are mostly *Macaranga tanarius* var. *tomentosa* 血桐, *Celtis sinensis* 朴樹, *Ficus hispida* 對葉榕(牛乳樹), *Ligustrum sinense* 山指甲, *Melia azedarach* 楝(苦楝), *Murraya paniculata* 九里香, *Psidium guajava* 番石榴, *Machilus chekiangensis* 浙江潤楠 and *Leucaena leucocephala* 銀合歡.

Detailed tree conditions will be supplemented after on-site tree survey.

Appendix I – Location Plan

LAND STATUS OF THE APPLICATION SITE

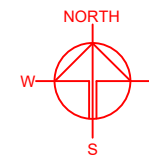
APPLICATION SITE AREA : 23,163 m² (ABOUT)
 AREA OF PRIVATE LAND : 23,163 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

APPLICATION SITE

D D 87

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 CONTAINER STORAGE YARD,
 CONTAINER VEHICLE PARK,
 VEHICLE REPAIR WORKSHOP,
 LOGISTICS CENTRE,
 WAREHOUSE AND OPEN
 STORAGE OF MISCELLANEOUS
 GOODS WITH ANCILLARY
 FACILITIES FOR A PERIOD OF 3
 YEARS AND ASSOCIATED
 FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
 LUNG HANG, NEW TERRITORIES

SCALE

1: 1500 @ A4

DRAWN BY

MN

DATE

5.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

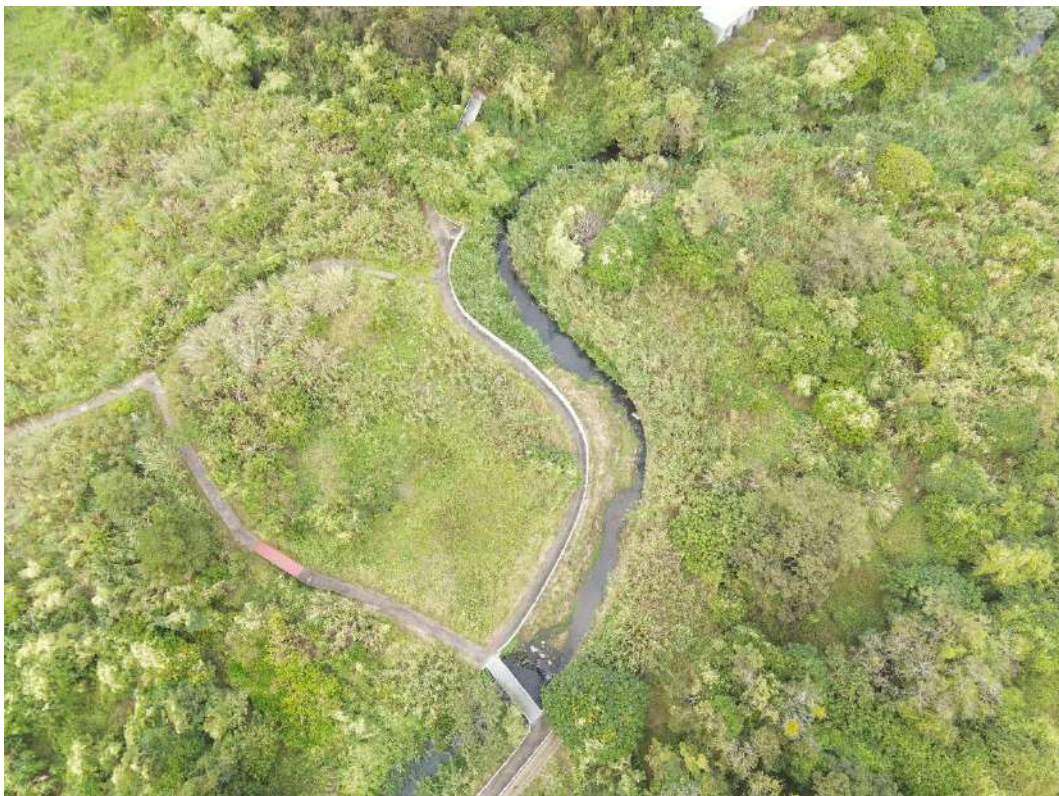
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Appendix II – Drone Photos









Appendix III – General View of Site

General View



General View



General View



General View



General View



General View



General View



General View



General View



General View



General View



General View



General View



General View

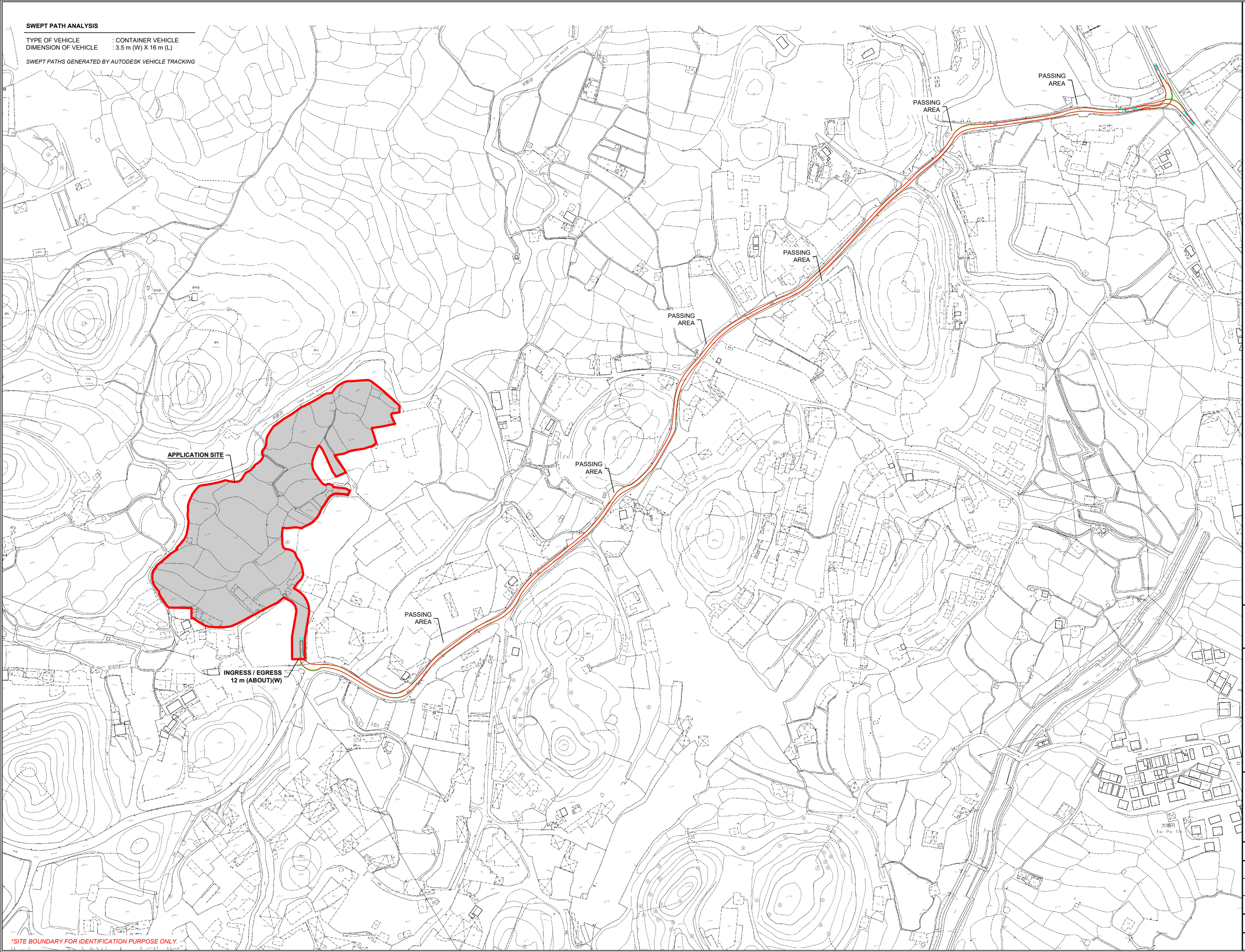
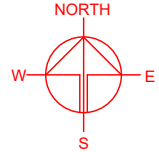


General View



Annex 3
Swept Path Analyses
between the Site and Ping Che Road

SWEPT PATH ANALYSIS
TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PROJECT
PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

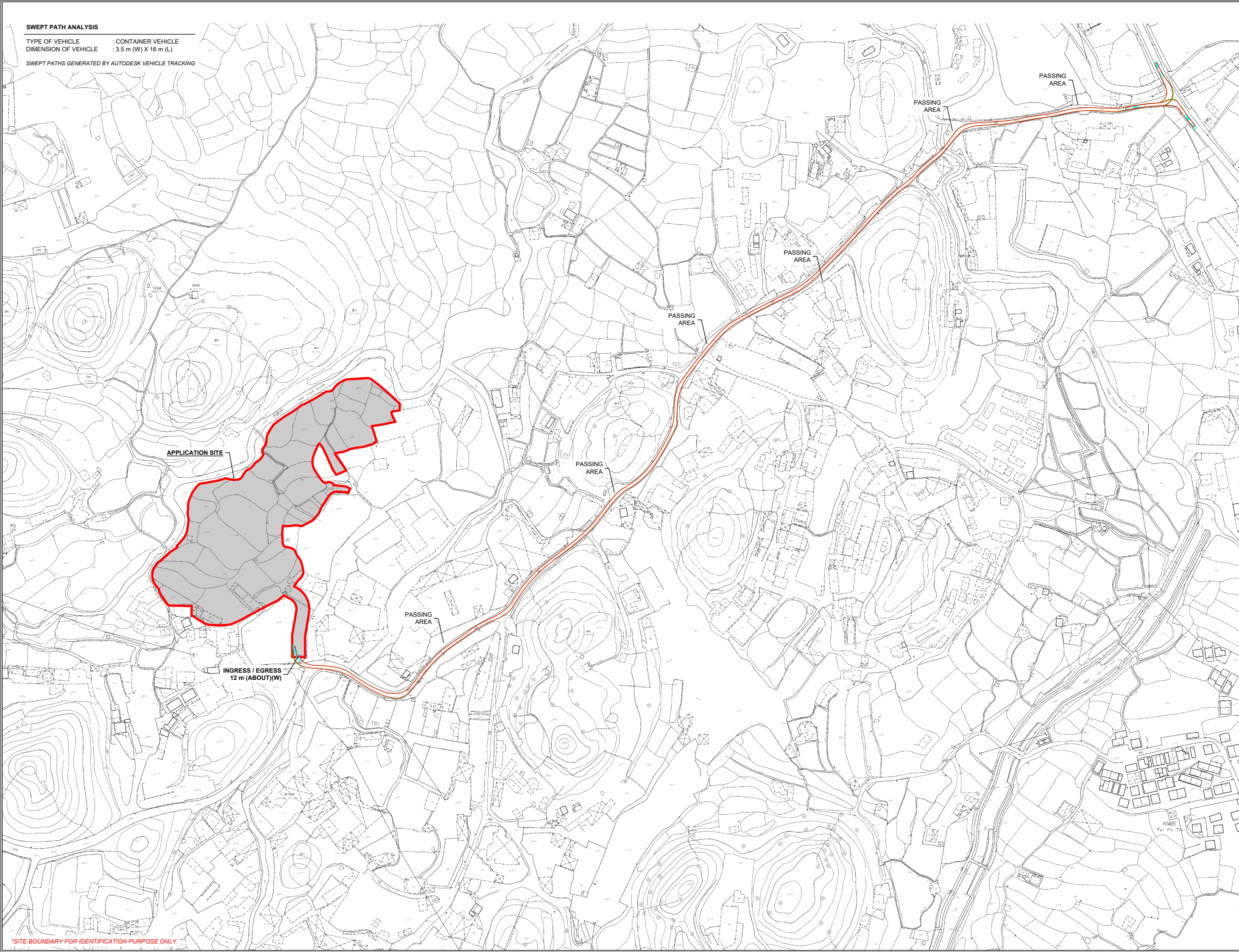
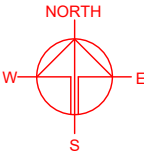
SCALE 1 : 3000 @ A4	
DRAWN BY MN	DATE 14.11.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SPA - TO PING CHE ROAD	
DWG NO. PLAN 1	VER. 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS AND ASSOCIATED
FILLING OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	14.11.2024
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SPA - FROM PING CHE ROAD

DWG NO. VER.

PLAN 2 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: Applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions;
 - (d) Category 4 areas: Applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits; and
 - (e) Taking into account the demand for cross-boundary parking facilities, applications for such use at suitable sites in areas of close proximity to the boundary crossing points, such

as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) above, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarized as follows:
 - (a) port back-up sites and those types of open storage generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

**Similar s.16 Applications for Temporary Open Storage, Warehouse
and Vehicle Park Uses in the vicinity of the Site within the “Agriculture” zone
in the Hung Lung Hang Area**

Approved Applications

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/51 ^{*1}	Proposed Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.5.2023)
A/NE-HLH/54	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)
A/NE-HLH/55 ^{*2}	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	26.8.2022 (Revoked on 26.2.2024)
A/NE-HLH/59	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	3.2.2023
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023
A/NE-HLH/61 ^{*3}	Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023
A/NE-HLH/64 ^{*4}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	22.9.2023 (Revoked on 3.11.2023)
A/NE-HLH/66	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years	22.12.2023
A/NE-HLH/68 ^{*1}	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials for a Period of Three Years	24.5.2024
A/NE-HLH/70 ^{*4}	Proposed Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	19.4.2024
A/NE-HLH/71	Temporary Open Storage and Warehouse of Construction Machinery for a Period of Three Years and Associated Filling of Land	10.5.2024

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/76 ^{*2}	Temporary Open Storage of Construction Machinery and Materials for a Period of Three Years and Associated Filling of Land	8.11.2024

Remarks

*1: Application nos. A/NE-HLH/51 and A/NE-HLH/68 involved the same site.

*2: Application nos. A/NE-HLH/55 and A/NE-HLH/76 involved the same site.

*3: Application nos. A/NE-HLH/58 and A/NE-HLH/61 involved the same site.

*4: Application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/38 ^{*5}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	3.1.2020	R1-R3
A/NE-HLH/39 ^{*6}	Temporary Open Storage of Construction Materials for a Period of 3 Years	17.1.2020	R1-R3
A/NE-HLH/43 ^{*5}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	26.6.2020	R1-R3
A/NE-HLH/44 ^{*6}	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1-R3
A/NE-HLH/46 ^{*4}	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.9.2020	R1-R3
A/NE-HLH/48 ^{*4}	Temporary Open Storage of Construction Materials and Machinery, Office, Staff Rest Room and Store Room for a Period of 3 Years	18.12.2020	R1-R3
A/NE-HLH/58 ^{*3}	Temporary Private Vehicle Park (Medium Goods Vehicle Only) for a Period of 3 Years	26.8.2022	R1, R3

Remarks

*⁴: Application nos. A/NE-HLH/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

*⁵: Application nos. A/NE-HLH/38, A/NE-HLH/43 and A/NE-HLH/48 involved the same site.

*⁶: Application nos. A/NE-HLH/39 and A/NE-HLH/44 involved the same site.

Rejection Reasons

- R1 The use under application was not in line with the planning intention of the “Agriculture” (“AGR”) zone for the area which was primarily intended to retain and safeguard good agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- R2 The application did not comply with the Town Planning Board Guidelines No. 13E/13F in that there was no previous planning approval granted at the site; the proposed development was not compatible with the surrounding land uses which were predominantly rural in character; there were adverse departmental comments on the application; and the applicant had failed to demonstrate that the development would have no adverse environmental and landscape impacts on the surrounding areas.
- R3 The applicant failed to demonstrate that the proposed development would not generate adverse traffic impact on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 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 is granted to the Site;
- the following irregularity covered by the subject planning application has been detected by her office:

Unauthorised structures within the said private lots covered by the planning application

There are unauthorised structures on the private lots. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- detailed advisory comments are appended in **Appendix V**.

2. Traffic

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

- no comment on the application from traffic engineering perspective;
- approval conditions on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval and maintenance of the implemented traffic management measures to the satisfaction of C for T or of the Town Planning Board shall be imposed; and
- the proposed vehicular access between Man Kam To Road/Ping Che Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party.

3. Drainage

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

- having considered that the application is to facilitate the relocation of affected brownfield operators affected by the new development areas and in order to streamline the process and act as a facilitator, he has no objection in principle to the application provided that a revised drainage impact assessment (DIA) would be submitted afterwards;
- should the application be approved, approval conditions should be included to request the applicant to submit a revised DIA and the flood mitigation measures proposed in the DIA

and any other stormwater drainage facilities should be implemented and maintained at all times during the planning approval period;

- detailed comments on the application and the submitted DIA are appended in **Appendix V**; and
- the Site is in an area where no public sewerage connection is available. Environmental Protection Department should be consulted regarding the sewage treatment/disposal facilities for the applied use.

4. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- it is noted that Ping Yuen River is at close proximity and running along the northeastern boundary of the Site. Should the application be approved, the applicant is advised to strictly follow the requirements of the Professional Persons Environmental Consultative Committee Practice Notes (ProPECC) No. 2/23 and properly maintain the drainage system. Provision of septic tank and soakaway system shall be as far away from Ping Yuen River as possible; and
- no environmental complaint concerning the Site was received in the past three years.

5. 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 his satisfaction; and
- having considered the nature of open storage, the following approval condition should be added:

“the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS”

The applicant is required to submit a valid fire certificate (FS251) to his department for the above approval condition and is advised to note his advisory comments appended at **Appendix V**.

6. Building Matters

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

- no objection to the application;
- there is no record of approval granted by the Building Authority for the existing structures at the Site and he is not in a position to offer comments on their suitability for the proposed

use; and

- detailed advisory comments under the Buildings Ordinance are appended in **Appendix V**.

7. New Development Area

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

- it is noted that the proposed temporary container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities on a three-year basis and associated filling of land (the subject development) are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town 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, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works; and
- as the proposed uses may have interface with the proposed alignment of the Northern Link Eastern Extension, the Railway Development Office of Highways Department should be consulted as appropriate.

8. Other Departments

The following government departments have no objection to/no comment on the application:

- Chief Highway Engineer/New Territories East, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- District Officer (North), Home Affairs Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot 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 following irregularity covered by the subject planning application has been detected by her office:
 - Unauthorised structures within the said private lots covered by the planning application

There are unauthorised structures on the private lots. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the lot owners shall apply to her office for Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date of the unauthorised structures were erected and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the lot owners/applicant should comply with all land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Commissioner for Transport that the proposed vehicular access between Man Kam To Road / Ping Che Road and the Site is not managed by the Transport Department. The applicant should seek comments from the responsible party;
- (d) to note the comments of the Director of Environmental Protection (DEP) that that the applicant should strictly follow the requirements of the Environmental Protection Department's Practice Note for Professional Person (ProPECC) No. 2/23 "Construction Site Drainage" and properly maintain the drainage system. Provision of septic tank and soakaway system shall be as far away from Ping Yuen River as possible;
- (e) 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 applicant should seek approval from relevant authority for any proposed tree works prior to commencement of the works;

- (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 sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
 - (ii) the applicant is advised on the following comments on the application and the submitted drainage impact assessment (DIA) (**Appendix Ia**):
 - section 4 – the operation mechanism of the proposed storage tank should be provided, and the feasibility of future operation and maintenance of the storage tank with consideration of the above-ground development use should be elaborated;
 - appendix A1 – the area adopted in the calculation should be verified. By inspection, for instance for U channel 10, the sum of area appeared not match with the areas presented in Figure 4. In particular, it appears A3 may have been double-counted. The calculation for all the proposed U-channels should be checked to ensure the accuracy;
 - figure 3 – schematic construction details of the storage tank and its connection to the downstream Ping Yuen River should be provided to demonstrate that the proposed system could provide adequate drainage capacity concurrently with the other site provisions which are not shown on Figure 3;
 - figure 4 – the existing ground level should be indicated to illustrate the extent and depth of the landfilling works;
 - although para. 4.1.1 of the DIA claimed that the assumed rainfall duration is four hours, it was assumed as two hours in Appendix A2. The applicant should review and clarify;
 - the applicant should advise if fencing/hoarding will be erected along the site boundary, especially the eastern side. If confirmative, where walls are erected or kerbs are laid along the boundary of the Site, 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;
 - no land filling on the Site shall be allowed until the flood mitigation measures have been implemented to the satisfaction of DSD;
 - photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, 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;
 - the applicant should place all the proposed works at least 3m away from the top of the bank of Ping Yuen River. All the proposed works in the vicinity of Ping Yuen River 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 his satisfaction;

- the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the proposed development to any parts of the existing drainage facilities, especially Ping Yuen River, in the vicinity of the lots. In the event of any damage to the existing drainage facilities, the applicant shall be held responsible for the cost of all necessary repair works, compensation and any other consequences arising there from;
 - the applicant should minimise the possible adverse environmental impacts on the existing watercourse in his design and during construction. DEP and DAFC should be consulted on the possible environmental and/or ecological impacts of the proposed use;
 - 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/her 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;
 - the applicant should allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works; and
 - the applicant and the successive lot owners should allow connections from the adjacent lots to the completed drainage works on GL when so required;
- (g) to note the following comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains within the Site as shown in the Mains Record Plan (MRP) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains within the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the MRP and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of

existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;

(h) to note the comments of the Director of Fire Services (D of FS) that:

- (iv) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; the location of the proposed FSIs to be installed should be clearly marked on the layout plans; the good practice guidelines for open storage should be adhered to; and
- (v) 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;

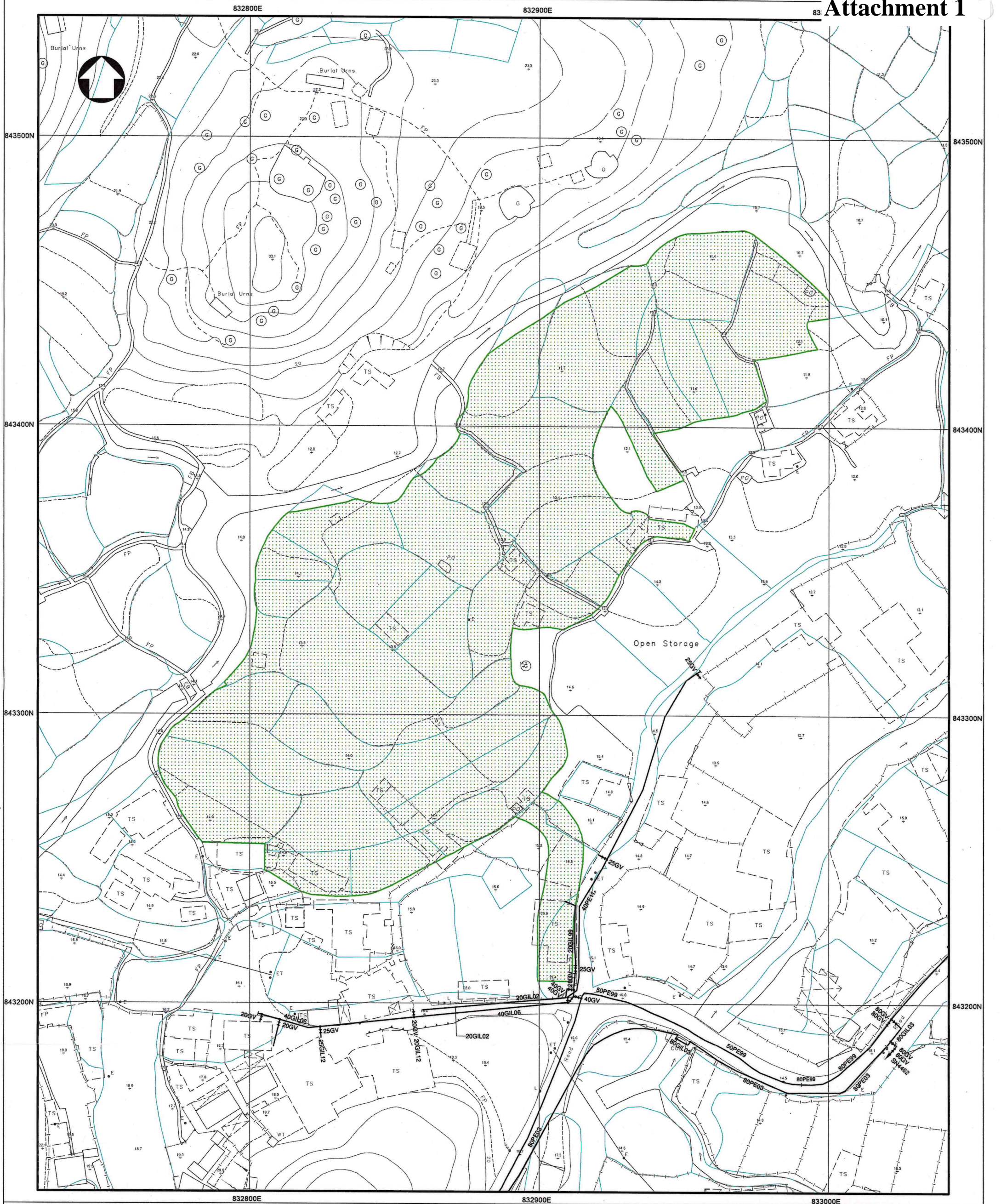
(i) to note the comments of the Project Manager (North), Civil Engineering and Development Department that the proposed temporary container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities on a three-year basis and associated filling of land (the subject development) are located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To which was already commenced on 29.10.2021. While the implementation programme of NTN New Town 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 subject development, if approved, may need to be vacated for the site formation works; and

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

- (i) nine structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained under the Buildings Ordinance (BO). 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;
- (ii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (iii) 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 Building Authority (BA) under regulation

19(3) of the B(P)R at building plan submission stage;

- (iv) 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;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings subject to the control of Part VII of the B(P)R; and
- (vi) 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 is drawn to the provision of accessible car parking spaces designated for the use of persons with disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (vii) 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;
- (viii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross floor area of the storey will be considered double-counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- (ix) detailed checking under the BO will be carried out at building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE
PRIVATE LOT BOUNDARY (FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-17D, 18C, 22B & 23A

FILE REF: (20) IN WSD/M/SP 3051/505/22S/18 PT.1

REF. CODE: 42W24M	SHEET 1 OF 1	SCALE 1:1200
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Good Practice Guidelines for Open Storage Sites

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non-combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

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

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

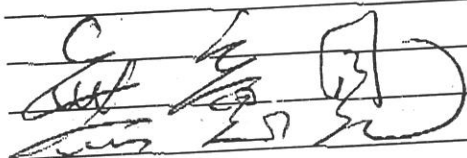
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-HLH/77

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 何志強

簽署 Signature



日期 Date

2024.10.17

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2

From:
Sent: 2024-10-24 星期四 16:12:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in "Agricul...
Attachment: s16A A_NE-HLH_77 20241024_WWF.pdf

Dear Sir/Madam,

Please find WWF-Hong Kong's submission on the captioned application.
See attached file:

s16A A_NE-HLH_77 20241024_WWF.pdf

Thank you for your attention.

Best regards,
Bonnie

Registered Name 註冊名稱: World Wide Fund For Nature Hong Kong 世界自然(香港)基金會
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司).
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世界自然基金會
香港分會

WWF-Hong Kong

24 October 2024

Chairman and members

Town Planning Board

15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/ Madam,

**Re: Proposed Temporary Container Storage Yard, Container Vehicle Park,
Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of
Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and
Associated Filling of Land in "Agriculture" zone in Hung Lung Hang
(A/NE-HLH/77)**

WWF would like to lodge an objection to the captioned proposal.

Potential for agricultural rehabilitation

According to the latest satellite image available from Google Earth, the north-eastern section of the application site was used as actively managed farmland until at least March 2023 (Fig 1.) and should therefore have a good potential for agricultural rehabilitation. We also observed that the landscape of the proposed project site is a mixture of shrublands and grasslands, which holds significant potential for agricultural revitalisation. As such, we consider that the land use of the project site should be retained for agricultural purpose.

Impact of surface runoff caused by associated filling of land

We also noted that the project site is adjacent to the Ping Yuen River, raising concerns that filling of land may impact the river. During the construction phase, increased surface runoff containing pollutants would potentially deteriorates the water quality of

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢, SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：中審眾環（香港）會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然（香港）基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

the River if not treated properly. The applicant failed to demonstrate that the filling of land work would not have an adverse environmental impact to the site.

Undesirable precedent

Approval of this proposal would set an undesirable precedent for other similar applications within the "AGR" zone. The cumulative effect could lead to a general degradation of the environment, affecting the area's potential as agricultural land.

We would be grateful if our comments could be considered by the Town Planning Board and the captioned proposal rejected.

Yours faithfully,
Ms. Bonnie LEUNG
Conservation Officer, Conservation Policy
WWF Hong Kong

Fig 1. Map showing actively managed farmland at the north-eastern part of the site and nearby Ping Yuen River as of 10 March 2023 (Project site is indicated within the red boundary)



Image source: Google Earth (Accessed on 24 October 2024)

From:
Sent: 2024-11-01 星期五 02:46:05
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-HLH/77 DD 87 Hung Lung Hang

A/NE-HLH/77

Lots 156 S.A (Part), 156 S.B (Part), 157, 158, 159, 161, 162, 163 S.A, 163 S.B, 164 (Part), 177 (Part), 179 (Part), 180 (Part), 181 (Part), 207, 208, 209, 210, 211, 212, 213 RP, 213 S.A, 214, 215 (Part), 216, 217, 218, 219 (Part), 220 (Part), 222 (Part), 223, 224 in D.D. 87, Hung Lung Hang, New Territories

Site area: About 23,163sq.m

Zoning: "Agriculture"

Applied use: Container Storage Yard / Container Vehicle Park / Vehicle Repair Workshop / Logistics Centre / Warehouse / Open Storage / 35 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest Objections. No history of previous applications and the site is located beside a watercourse, the Ping Yuen River, that runs alongside a GB. The trashing of this large site would certainly impact the drainage function of the lots. No details provided on the number of trees on the site.

The Site mostly falls within Cat 3 area. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and **further proliferation of such uses is not acceptable.**

The most recent review of the guidelines has already designated a large area under Cat 2.

TPB PG-No. 13G (Revised April 2023)

TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

If these guidelines have any legitimacy there is no justification to approve this application.

Mary Mulvihill

From:
Sent: 2024-11-04 星期一 18:46:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on six planning applications
Attachment: 241104 s16 STK 27c.pdf; 241104 s16 HLH 77.pdf; 241104 s16 TKL 780.pdf; 241104 s16 KTN 1031 & 1033c.pdf; 241104 s16 KTN 1054.pdf

Dear Sir/ Madam,

Attached please see our comments regarding SIX applications. There are FIVE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

4th November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle
Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous
Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of
Land
(A/NE-HLH/77)**

1. We refer to the captioned.
2. We urge the Board to look at some recent aerial photos below showing the site (approximately indicated by arrows) and its surroundings.





3. As shown from the photos, the site is still largely vegetated; areas to the west and north of the site (within Agriculture (AGR) and Green Belt (GB) zones) are also largely green, but areas to the east and south (mostly within AGR zone) have largely been occupied by brownfields already.

4. Our Country is promoting the 'Construction of Ecological Civilisation'. But in Hong Kong, how many farmland areas/ sites within AGR zone have been turned into brownfield sites, and should this be continued to happen? After these 'temporary' brownfield uses cease, can the site be used for agriculture? We have raised these concerns in many of our submissions and we urge again the Board to seriously think about these problems.

5. We urge the Board to reject this application as it is not in line with the planning intention of AGR zone and we also urge the Board to seriously consider whether the remaining green areas within AGR zone should be turned into brownfields.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From:
Sent: 2024-11-05 星期二 08:00:00
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-HLH/77
Attachment: TPB20241105(HLH77).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

8th October 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-HLH/77

The Conservancy Association would express concerns on the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Hung Lung Hang Outline Zoning Plan (OZP) No. S/NE-HLH/11, the planning intention of AGR zone “*is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*”. From the figures in the application, it seems that the entire site would be formed and hard-paving of the site is required. Besides, all the proposed use is non-agricultural related. Therefore, we do not think that such plan is in line with the planning intention.

2. Not in line with TPB Guideline PG-No. 13G

According to TPB Guideline PG-No. 13G, large portion of the site falls within Category 3 areas”. “*Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions*

of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.”.

From the above, it seems that the planning application can be approved only if there are “existing” and previous planning approval cases. As no planning approvals have been given at the site, it seems that there are no reasons to give sympathetic consideration to this planning application.

3. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: Various structures/uses, such as container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Large scale of tree felling and vegetation clearance: The site is now fully covered by tree and vegetation. Some existing trees of common species are observed within the site. According to the layout plan, the proposed land filling works would be in conflict with the existing trees. With no tree information, proposed tree treatment, mitigation measure provided in the application, we worry that large scale of tree felling and vegetation clearance works would be inevitable. Existing landscape character would also be largely altered.
- Disturbance on natural stream: The application site is located very close to Ping Yuen River in the west/north (Figure 1). The layout plan does not clearly mark how a 3m set back from the natural stream has been designed. Besides, no details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase.



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- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

Yours faithfully,

The Conservancy Association