

2025年 2月 27日

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

This document is received on 27 FEB 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix I of RNTPC

Paper No. A/NE-HLH/80

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

2500337

13/2

By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-HH/80
	Date Received 收到日期	27 FEB 2025

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Smart Long Development Limited 皓朗發展有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) 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 5,774 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 216 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 OZP No.: S/NE-HLH/11 and Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
(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_____ (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
06/01/2025 - 20/01/2025 (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 23/01/2025 (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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月			
(c) <u>Development Schedule</u> 發展細節表				
Proposed uncovered land area 擬議露天土地面積	..... 5,558 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	..... 216 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed number of buildings/structures 擬議建築物/構築物數目	..... 1			
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	..... 216 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	..... 216 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF TOOLS, SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		216 m² (ABOUT)	216 m² (ABOUT)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目				
Private Car Parking Spaces 私家車車位	.....	5		
Motorcycle Parking Spaces 電單車車位	.....	N/A		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	N/A		
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)	.....		
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	1	

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 No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																														
(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 5,774 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2... 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"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	--

(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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

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

.....
Director (Planning and Development)

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, MPIA, 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

12/02/2025

..... (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 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87, Hung Lung Hang, New Territories
Site area 地盤面積	5,774 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang OZP No.: S/NE-HLH/11 and Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	<div style="border: 1px solid black; padding: 5px;"> Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years </div>

(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	216 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <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	1	
(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	3.5 (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	4	%	<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	5	
	Private Car Parking Spaces 私家車車位	5	
	Motorcycle Parking Spaces 電單車車位	N/A	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	
	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)		

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	2	
	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	1	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plans showing HSK/HT NDA development and its land resumption; Plan showing alternative sites for relocation; TPB PG-No. 13G; Aerial photo of the Site; Plan showing filling of land at the Site; and Swept path analysis.		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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 OPEN STORAGE OF CONSTRUCTION MATERIALS
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE,**

**LOTS 166 (PART), 167 (PART), 169 (PART), 170 AND 174 (PART) IN D.D. 87
HUNG LUNG HANG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Smart Long Development Limited

Consultancy Team

R-riches Property Consultants Limited

FILE CONTROL

FILE NAME : *DD87 Lot 166 & VL - Planning Statement (20250117) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD87 Lot 166 & VL - OS in HLH (NDA)\Submission (Jan 25)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Smart Long Development Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20250124)	CC (20250124)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the applicant's business premises affected by the HSK/HT NDA development</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Applied use is the same as the affected premises</i>	7
<i>Approval of the application would not frustrate the long-term planning intention of the "AGR" zone</i>	8
<i>The proposed development is not incompatible with surrounding land uses</i>	8
3. SITE CONTEXT	9
<i>Site Location</i>	9
<i>Accessibility</i>	9
<i>Existing Site Condition</i>	9
<i>Surrounding Area</i>	9
4. PLANNING CONTEXT	10
<i>Zoning of the Site</i>	10
<i>Planning Intention</i>	10
<i>Restriction on Filling of Land</i>	10
<i>Previous Application</i>	10
<i>Similar Applications</i>	10
<i>TPB PG-No. 13G</i>	11
<i>Land Status of the Site</i>	12
5. DEVELOPMENT PROPOSAL	13
<i>Development Details</i>	13
<i>Hard-paving at the Site</i>	13
<i>Operation Mode</i>	14
<i>Minimal Traffic Impact</i>	14
<i>Minimal Environmental Impact</i>	15
<i>Minimal Landscape Impact</i>	16
<i>Minimal Drainage Impact</i>	16
<i>Fire Safety Aspect</i>	16
6. CONCLUSION	17

APPENDICES

Appendix I	Details of the Affected Business Premises
Appendix II	Details of Alternative Sites for Relocation

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 – HSK/HT NDA phasing and land resumption
Plan 7	Plan showing alternative sites for relocation
Plan 8	Plan showing TPB PG-No. 13G
Plan 9	Aerial photo of the Site
Plan 10	Layout plan
Plan 11	Plan showing the filling of land at the Site
Plan 12	Swept path analysis

LIST OF TABLES

Table 1	Differences between the Original Premises and the Site
Table 2	Development parameters
Table 3	Details of proposed structures
Table 4	Provision of parking and L/UL spaces
Table 5	Estimated trip generation/attraction

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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The majority of the Site falls within an area zoned "Agriculture" ("AGR") on the Approved Hung Lung Hang Outline Zoning Plan (OZP) No.: S/NE-HLH/11, whilst a minor portion of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14. The Site occupies an area of 5,774 m² (about). A single-storey structure is proposed at the Site for storage of tools, site office and washroom uses with total gross floor area (GFA) of 216 m² (about). The remaining area is reserved for area for open storage operations, vehicle parking and loading/unloading (L/UL) 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 Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises in Ha Tsuen;
 - the proposed development is considered 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	5,774 m ² (about)
Covered Area	216 m ² (about)
Uncovered Area	5,558 m ² (about)
Plot Ratio	
	0.04 (about)
Site Coverage	
	4% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m ² (about)
Building Height	
	3.5 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「擬議臨時露天存放建築材料連附屬設施和相關填土工程 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區大部分在《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，而申請地點的小部分在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「農業」地帶。申請地盤面積為 5,774 平方米 (約)。申請地點將設 1 座單層構築物作工具存放、辦公室及洗手間用途，總樓面面積合共為 216 平方米 (約)，申請地點的其餘地方將預留作露天貯物空間、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受到「洪水橋／廈村新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人位於廈村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：	5,774 平方米 (約)
上蓋總面積：	216 平方米 (約)
露天地方面積：	5,558 平方米 (約)
地積比率：	0.04 (約)
上蓋覆蓋率：	4% (約)
樓宇數目：	1 座
總樓面面積	216 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	216 平方米 (約)
構築物高度：	3.5 米 (約)
構築物層數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Smart Long Development Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) 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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The majority of the Site falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, whilst a minor portion of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZPs, the applied use is neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 12** and **Appendices I to II**). 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 **Smart Long Development Limited** 皓朗發展有限公司, the applicant, is authorized by **Action Top Engineering Limited** 新昇工程有限公司, the affected business operator, to facilitate the relocation of the existing affected business premises. Details of the affected business operator is provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the HSK/HT NDA development

- 2.1 The current application is intended to facilitate the relocation of the business operators' premises in Ha Tsuen, i.e. various lots in D.D. 125 and adjoining Government Land, due to land resumption and to pave way for the development of HSK/HT NDA (**Plan 4**). The affected premises currently falls within an area zoned "Village Type Development ("V"), "Open Space" ("O") and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2 (**Plan 5**).
- 2.2 With reference to the implementation programme, the affected premises partially falls within the land resumption limit for the second phase development of the HSK/HT NDA (**Plan 6**). As portion of the affected premises have been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

- 2.3 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 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, easily accessible and not incompatible to surrounding land uses.

Applied use is the same as the affected premises

- 2.4 The proposed development involves the operation of an open storage of construction materials with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Ha Tsuen. Details of the difference between the affected business premises and the Site are shown at **Table 1** below:

Table 1 - Differences between the Original Premises and the Site

Tenant	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	6,562 m ²	5,774 m ²	-788 m ² , -12%

- 2.5 A significant portion of the Site is uncovered (i.e. 5,558 m² (about), 96% of the Site) and designated for open storage of construction materials, vehicle parking and

loading/unloading (L/UL) spaces and circulation area to support the daily operation of the proposed development. 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

- 2.6 Although the Site straddles an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11 and the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, the Site is currently vacant without active agricultural activities (**Plans 2 and 9**). 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.
- 2.7 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

- 2.8 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 9**). 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 3.2 km south of Heung Yuen Wai Border Control Point (BCP); 11.9 km east of Lok Ma Chau BCP; 6.4 km north of Sheung Shui MTR Station; 7.9 km north of Fanling MTR Station; and 28.0 km northeast of the original premises.

Accessibility

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

Existing Site Condition

3.3 The Site is generally flat, partly fenced, partly vegetated and partly covered with temporary structures (**Plans 1, 3 and 9**).

Surrounding Area

3.4 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 9**).

3.5 To its immediate north is Ping Yuen River, across which are some unused/vacant land covered with vegetation intermixed with woodland.

3.6 To its immediate east is a river channel, across which are some temporary structures for storage use.

3.7 To its immediate south is a river channel, across which are some open storage yards and temporary structures for warehouse and storage uses. To its further south are some open storage of construction machinery.

3.8 To its immediate west/southwest are the sites of some open storage yards approved by the Board (Nos. A/NE-HLH/51, 55, 66, 68, 76 and 77) between 2021 and 2024.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The majority of the Site falls within an area zoned "AGR" on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, whilst a minor portion of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14. **(Plan 2)**. According to the Notes of the OZPs, the applied use is neither Columns 1 nor 2 used within the "AGR" zone, which requires 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 on the Approved Hung Lung Hang OZP No.: S/NE-HLH/11, *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.*
- 4.4 According to the Remarks of the "AGR" zone on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, *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 Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/10 without the permission from the Town Planning Board under S.16 of the Ordinance.*

Previous Application

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

Similar Applications

- 4.6 Within the same "AGR" zone on the Approved Hung Lung Hang OZP No. S/NE-HLH/11,

13 similar applications (Nos. A/NE-HLH/51, 54, 55, 59, 60, 61, 64, 66, 68, 70, 71, 76 and 77) for 'Open Storage' use were approved by the Board between 2021 and 2024. All similar applications were approved on temporary basis for a period of 3 years.

- 4.7 Within the same "AGR" zone on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, 10 similar applications (Nos. A/NE-TKL/671, 707, 714, 724, 734, 745, 746, 758, 762 and 765) for 'Open Storage' use were approved by the Board between 2021 and 2024. All similar applications were approved on temporary basis for a period of 3 years.

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

- 4.8 The Site mostly falls within Category 3 area, which are those outside Category 1, 2 and 4 areas (**Plan 8**). *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.*
- 4.9 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 (**Plan 8**). *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.*
- 4.10 The Site falls within Category 2 and 3 areas of TPB PG-No. 13G and the proposed development would not generate significant adverse impacts on the surrounding areas

(Plan 8). In addition, the affected premises will be resumed by the Government to facilitate the HSK/HT NDA development. 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

- 4.11 The Site falls entirely on private lots, i.e. *Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87*, with total land area of 5,774 m² (about) of Old Schedule Lot held under Block Government Lease **(Plan 3)**.
- 4.12 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 5,774 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	5,774 m ² (about)
Covered Area	216 m ² (about)
Uncovered Area	5,558 m ² (about)
Plot Ratio	
	0.04 (about)
Site Coverage	
	4% (about)
No. of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	216 m ² (about)
Building Height	
	3.5 m (about)
No. of Storey	
	1

5.2 A single-storey structure is proposed at the Site for storage of tools, site office and washroom uses with total GFA of 216 m² (about). The remaining open area is reserved for area for open storage operations, vehicle parking and L/UL spaces and circulation area (**Plan 10**). Details of proposed structures are shown at **Table 3** below.

Table 3 – Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Storage of tools, Site Office and Washroom	216 m ²	216 m ²	3.5 m (about) (1-storey)
Total		216 m² (about)	216 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 area for open storage operations, vehicle parking and L/UL spaces and circulation area. The existing site level ranges from +11.6 mPD (at the north and south) to +12.0 mPD (at the centre). The Site, which generally falls towards the north and south from the centre, is proposed to be filled to +11.8 mPD (at the north

and south), and to +12.0 mPD (at the centre). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept to minimal to meet the operation need.

Operation Mode

5.4 The Site will be used as open storage of construction materials. The construction materials e.g. steel beam, bricks, scaffold, etc., will be openly stored at the designated area with stacking height of not more than 2.5 m. 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 8 staff. The site office is 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.

Minimal Traffic Impact

5.6 The Site is accessible from Kong Nga Po Road via a local access (**Plan 1**). A 7.3 m (about) wide vehicular ingress/egress is proposed at the southwestern tip of the Site. A total of 7 parking and L/UL spaces will be provided at the Site (**Plan 10**). Details of the parking and L/UL provision are shown at **Table 4** below.

Table 4 – Provision of Parking and L/UL Spaces

Type of Parking Spaces	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	5
Type of L/UL Spaces	No. of Space
L/UL Spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

5.7 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 (**Plan 12**). 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.

5.8 The breakdown of estimated trips generation/attraction of proposed development are provided at **Table 5** below.

Table 5 – Estimated Trip Generation /Attraction

Time Period	Estimated Trip Generation/Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	5	0	0	0	0	0	5
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	5	0	0	0	0	5
Average Trip/Hour (10:00 – 18:00)	0	0	1	1	1	1	4

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

Minimal Environmental Impact

5.10 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.

5.11 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 rain season, to ensure that these facilities are always operational.

5.12 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 sewage generated from the proposed development. 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 *ProPECC PN 1/23*. 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.

- 5.13 The applicant will also 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 on a regular basis.

Minimal Landscape Impact

- 5.14 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 parking, L/UL and 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

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted by the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department or the Board.

Fire Safety Aspect

- 5.16 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 permission 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 affected business premises in Ha Tsuen, which will be affected by the HSK/HT NDA development (**Appendix I and Plans 4 to 6**). Whilst the affected business operator attempted to relocate the affected business premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 7**). Given that the relocation is to facilitate the HSK/HT NDA development, 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 for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone 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 use have been approved by the Board within the same "AGR" zone on the OZPs, 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. Adequate mitigation measures e.g. submission and provision of FSIs and drainage proposals will be provided upon obtaining planning permission. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by 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 Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Property Consultants Limited
February 2025

LIST OF APPENDICES

- Appendix I** Details of the Affected Business Premises
Appendix II Details of Alternative Sites for Relocation



Appendix I

Details of the Affected Business Premises



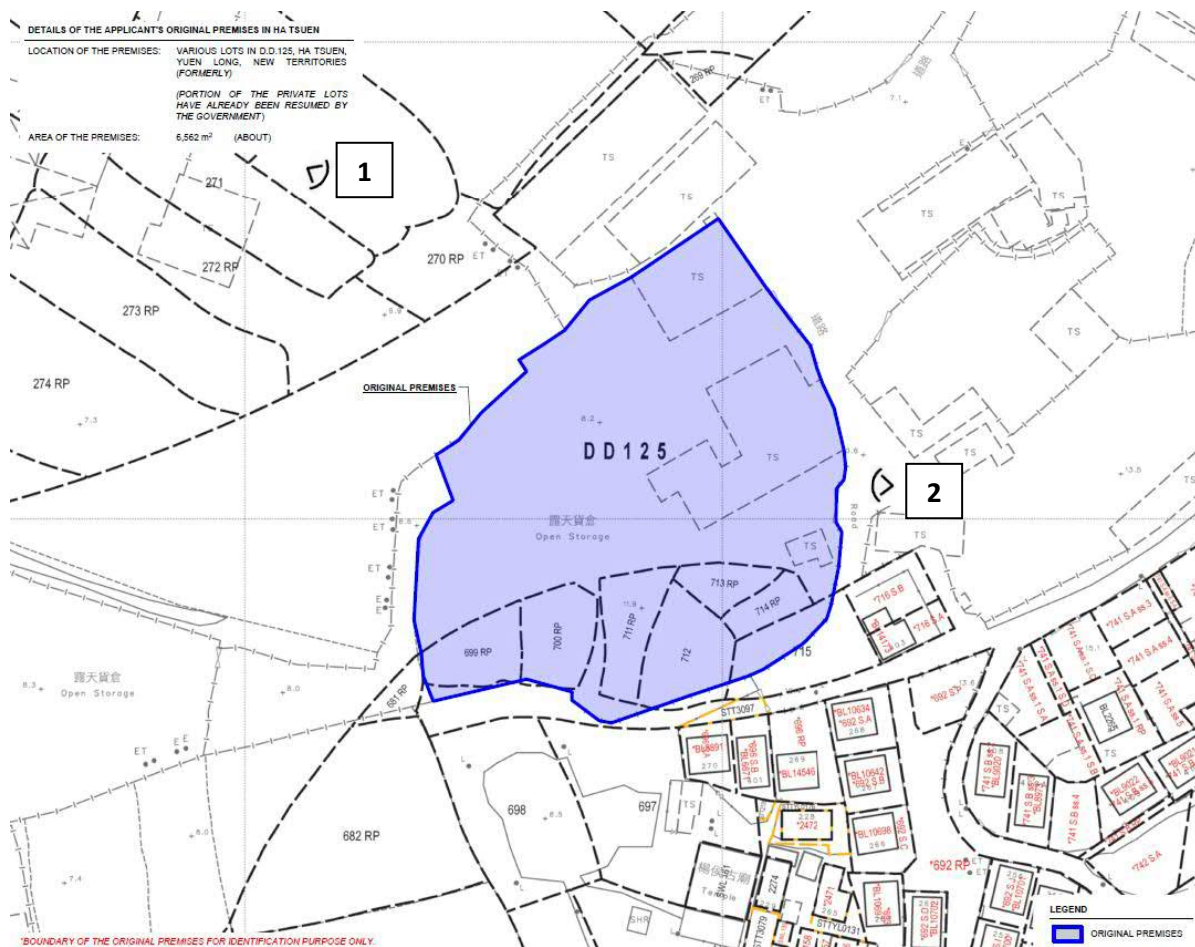
Appendix I – Details of the Affected Business Premises

Company Name: **Action Top Engineering Limited 新昇工程有限公司**

Details of the Affected Business Premises

Location: **Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories**
(portion of the private lots were reverted to the Government on 31.08.2024)

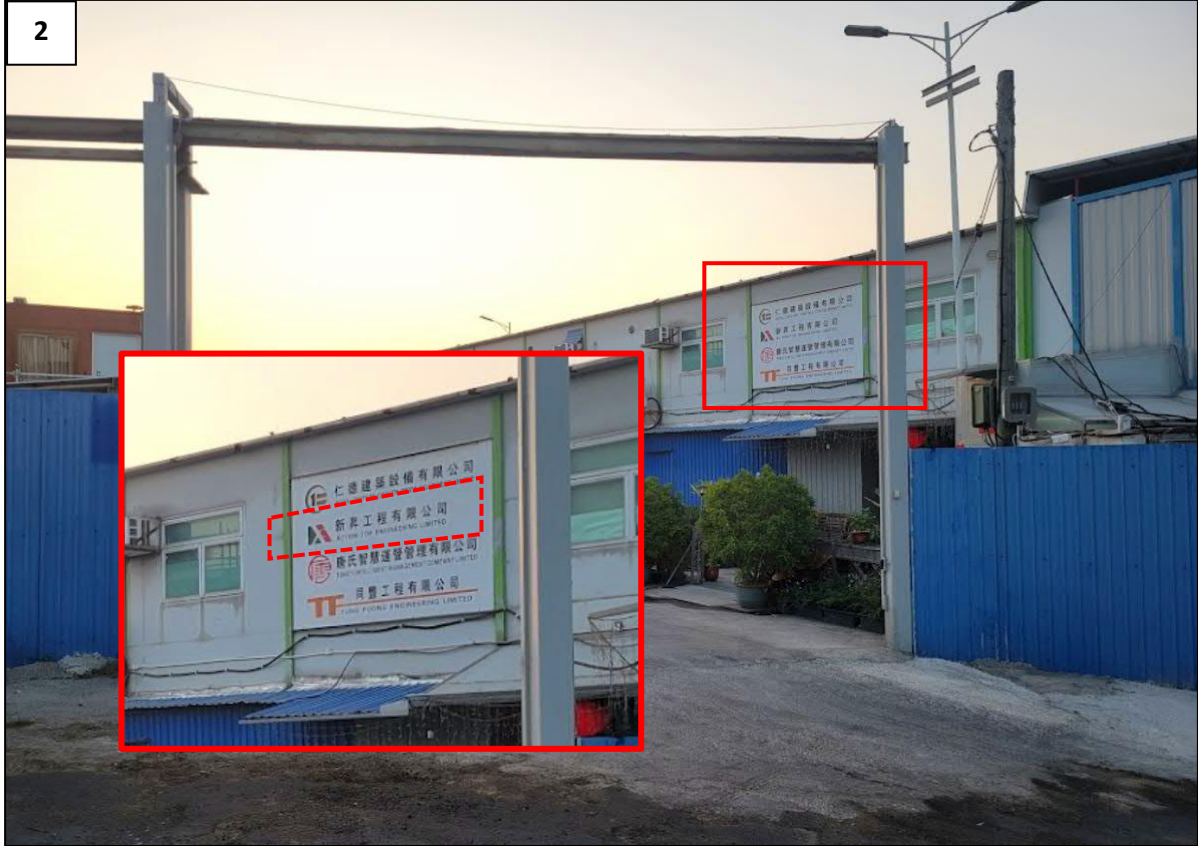
Use of Premises: **Open Storage of Construction Materials**



Site Photo of the Affected Business Premises




Source: Google Map



Source: Google Map

Letter from the Lands Department dated 19.07.2024

<p>電話 Tel: 2675 1809 圖文傳真 Fax: 2675 9224 電郵地址 Email: 本署權號 Our Ref: L/M (11) in DLON 341/NLP/79 來函權號 Your Ref:</p> <p>來函請註明本署權號 Please quote our reference in your reply</p>	 <p>地政總署 北區地政處 DISTRICT LANDS OFFICE, NORTH LANDS DEPARTMENT</p> <p>我們矢志努力不懈，提供盡善盡美的土地行政服務。 We strive to achieve excellence in land administration.</p> <p>新界粉嶺璧峰路三號北區政府合署六樓 6/F., NORTH DISTRICT GOVERNMENT OFFICES 3 PIK FUNG ROAD, FANLING, NEW TERRITORIES 網址 Website : www.landso.gov.hk</p>
---	--

By Registered Service

新昇工程有限公司
九龍新蒲崗大有街 32 號泰力工業中心 601 室
(Attn.: Yung Lit Sheung)

19 July 2024

Dear Sir/Madam,

Proposed Tenders of

(i) **Short Term Tenancy No. STTTM0142**
Government land at Pillar Point, Tuen Mun, New Territories

(ii) **Short Term Tenancy No. STTN0083**
Government land at Hung Leng North Road, Ping Che in Demarcation
District Nos. 76 and 77, New Territories

(iii) **Short Term Tenancy No. STTN0088**
Government land at Chi Wa Lane, Fanling, New Territories

(iv) **Short Term Tenancy No. STTN0091**
Government land at Yip Cheong Street, On Lok Tsuen, Fanling, New Territories
(hereinafter collectively referred to as "the Premises")

for Brownfield Operators Displaced by the Public Projects as Listed in the Annex

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be downloaded from the link: <https://rstt.wcms.landso.gov.hk/brownfield8/index.html> (Username: tenderuser, password: phu838spigiylfzlzubr).

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Letter from the Lands Department dated 22.12.2023

電話 Tel: 2451 1176
圖文傳真 Fax: 2459 0795
電郵地址 Email:
本署檔號 Our Ref: () in DLOTM 92/MPY/74 Pt.2
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
屯門地政處
DISTRICT LANDS OFFICE / TUEN
MUN
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門屯喜路一號屯門政府合署六樓
6/F, TUEN MUN GOVERNMENT OFFICES
1 TUEN HI ROAD, TUEN MUN, NEW TERRITORIES
網址 Website: www.landsd.gov.hk

By Registered Service

新昇工程有限公司
九龍新蒲崗大有街 32 號泰力工業中心 601 室

22 December 2023

Dear Sir/Madam,

Proposed Tenders of

- (i) Short Term Tenancy No. STTTM0102
Government land at Ho Yeung Street, Area 40, Tuen Mun, New Territories
 - (ii) Short Term Tenancy No. STTTM0123
Government land at Hoi Wah Road, Area 16, Tuen Mun, New Territories
 - (iii) Short Term Tenancy No. STTN0073
Government land at the Junction of Jockey Club Road and Po Wan Road,
Sheung Shui, New Territories
 - (iv) Short Term Tenancy No. STTN0076
Government land at Ping Che in Demarcation District No. 77, New Territories
 - (v) Short Term Tenancy No. STTN0079
Government land near Ping Che Road, Ping Che, New Territories
(hereinafter collectively referred to as "the Premises")
- for Brownfield Operators Displaced by the Public Projects as Listed in the Annex**

To facilitate those brownfield operators who are recorded in the Pre-clearance Survey and have been displaced or to be displaced in the resumption and clearance exercises in relation to the public projects as listed in the Annex annexed to this letter in the search for alternative sites to re-locate their business or operations, Government is rolling out some temporary sites for letting by tender by eligible operators. I am pleased to advise you that the Premises are now available for the proposed upcoming tender and you are invited to tender for tenancies of the Premises. Documents in relation to the proposed upcoming tenders for the tenancies of the Premises, namely Note for Submission of Tender, Notes to Form of Particulars of Tenderer, Form of Particulars of Tenderer, Form of Consent, Tender Notice, Form of Tender, Non-collusive Tendering Certificate, Information Note and Tenancy Agreement (hereinafter collectively referred to as "the Documents") can be

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料，敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

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.89 Man Kam To, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 87, Hung Lung Hang, New Territories
Site Area	16,256 m ² (about)	30,190 m ² (about)	4,242 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	5,774 m ² (about)
Accessibility	Accessible from Man Kam To Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Kong Nga Po Road via a local access
Distance from Original Premises	26.7 km	22.0 km	18.9 km	4.6 km	10.4 km	28.0 km
Outline Zoning Plan	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE- MTL/3	Approved San Tin Technopole OZP No. S/STT/2	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Hung Lung Hang OZP No. S/NE-HLH/11; and Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
Zoning	"Agriculture"	"Conservation Area (1)" ("CA(1)")	"Other Specified Uses" annotated "Innovation and Technology"	"Green Belt" ("GB")	"Comprehensive Development Area"	"Agriculture"
Existing Condition	Mostly covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Generally flat, partly fenced, partly vegetated/covered with temporary structures
Surrounding Area	Surrounded by vacant land, woodland, public roads and temporary structures	Surrounded by vegetation, pond, some government, institution or community and residential uses	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by open storage yards and vacant land covered with vegetation
Suitability for Relocation	<u>Not suitable</u> for relocation: - much larger than the original premises - land ownership issue - tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation: - within the "CA(1)" zone - pond filling is required - incompatible with the surrounding area - remote location	<u>Not suitable</u> for relocation: - in close vicinity of sensitive receivers - the area will be resumed for San Tin Technopole development	<u>Not suitable</u> for relocation: - much larger than the original premises - within the "GB" zone - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - in close vicinity to area for residential use - land ownership issue	<u>Suitable</u> for relocation: - not incompatible with the surrounding area - easily accessible - relatively flat and mostly vacant

LIST OF PLANS

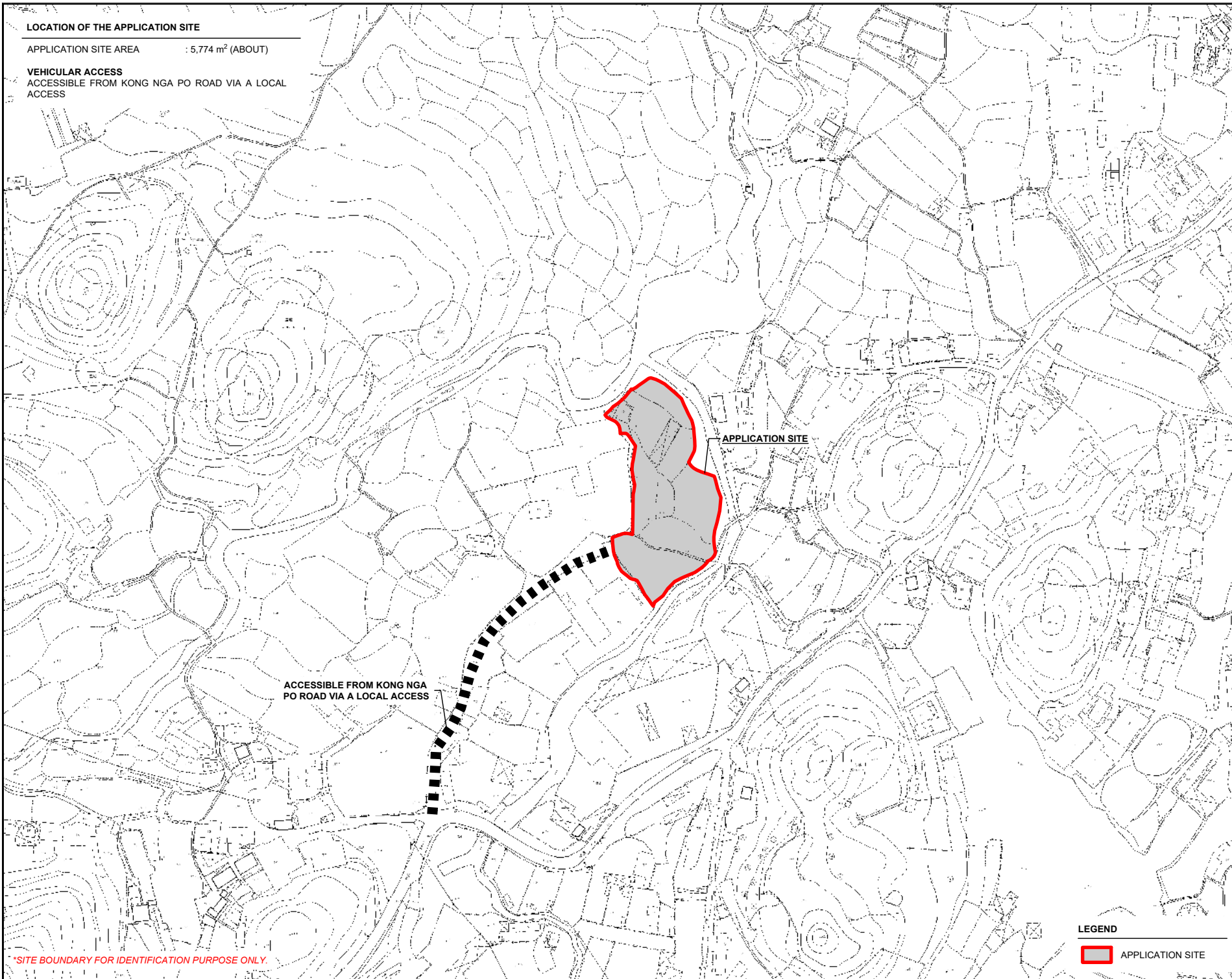
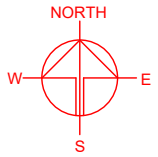
Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Original Premises – location
Plan 5	Original Premises – zoning
Plan 6	Original Premises – HSK/HT NDA phasing and land resumption
Plan 7	Plan showing alternative sites for relocation
Plan 8	Plan showing TPB PG-No. 13G
Plan 9	Aerial photo of the Site
Plan 10	Layout plan
Plan 11	Plan showing the filling of land at the Site
Plan 12	Swept path analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,774 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KONG NGA PO ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM KONG NGA
PO ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	16.1.2025

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LOCATION PLAN

DWG. NO.	VER.
PLAN 1	001

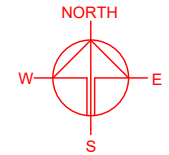
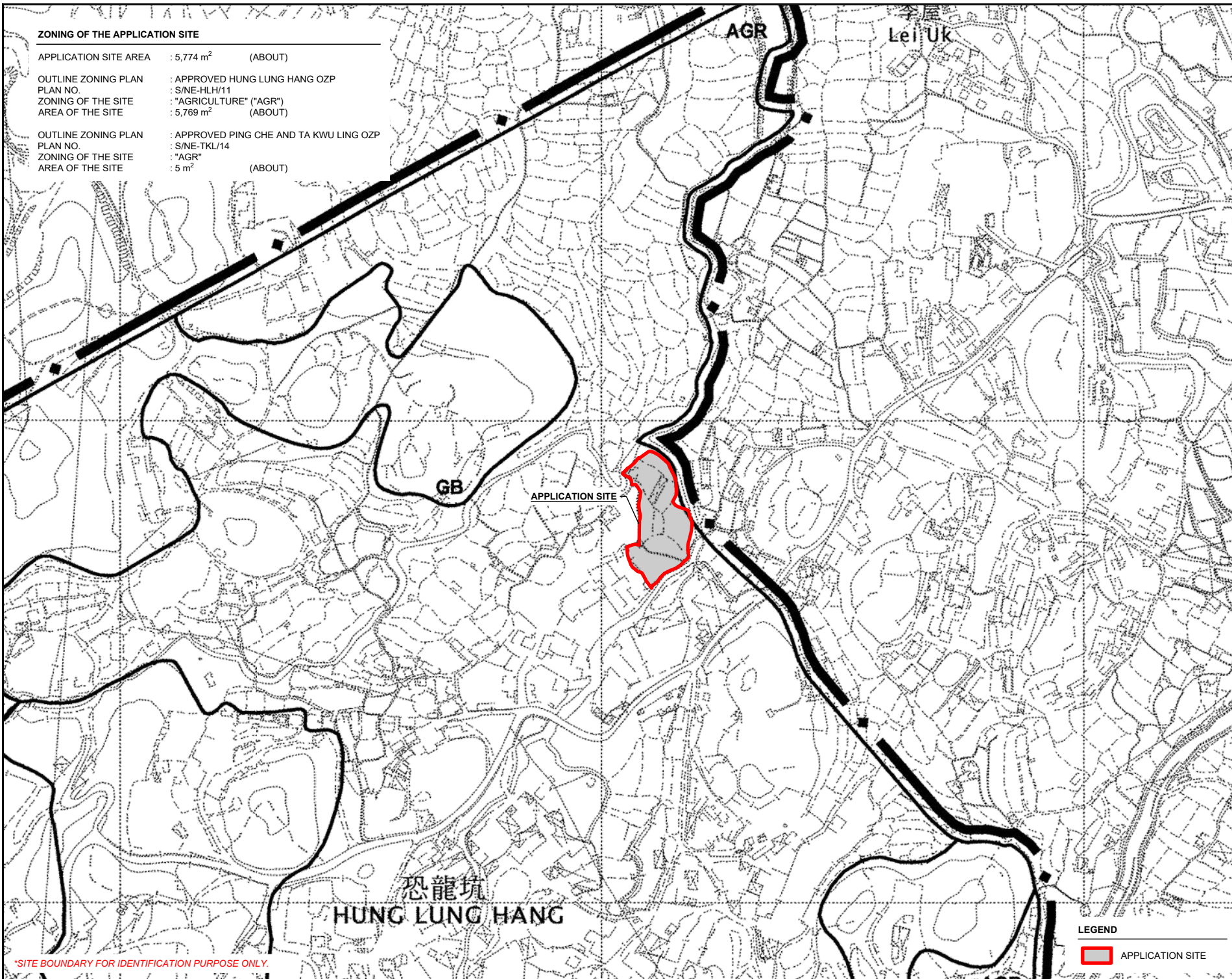
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,774 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG LUNG HANG OZP
 PLAN NO. : S/NE-HLH/11
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")
 AREA OF THE SITE : 5,769 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP
 PLAN NO. : S/NE-TKL/14
 ZONING OF THE SITE : "AGR"
 AREA OF THE SITE : 5 m² (ABOUT)



PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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

SCALE
 1:5000 @ A4

DRAWN BY MN	DATE 16.1.2025
REVISED BY	DATE

APPROVED BY	DATE
-------------	------

DWG. TITLE
 ZONING OF THE SITE

DWG NO. PLAN 2	VER. 001
-------------------	-------------

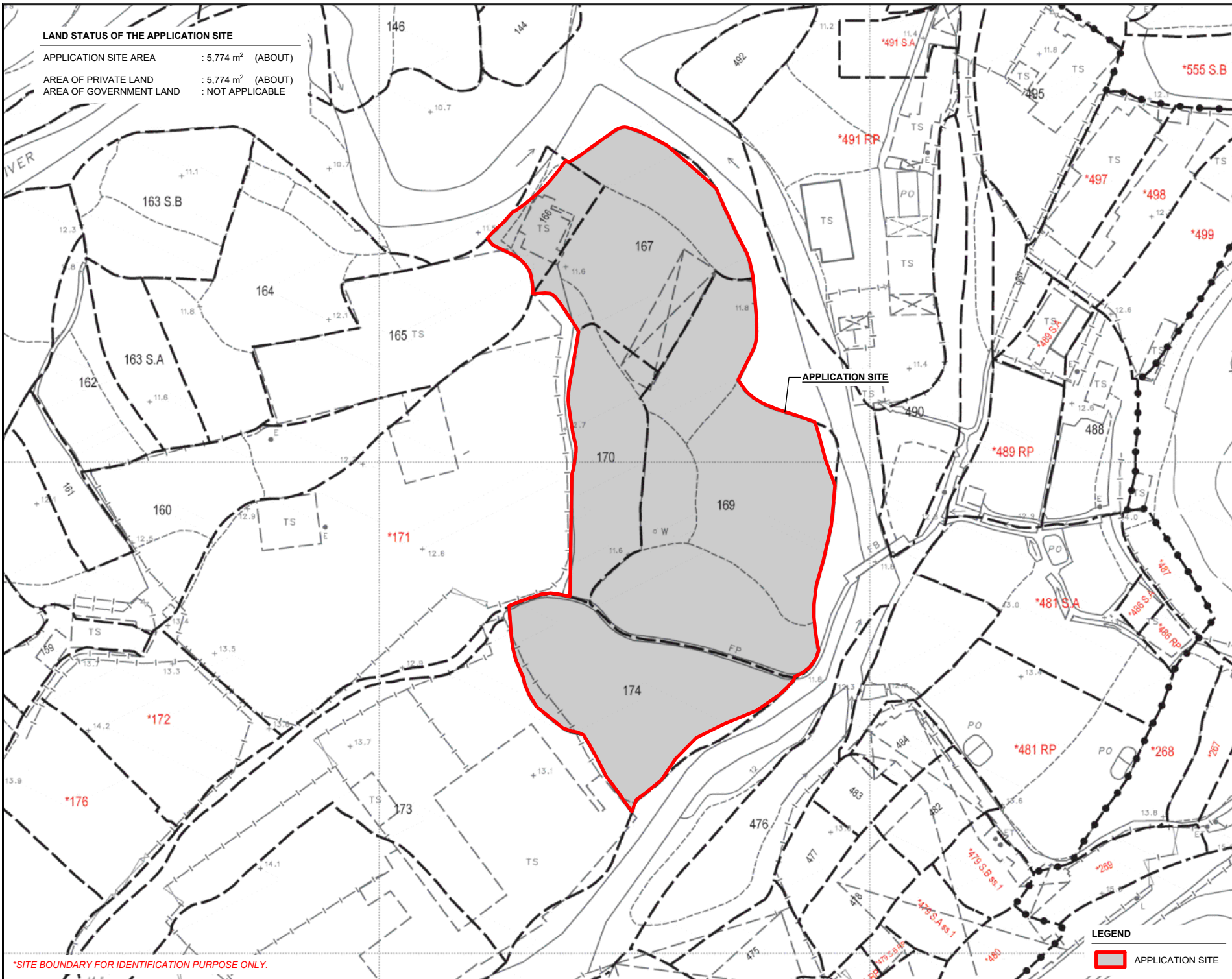
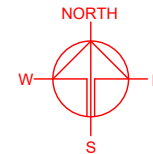
LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,774 m² (ABOUT)
AREA OF PRIVATE LAND : 5,774 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE



APPLICATION SITE

LEGEND
[Red outline symbol] APPLICATION SITE

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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

SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 16.1.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

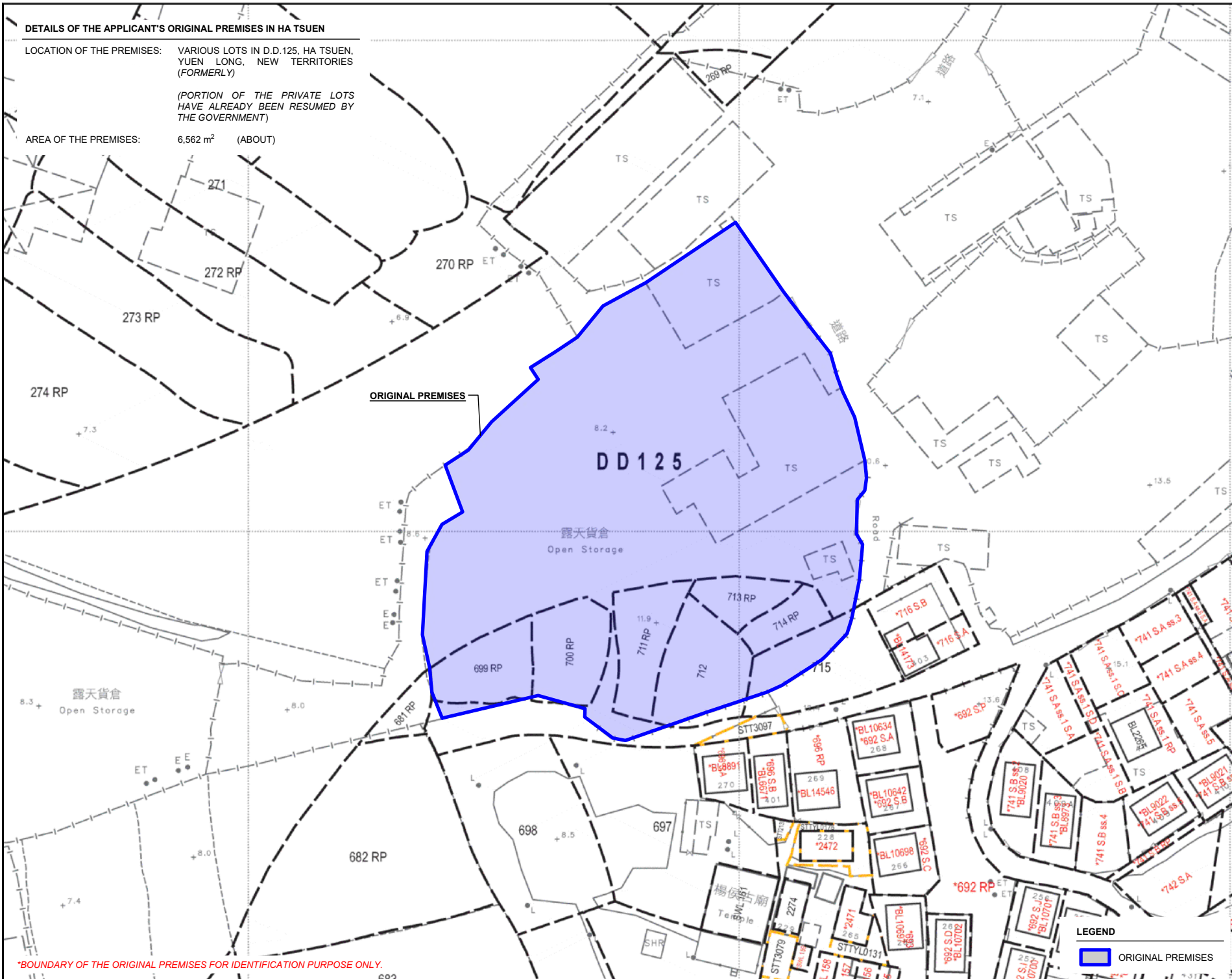
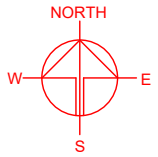
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

LOCATION OF THE PREMISES: VARIOUS LOTS IN D.D.125, HA TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY)

(PORTION OF THE PRIVATE LOTS HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)

AREA OF THE PREMISES: 6,562 m² (ABOUT)



*BOUNDARY OF THE ORIGINAL PREMISES FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE
1: 1000 @ A4

DRAWN BY: MN DATE: 15.1.2025

CHECKED BY: DATE:

APPROVED BY: DATE:

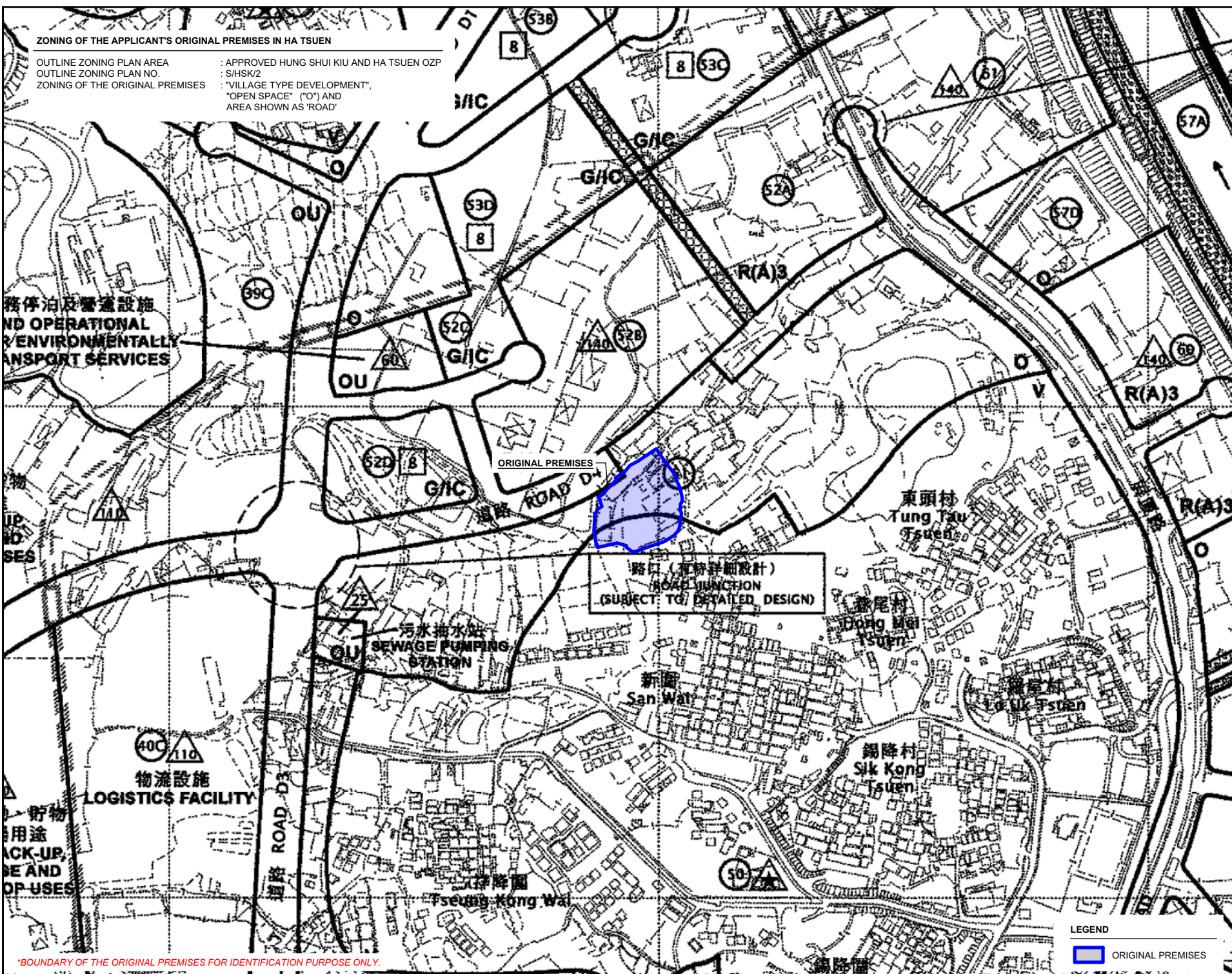
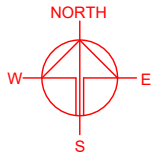
DWG. TITLE
OP (LOCATION PLAN)

DWG NO. PLAN 4 VER. 001

LEGEND
 ORIGINAL PREMISES

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OUTLINE ZONING PLAN NO. : S/HSK/2
 ZONING OF THE ORIGINAL PREMISES : "VILLAGE TYPE DEVELOPMENT",
 "OPEN SPACE" ("O") AND
 AREA SHOWN AS 'ROAD'



路口 (有待詳細設計)
 ROAD JUNCTION
 (SUBJECT TO DETAILED DESIGN)

污水抽水站
 SEWAGE PUMPING STATION

物流設施
 LOGISTICS FACILITY

野物
 用途
 BACK-UP
 USE AND
 OP USES

LEGEND
 ORIGINAL PREMISES

*BOUNDARY OF THE ORIGINAL PREMISES FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

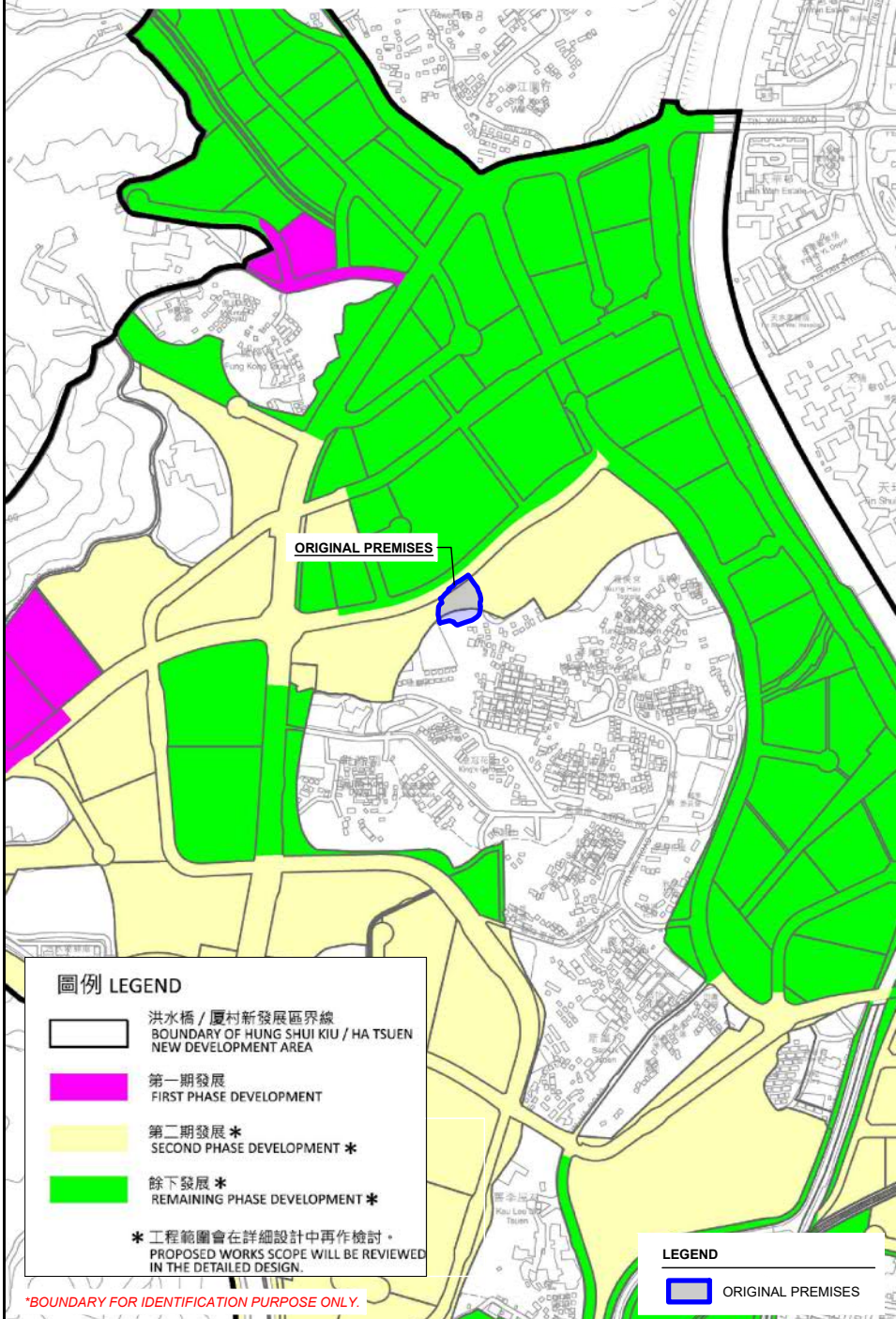
PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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

SCALE 1: 5000 @ A4	
DRAWN BY MN	DATE 15.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP (ZONING PLAN)	
DWG NO. PLAN 5	VER. 001

PHASING OF DEVELOPMENT OF HUNG SHUI KIU AND HA TSUEN NDA

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT
 SOURCE OF PLAN : CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



圖例 LEGEND

- 洪水橋 / 厦村新發展區界線
BOUNDARY OF HUNG SHUI KIU / HA TSUEN
NEW DEVELOPMENT AREA
- 第一期發展
FIRST PHASE DEVELOPMENT
- 第二期發展*
SECOND PHASE DEVELOPMENT*
- 餘下發展*
REMAINING PHASE DEVELOPMENT*

* 工程範圍會在詳細設計中再作檢討。
 PROPOSED WORKS SCOPE WILL BE REVIEWED
 IN THE DETAILED DESIGN.

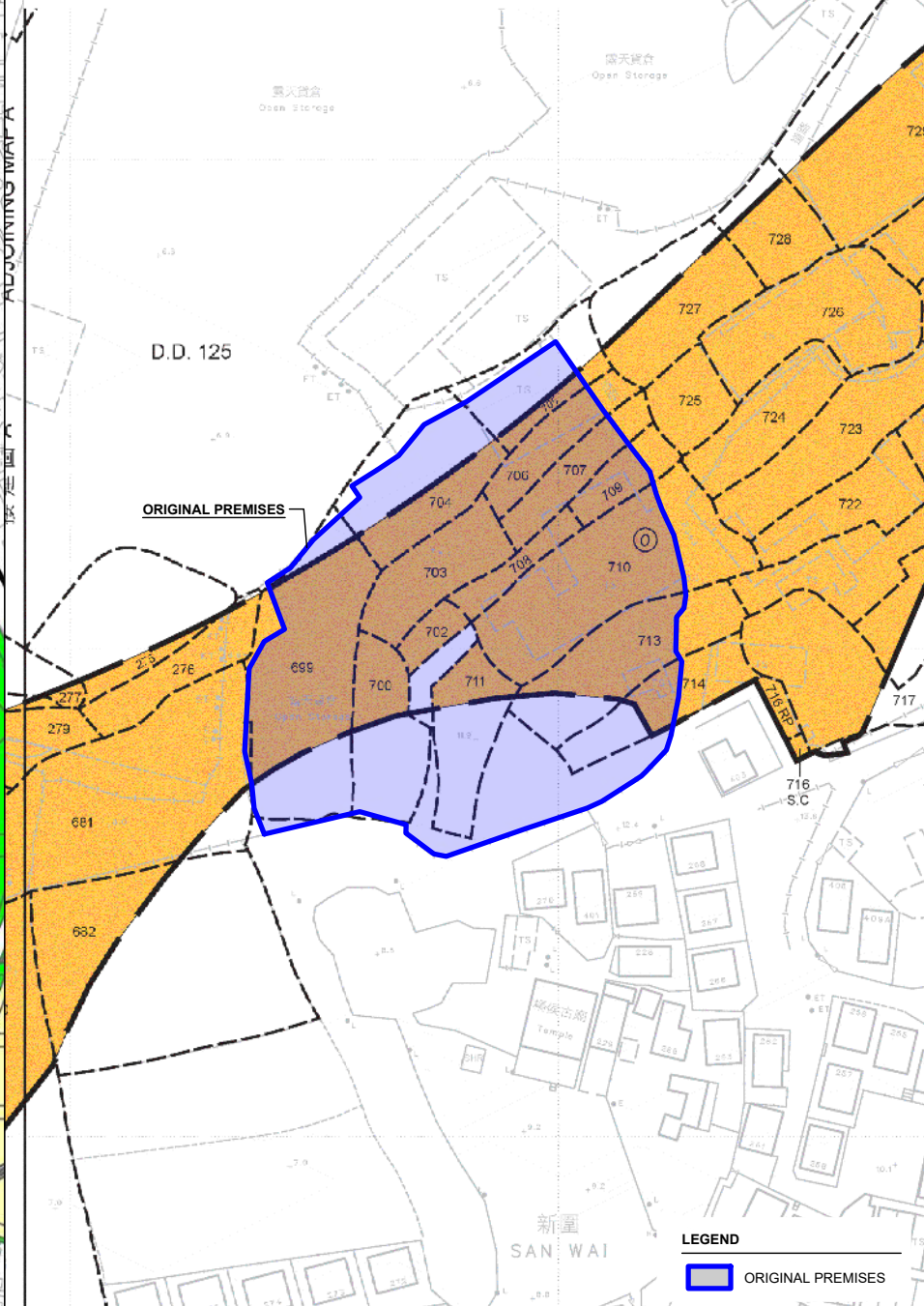
LEGEND

- ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

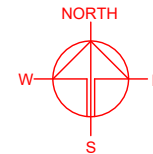
RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE : G.N. 3102
 ORDINANCE : LAND RESUMPTION ORDINANCE (CAP. 124)
 RESUMPTION PLAN NO. : YLM1147b (SHEET 1)
 SOURCE OF PLAN : LANDS DEPARTMENT



LEGEND

- ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
 STORAGE OF CONSTRUCTION
 MATERIALS WITH ANCILLARY
 FACILITIES AND
 ASSOCIATED FILLING OF LAND
 FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 15000 / 1500 @ A4

DRAWN BY : MN DATE : 15.1.2025

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE
 NDA PHASING & RESUMPTION

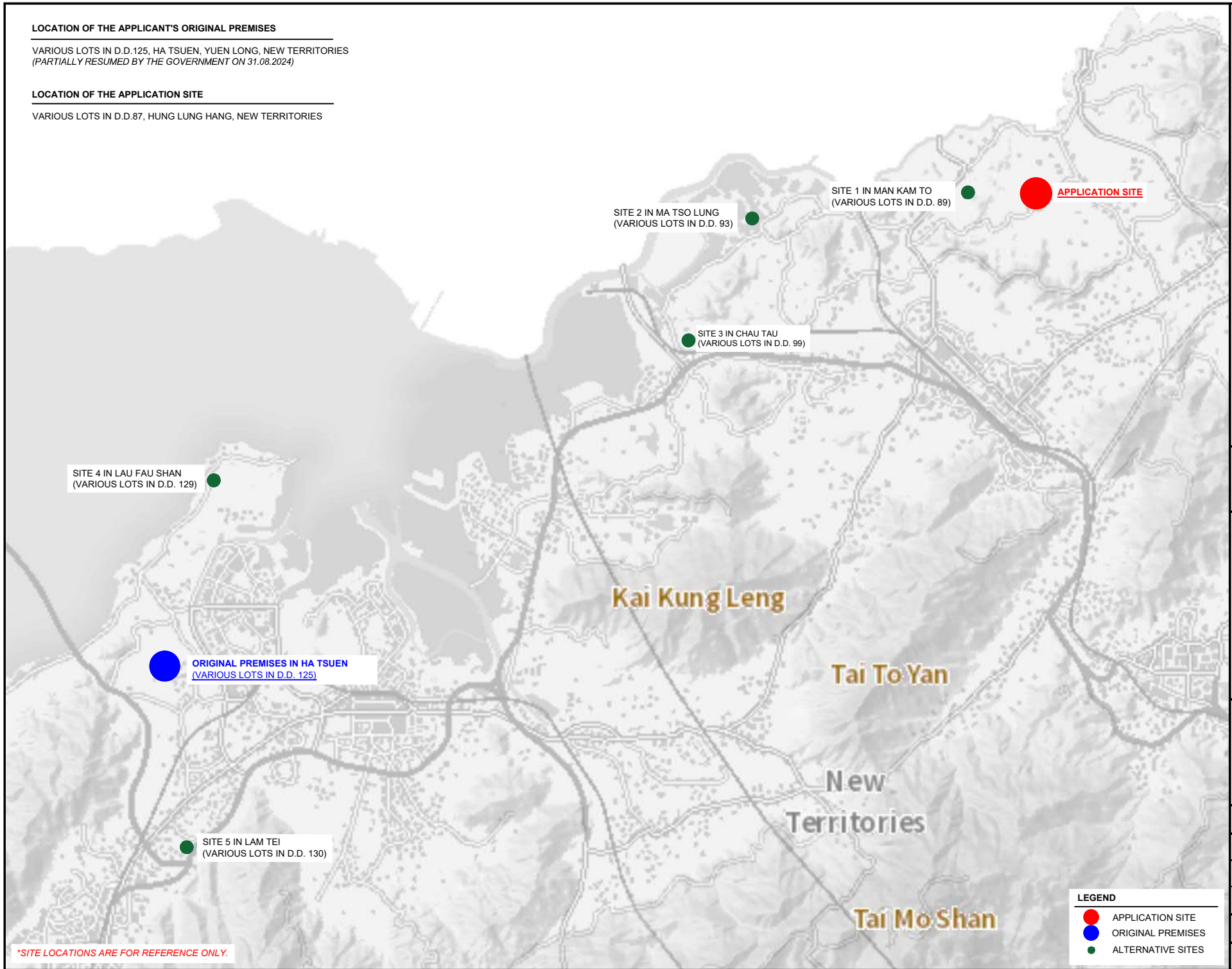
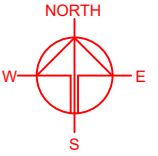
DWG NO. : PLAN 6 VER. : 001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D.125, HA TSUEN, YUEN LONG, NEW TERRITORIES
(PARTIALLY RESUMED BY THE GOVERNMENT ON 31.08.2024)

LOCATION OF THE APPLICATION SITE

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



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE
INDICATIVE ONLY

DRAWN BY	DATE
CC	20.1.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
ALTERNATIVE SITES

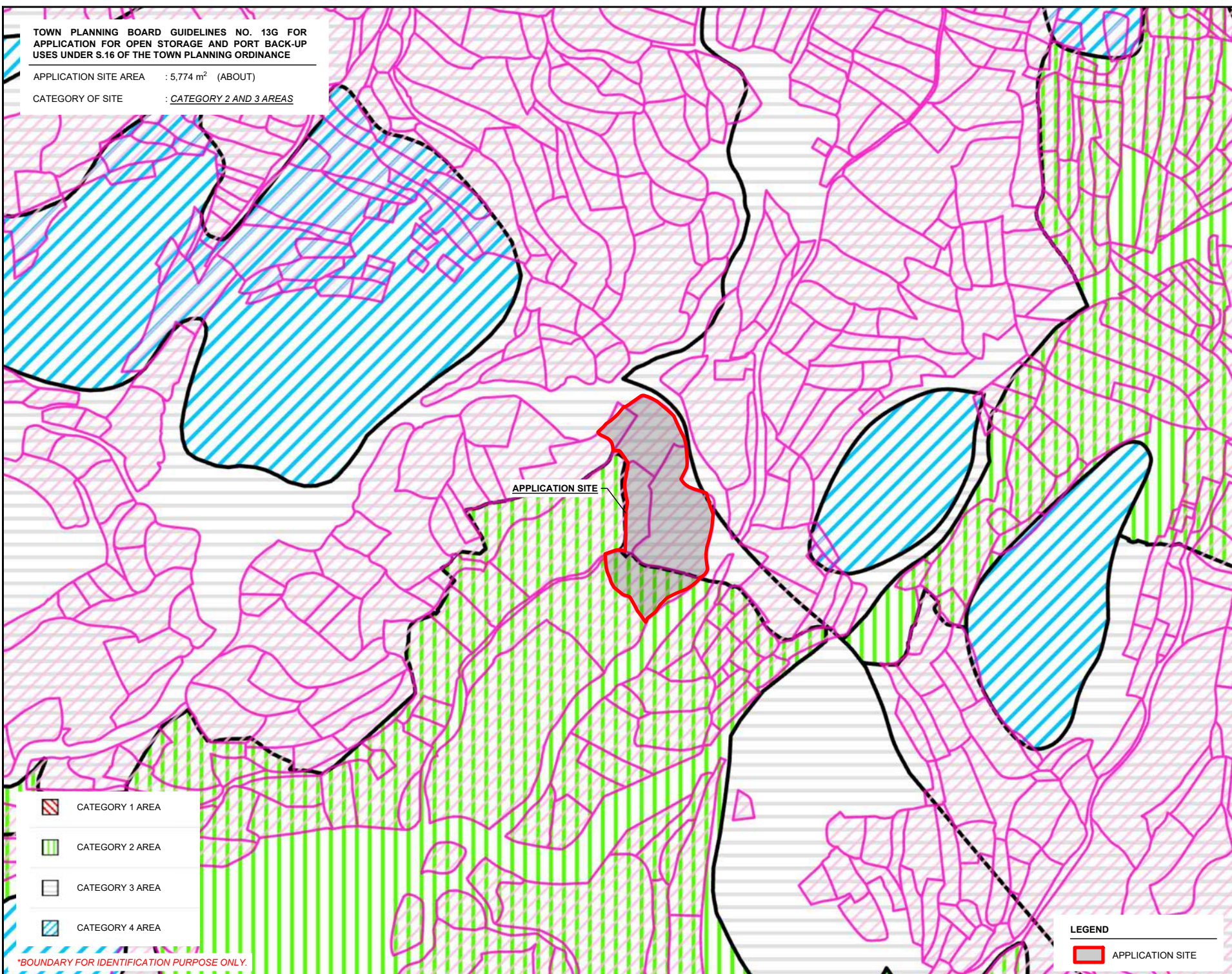
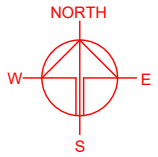
DWG NO.	VER.
PLAN 7	001

*SITE LOCATIONS ARE FOR REFERENCE ONLY.

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 : 5,774 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 2 AND 3 AREAS



APPLICATION SITE

-  CATEGORY 1 AREA
-  CATEGORY 2 AREA
-  CATEGORY 3 AREA
-  CATEGORY 4 AREA

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

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

SCALE
 1 : 3000 @ A4

DRAWN BY MN	DATE 16.1.2025
CHECKED BY	DATE
APPROVED BY	DATE

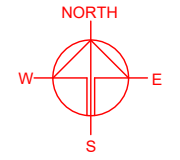
DWG. TITLE
 TPB PG-NO. 13G - APP SITE

DWG NO. PLAN 8	VER. 001
-------------------	-------------

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,774 m² (ABOUT)
AERIAL PHOTO NO. : E214406C
DATE OF AERIAL PHOTO : 28/12/2023
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	16.1.2025


CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
AERIAL PHOTO

DWG. NO.	VER.
PLAN 9	001

LEGEND

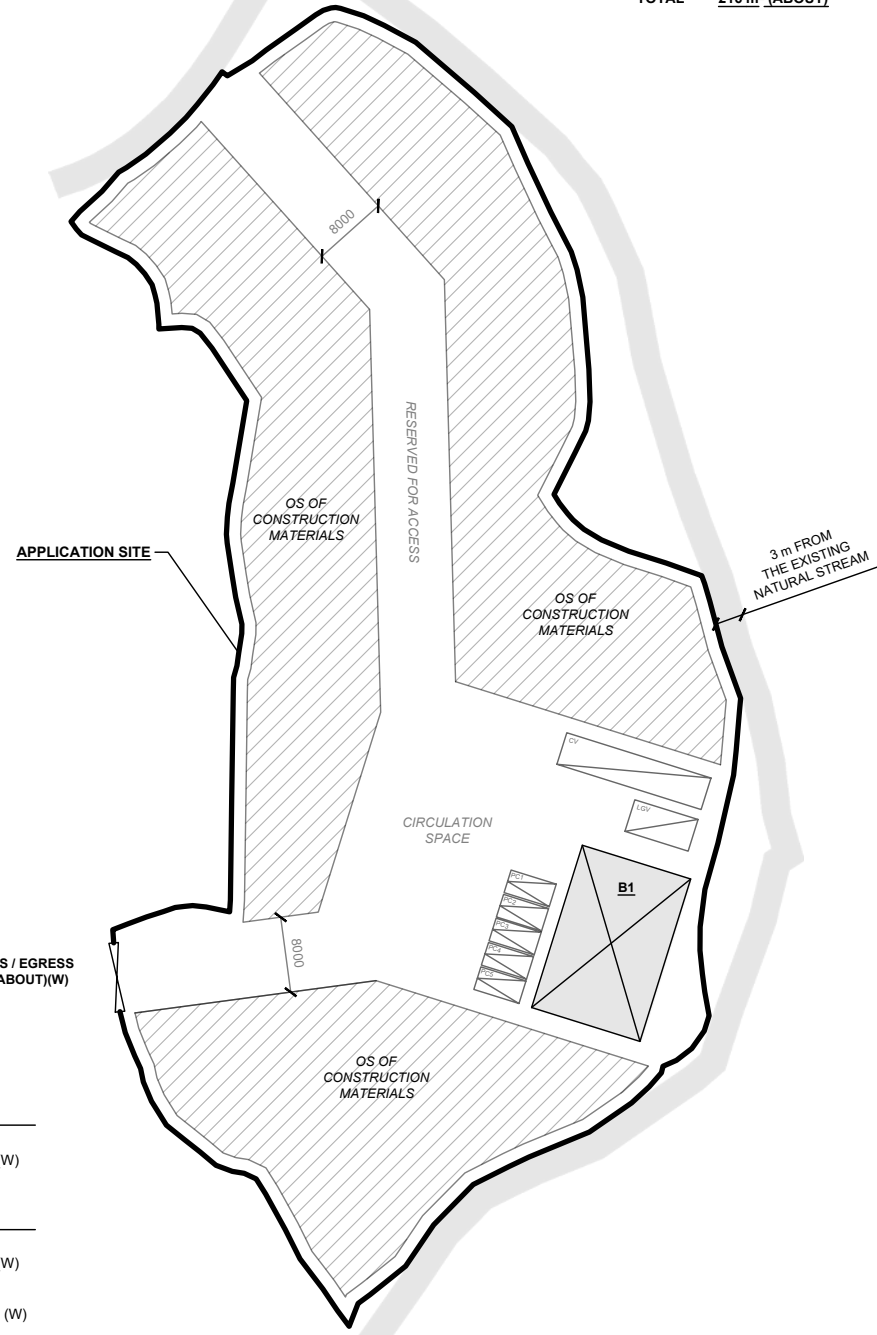
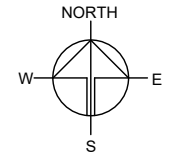
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,774 m ²	(ABOUT)
COVERED AREA	: 216 m ²	(ABOUT)
UNCOVERED AREA	: 5,558 m ²	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m ²	(ABOUT)
TOTAL GFA	: 216 m ²	(ABOUT)
BUILDING HEIGHT	: 3.5 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 3,270 m ²	(ABOUT)
PERCENTAGE OF OS	: 57%	
STACKING HEIGHT	: NOT MORE THAN 2.5 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	STORAGE OF TOOLS, SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		216 m² (ABOUT)	216 m² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 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	: 1
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 OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY: MN DATE: 17.1.2025

REVISED BY: DATE:

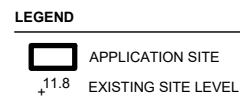
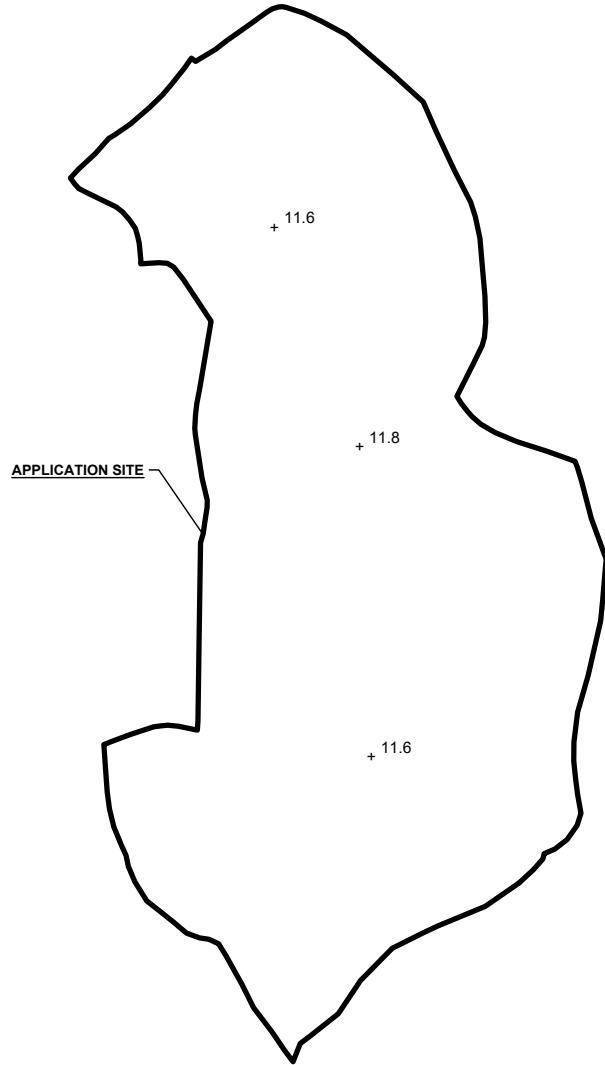
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 10 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,774 m² (ABOUT)
 EXISTING SITE LEVELS : +11.6 mPD - +11.8 mPD (ABOUT)

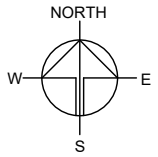
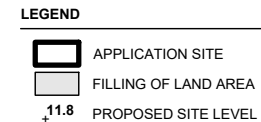
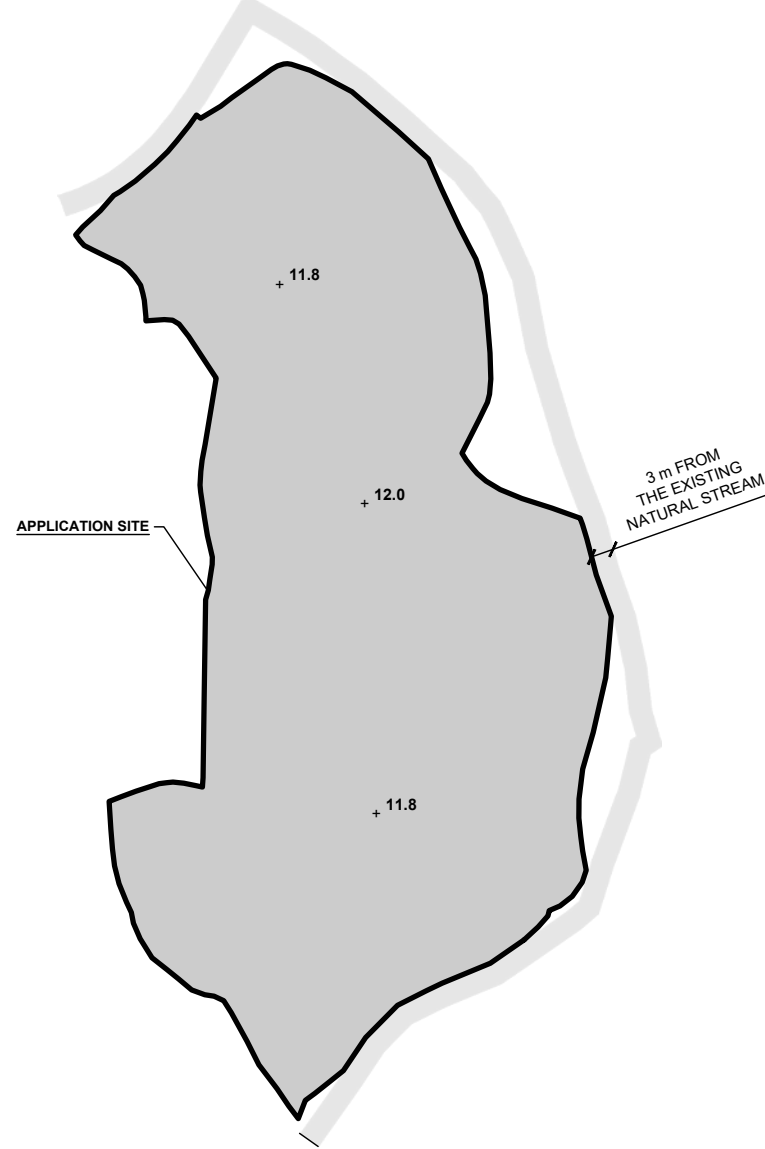


*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 5,774 m² (ABOUT)

MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +11.8 mPD - +12.0 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING SPACES, CIRCULATION AREA
 AND OPEN STORAGE AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE
 1 : 1000 @ A4

DRAWN BY MN	DATE 17.1.2025
----------------	-------------------

REVISED BY	DATE
------------	------

APPROVED BY	DATE
-------------	------

DWG. TITLE
 FILLING OF LAND

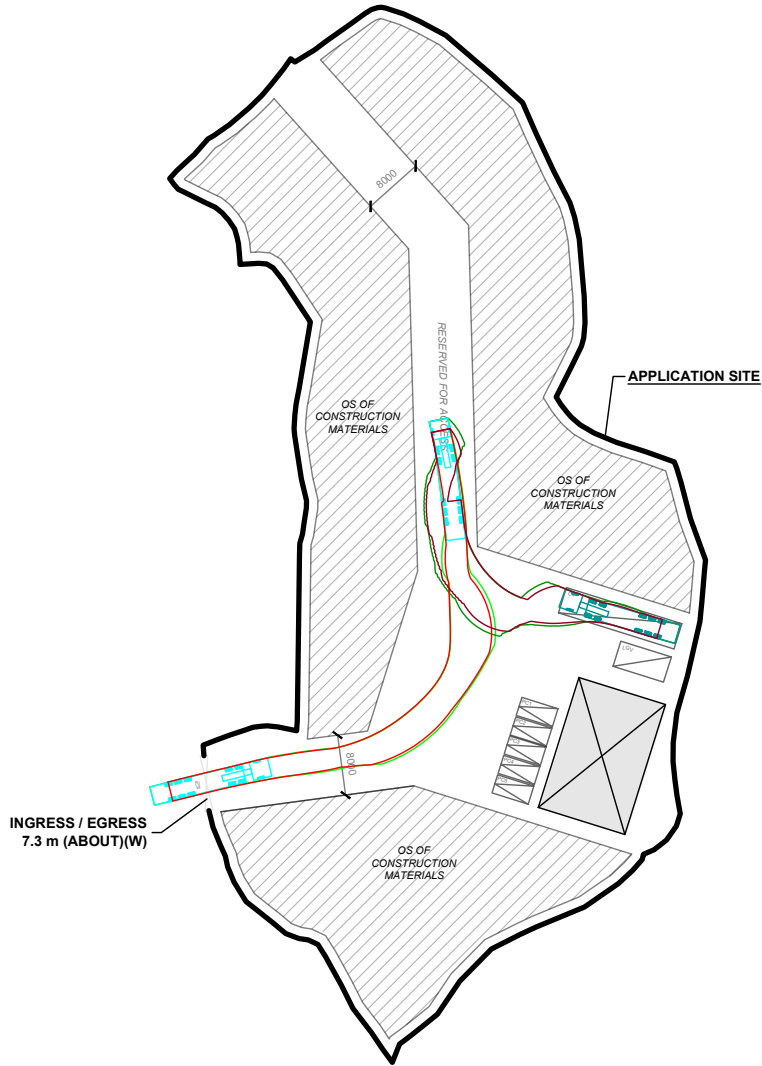
DWG NO.
 PLAN 11

VER.
 001

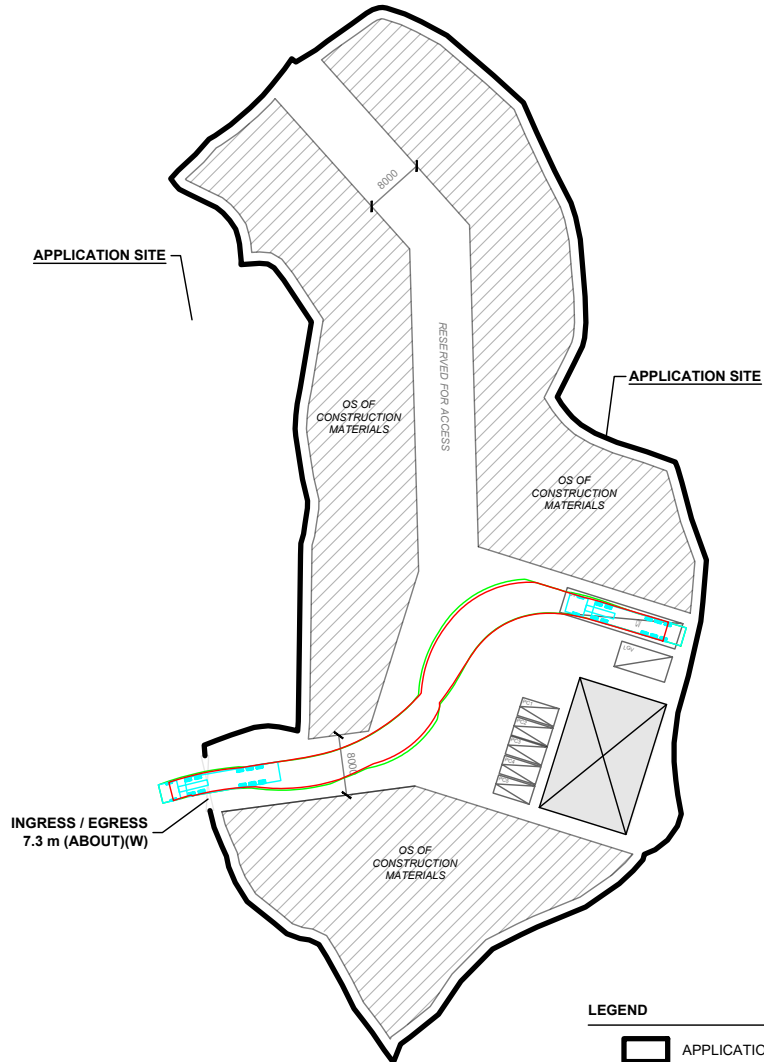
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



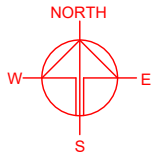
FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCES

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/U/L SPACE (LGV)
- L/U/L SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

17.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 12

VER.

001

Our Ref. : DD87 Lot 166 & VL
Your Ref. : TPB/A/NE-HLH/80

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

By Email

5 March 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 87, Hung Lung Hang, New Territories**

(S.16 Planning Application No. A/NE-HLH/80)

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

- (i) A revised plan showing the location of original premises, development phasing and land resumption of Hung Shui Kiu/Ha Tsuen New Development Area is provided (**Plan 6**).

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

Louis TSE
Town Planner

cc DPO/STN, PlanD

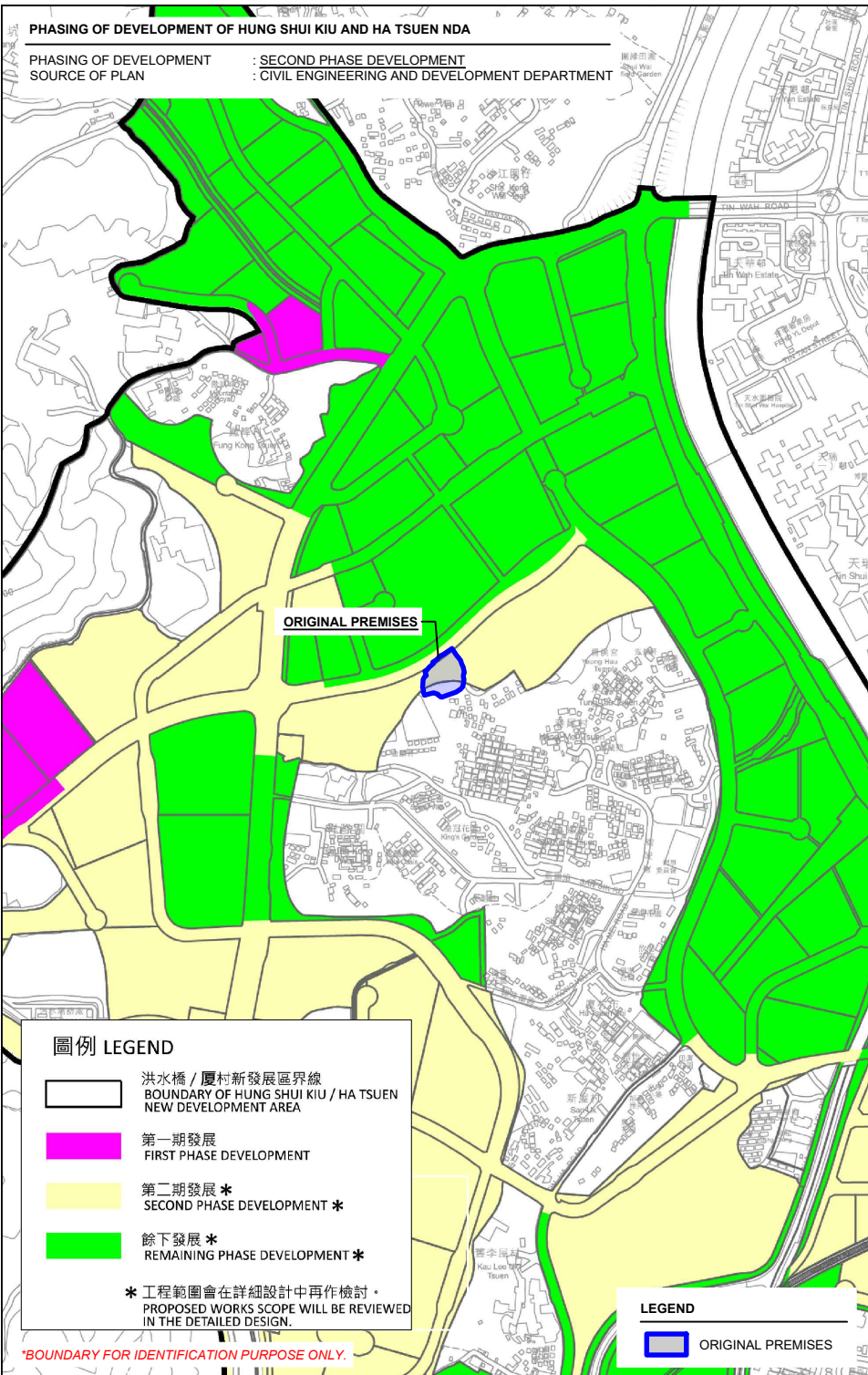
(Attn.: Ms. Shirley CHAN
(Attn.: Ms. Audrey SOO

email: skkchan@pland.gov.hk)
email: ahtsoo@pland.gov.hk)



PHASING OF DEVELOPMENT OF HUNG SHUI KIU AND HA TSUEN NDA

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT
 SOURCE OF PLAN : CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



圖例 LEGEND

- 洪水橋 / 厦村新發展區界線
BOUNDARY OF HUNG SHUI KIU / HA TSUEN
NEW DEVELOPMENT AREA
- 第一期發展
FIRST PHASE DEVELOPMENT
- 第二期發展 *
SECOND PHASE DEVELOPMENT *
- 餘下發展 *
REMAINING PHASE DEVELOPMENT *

* 工程範圍會在詳細設計中再作檢討。
 PROPOSED WORKS SCOPE WILL BE REVIEWED
 IN THE DETAILED DESIGN.

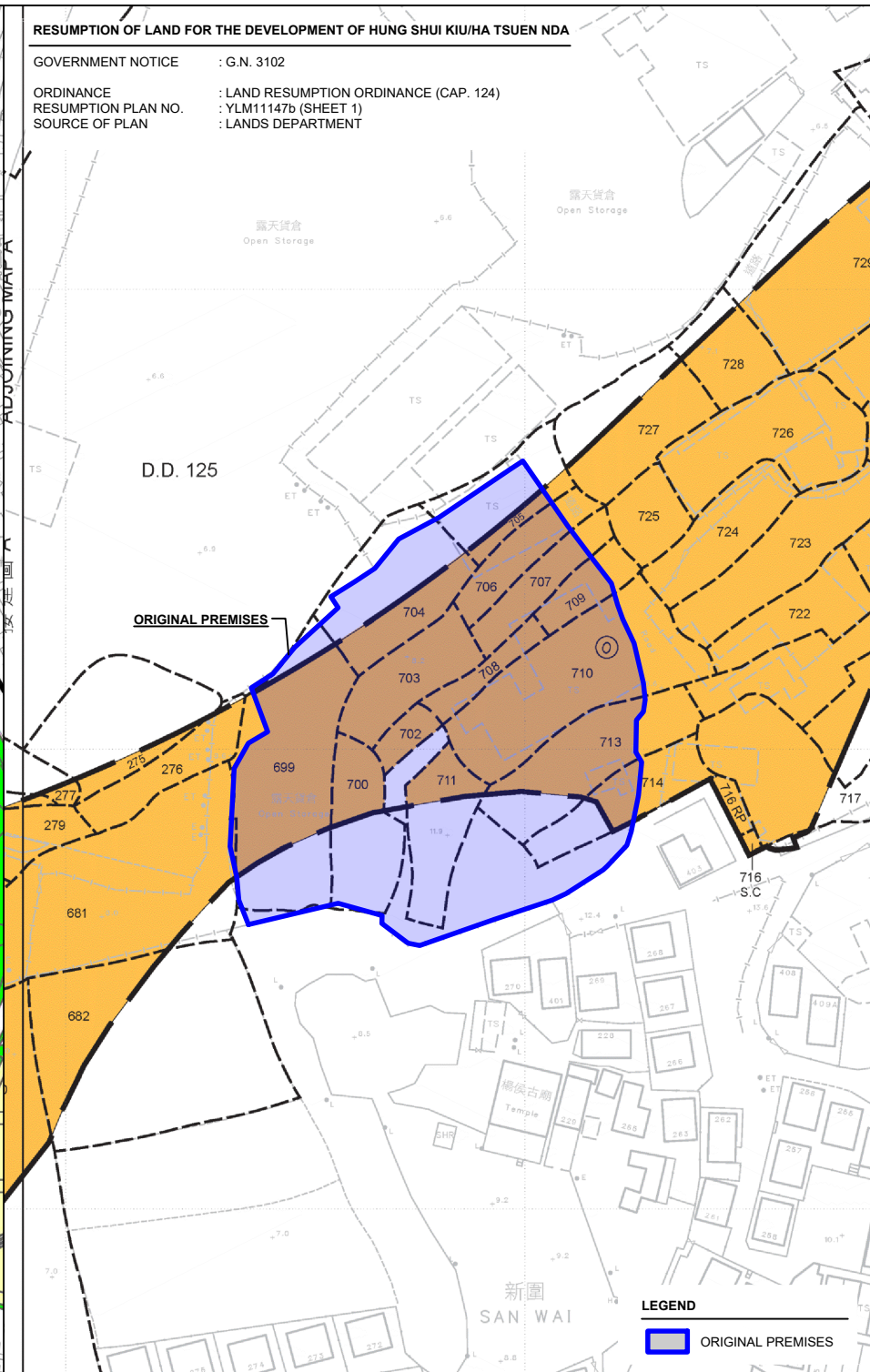
LEGEND

- ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

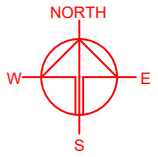
RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU/HA TSUEN NDA

GOVERNMENT NOTICE : G.N. 3102
 ORDINANCE : LAND RESUMPTION ORDINANCE (CAP. 124)
 RESUMPTION PLAN NO. : YLM1147b (SHEET 1)
 SOURCE OF PLAN : LANDS DEPARTMENT



LEGEND

- ORIGINAL PREMISES



PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY OPEN
 STORAGE OF CONSTRUCTION
 MATERIALS 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: 15000 / 1500 @ A4

DRAWN BY : MN DATE : 15.1.2025

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE
 NDA PHASING & RESUMPTION

DWG NO. : PLAN 6 VER. : 001

Our Ref.: DD 87 Lot 166 & VL
Your Ref.: TPB/A/NE-HLH/80

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

By Email

03 April 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87,
Hung Lung Hang, New Territories**

(S.16 Planning Application No. A/NE-HLH/80)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] / [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
(Attn.: Ms. Audrey SOO

email: skkchan@pland.gov.hk)
email: ahtsoo@pland.gov.hk)



Response-to-Comment

Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87, Hung Lung Hang, New Territories

(Application No. A/NE-HLH/80)

(i) A RtC table:

Departmental Comments	Applicant’s Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)	
<p>(a) The subject site falls within the “AGR” zone and is generally abandoned. Part of the subject site is under active cultivation. 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>Along the eastern, southern and northern boundary of the application site (the Site), a <u>3 m buffer</u> between the application site and the watercourse has been proposed to separate the future operation at the Site with the watercourse (Layout plan at Plan 10 refers). <u>2.5 m high periphery fencing</u> will also be erected along the site boundary to avoid nuisance to the watercourse and its surroundings (Section 5.13 of the Planning Statement refers).</p> <p>Upon obtaining relevant planning permission from the Board, the applicant will provide <u>periphery drainage u-channel with catchpits and sand trap</u> to collect the surface run-off from the Site. The final design of drainage facilities provided thereon shall subject to the requirement of the Drainage Authority (Section 5.15 of the Planning Statement refers).</p>
<p>(b) Our recent site inspection revealed that the subject site is partly agricultural land and partly occupied with temporary structures. A natural watercourse is located to the east and south of the subject site. The applicant should clarify whether the proposed use will cause adverse impact to the watercourse nearby and measures to avoid pollution to the watercourse should be proposed should the application be proceeded.</p>	<p>Moreover, the applicant will implement good practices under <u>ProPECC PNs 1/23 and 2/24</u> issued by the Environmental Protection Department to alleviate the potential adverse impacts to the watercourse during construction and operation phases of the proposed development (Sections 5.11 to 5.13 of the Planning Statement refer).</p> <p>In view of the above, the adverse impact to the watercourse that would have arisen from the proposed development <u>shall not be envisaged</u>.</p>

Departmental Comments		Applicant's Responses
2. Comments of the Commissioner for Transport (C for T)		
(a)	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 5.7 of the Planning Statement, sufficient space is provided for vehicle to manoeuvre smoothly within the application site (the Site) to ensure that no vehicles will be allowed to queue back to the public road, and reverse to/from the Site. Besides, staff will be deployed at the ingress/egress to direct incoming/exiting vehicles to avoid queuing of vehicles outside the Site.
(b)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.	As mentioned in Section 5.7 of the Planning Statement, staff will be deployed at the ingress/egress to direct incoming/exiting vehicles to/from the Site. Moreover, 'BEWARE OF PEDESTRIAN' and 'STOP' signs will be shown at the ingress/egress to ensure pedestrian safety.
(c)	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.
(d)	The proposed vehicular access between Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

Our Ref.: DD 87 Lot 166 & VL
Your Ref.: TPB/A/NE-HLH/80

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

By Email

08 April 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87,
Hung Lung Hang, New Territories**

(S.16 Planning Application No. A/NE-HLH/80)

We write to submit further information in response to comments from the Secretary for Development on the subject application.

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] / [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
(Attn.: Ms. Audrey SOO

email: skkchan@pland.gov.hk)
email: ahtsoo@pland.gov.hk)



Response-to-Comment

**Proposed Temporary Open Storage of Construction Materials with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87, Hung Lung Hang, New Territories**

(Application No. A/NE-HLH/80)

(i) A RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Secretary for Development (SDev)		
(a)	It is noted that the applicant is different from the on-site operator. Please provide authorization letter for reference.	The applicant and the affected business operator co-signed a ‘Memorandum of Understanding’ (Annex 1), authorising the applicant to submit the captioned planning application on behalf of the affected business operator.
(b)	Please clarify the relationship between “Action Top Engineering Limited” and “Royal Century Construction Equipment Limited”.	“Action Top Engineering Limited” is the sole tenant currently having business operation at the affected premises, whereas “Royal Century Construction Equipment Limited” maintains a cooperative relationship with “Action Top Engineering Limited” on certain projects. “Royal Century Construction Equipment Limited” is not the on-site operator at the affected premises.
(c)	Time of occupation by Action Top Engineering Limited at the existing premises and proof (e.g. tenancy agreement).	The affected business operator, Action Top Engineering Limited, has been operating at the affected premises since 20.4.2018. The tenancy agreements are enclosed at Annex 2 .

Annex 1
Memorandum of Understanding



規劃申請意向書

受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)

新昇工程有限公司

Action Top Engineering Limited

公司註冊證明書 / 商業登記證號碼

[REDACTED]

規劃許可申請人 (乙方)

皓朗發展有限公司

Smart Long Development Limited

公司註冊證明書 / 商業登記證號碼

[REDACTED]

甲方 為位於丈量約份第 125 約多個地段的業務經營者，由於受到洪水橋 / 廈村新發展區之工地平整和基礎建設工程收地影響，因此需要覓地搬遷重置以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 87 約地段第 166 號 (部分)、第 167 號 (部分)、第 169 號 (部分)、第 170 號及第 174 號 (部分) 作「擬議臨時露天存放建築材料連附屬設施和相關填土工程 (為期 3 年)」。

乙方 作為規劃許可申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。

[REDACTED]



新昇工程有限公司 (甲方)

業務經營者簽署



[REDACTED]

皓朗發展有限公司 (乙方)

規劃許可申請人簽署

2025 年 3 月 14 日

Annex 2
Tenancy Agreements



准許使用合約

租約合約號 : [REDACTED]

許可人 : 駿逸建築有限公司
Jun Yat Construction Co Ltd

通訊地址 : [REDACTED]

使用人 : 新昇工程有限公司
ACTION TOP ENGINEERING LIMITED

商業登記證號碼 : [REDACTED]

通訊地址 : [REDACTED]

立約日期 : 2018年4月20日

- (一) 許可人擁有土地使用權在新界 DD125 Lot699,700702,703,704,705,706,707,708,709,710,711,112,713,714,715(總呎數合共 80,000 平方呎)。現許可人同意允許/准佳許使用人使用該土地作合法用途。使用人不得在該土地或任何部分貯放違禁物品及作非法或一切有關違反批地條款、地契或違反任何法例法規等之用途。
- (二) 雙方同意本合約為期三年生三年死，由 2018 年 5 月 15 日至 2021 年 5 月 14 日。合約期滿自動每三個月續期直至任何一方給予對方三個月之書面通知終止此使用合約為止。
- (三) 雙方同意該土地 DD125Lot699,700,702,703,704,705,706,707,708,709,710,711,712,713,714,715(總呎數合共 80,000 方呎),2018 年 5 月 15 日起租每個月租金為 80,000 平方呎 [REDACTED] 元正。另使用人須交兩個月按金及壹個月上期租金合共港幣 [REDACTED] 元正予許可人。不得拖欠,否則許可人可即時將本使用合約取消/終止。
- (四) 該土地所有差餉、地租其他各項什費一概由使用人負責支付。
- (五) 許可人對於該土地之使用或用途不作出任何保證。若被許可人對於該土地之使用需要有關政府部門、團體等之同意使用人須自行自費申請。至於使用人之申請會否被接納或取得同意'許可人並不作出任何承諾倘若申請被有關政府部門或團體批准/同意該使用人須遵守一切之有關批准條款'包括繳付費用牌照費'寬免費(Waiver)等。若批准/同意被終止或使用人未能遵守或履行該批准條文,使用人即被視為違反使用合約而需要補償許可人之一切損失、責任、費用等。
- (六) 若使用人有任何違反本使用合約之條文'許可人有權即時終止本使用合約。並可即時收回該土地及向使用人追討一切之補償性損失及有關費用。



- (七) 使用人須負責所有因使用該土地或經營業務而引致的任何損失、傷亡及訴訟、並賠償許可人因此合約而引致的任何損失。
- (八) 任何給與使用人之書面通知·許可人可用普通郵遞方式送達/張貼在該土地或送交給使用人之最後通訊地址·將視為有效之送達方式。
- (九) 本合約如需要支付厘印費,則雙方各需支付一半。
- (十) 許可人有權派測量員進場測量' 使用人不得干預。本合約並不構成業主與租客關係。
- (十一) 租約租用面積跟附圖作實。
- 本准許使用合約一式兩份,(每份共 2 頁),許可人及使用人各執一份憑証。

許可人簽署 :



駿逸建築有限公司

日期: 2018 年 4 月 20 日

使用人簽署 :



新昇工程有限公司

日期: 2018 年 4 月 20 日

准許使用合約

租約合約號 : [REDACTED]

許可人 : 駿逸建築有限公司
Jun Yat Construction Co Ltd

通訊地址 : [REDACTED]

使用人 : 新昇工程有限公司
ACTION TOP ENGINEERING LIMITED

商業登記證號碼 : [REDACTED]

通訊地址 : [REDACTED]

立約日期 : 2021年5月1日

- (一) 許可人擁有土地使用權在新界 DD125 Lot699,700702,703,704,705,706,707,708, 709,710,711,112,713,714,715(總呎數合共 80,000 平方呎)。現許可人同意允許/准佳許使用人使用該土地作合法用途。使用人不得在該土地或任何部分貯放違禁物品及作非法或一切有關違反批地條款、地契或違反任何法例法規等之用途。
- (二) 雙方同意本合約為期二年生二年死，由 2021 年 5 月 15 日至 2023 年 5 月 14 日。合約期滿自動每三個月續期直至任何一方給予對方三個月之書面通知終止此使用合約為止。
- (三) 雙方同意該土地 DD125Lot699,700,702,703,704,705,706,707,708,709,710,711,712,713,714,715(總呎數合共 80,000 方呎),2023 年 5 月 15 日起租每個月租金為 80,000 平方呎 [REDACTED] 元正。另使用人須交兩個月按金合共港幣 [REDACTED] 元正予許可人。不得拖欠,否則許可人可即時將本使用合約取消/終止。
- (四) 該土地所有差餉、地租其他各項什費一概由使用人負責支付。
- (五) 許可人對於該土地之使用或用途不作出任何保證。若被許可人對於該土地之使用需要有關政府部門、團體等之同意使用人須自行自費申請。至於使用人之申請會否被接納或取得同意' 許可人並不作出任何承諾倘若申請被有關政府部門或團體批准/同意該使用人須遵守一切之有關批准條款' 包括繳付費用牌照費' 寬免費 (Waiver) 等。若批准/同意被終止或使用人未能遵守或履行該批准條文,使用人即被視為違反使用合約而需要補償許可人之一切損失、責任、費用等。
- (六) 若使用人有任何違反本使用合約之條文' 許可人有權即時終止本使用合約。並可即時收回該土地及向使用人追討一切之補償性損失及有關費用。



- (七) 使用人須負責所有因使用該土地或經營業務而引致的任何損失、傷亡及訴訟、並賠償許可人因此合約而引致的任何損失。
- (八) 任何給與使用人之書面通知·許可人可用普通郵遞方式送達/張貼在該土地或送交給使用人之最後通訊地址·將視為有效之送達方式。
- (九) 本合約如需要支付厘印費,則雙方各需支付一半。
- (十) 許可人有權派測量員進場測量' 使用人不得干預。本合約並不構成業主與租客關係。
- (十一) 租約租用面積跟附圖作實。
- 本准許使用合約一式兩份,(每份共 2 頁),許可人及使用人各執一份憑証。

許可人簽署 :



駿逸建築有限公司

日期: 2021 年 5 月 1 日

使用人簽署 :



新昇工程有限公司

日期: 2021 年 5 月 1 日

**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
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 (Revoked on 3.8.2024)
A/NE-HLH/60	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	9.6.2023 (Revoked on 9.12.2024)
A/NE-HLH/61	Temporary Open Storage with Ancillary Parking of Vehicles for a Period of 3 Years	24.11.2023
A/NE-HLH/64* ³	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 3 Years	22.12.2023
A/NE-HLH/68* ¹	Temporary Open Storage and Warehouse of Construction Machinery and Construction Materials for a Period of 3 Years	24.5.2024
A/NE-HLH/70* ³	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 3 Years and Associated Filling of Land	10.5.2024

Application No.	Uses/Developments	Date of Consideration
A/NE-HLH/75	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	6.12.2024
A/NE-HLH/76* ²	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years and Associated Filling of Land	8.11.2024
A/NE-HLH/77	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	22.11.2024

Rejected Applications

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons
A/NE-HLH/43* ⁴	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	Temporary Open Storage of Construction Materials for a Period of 2 Years	1.9.2020	R1-R3
A/NE-HLH/46* ³	Proposed Temporary Open Storage of Construction Machineries and Ancillary Office for a Period of 3 Years	4.9.2020	R1, R2, R4
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

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/46, A/NE-HLH/64 and A/NE-HLH/70 involved the same site.

*⁴: Application nos. A/NE-HLH/43 and A/NE-HLH/48 involved the same site.

Rejection Reasons

- R1 The use under application was not in line with the planning intention of the “Agriculture” 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. 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.
- R4 The applicant failed to demonstrate that the proposed development would not generate adverse traffic and environmental impacts on the surrounding areas.

Government Departments' General Comments

1. Traffic

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

- no adverse comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint concerning the Site was received in the past three years; and
- his advisory comments are at **Appendix V**.

3. Drainage

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

- no objection to the application from public drainage perspective;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in the vicinity of the existing Ping Yuen River West Tributary to the north and east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse 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 her satisfaction;
- the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction. DEP and the Director of Agriculture, Fisheries and Conservation should be consulted on the possible environmental and/or ecological impacts of the proposed use;

- 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
- her advisory comments on the drainage proposal are at **Appendix V**.

4. Landscape

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

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of 2023, the Site is located in an area of rural inland plains landscape character comprising open storage, temporary structures, scattered tree groups, vegetated areas and farmlands. Based on the site photos taken on 17.3.2025, the Site is partly vacant and partly occupied by active farmlands. Some fruit trees and trees of common species are observed at the western portion and southern periphery within the Site. One large tree, i.e. *Cinnamomum camphora* (樟) with diameter at breast height (DBH) of approximately 600mm is observed at the north-western periphery within the Site. According to paragraph 5.14 of the Planning Statement (**Appendix Ia**), "... all existing trees will be affected and it is not proposed to retain any of the existing trees at the Site";
- significant adverse impact on the landscape character and the existing landscape resources within the Site is not anticipated; and
- her advisory comments are at **Appendix V**.

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 his satisfaction"
- 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 at **Appendix V**.

6. New Development Area

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

- it is noted that the proposed temporary open storage of construction materials with ancillary facilities and associated filling of land for a period of three years (the proposed use) is 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. The preliminary development proposal for NTN New Town was released in December 2024; and

- the proposed use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E study, the proposed use would need to be vacated for the site formation works. The applicant should take account of the above if the proposed use is pursued.

7. **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 (BA) for the existing structures at the Site and he is not in a position to offer comments on their suitability for the proposed use;
- it is noted that one structure is 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 site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the Buildings Ordinance (BO). Otherwise they are unauthorized building works. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments under the BO are at **Appendix V**.

8. **Other Departments**

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

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); 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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the 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 owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the following irregularity not covered by the subject planning application has been detected by her office:
 - unlawful occupation of GL not covered by the planning application
the GL adjoining Lot 167 in D.D. 87 has been illegally occupied with unauthorised structure without permission. The GL being illegally occupied is not included in the planning application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice; and
 - (iv) the lot owner shall remove the unauthorised structures and cease the illegal occupation of the GL not covered by the planning application immediately and subject to the approval of the Board to the planning application which shall have reflected the rectification as aforesaid required, apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected. The application for STW will be considered by LandsD 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 backdated waiver fee from the first date when the unauthorised structures were erected and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and

- (v) 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;
- (d) to note the comments of the Commissioner for Transport that the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department (TD); the applicant should check the land status of the local access road with LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; sufficient manoeuvring space shall be provided within the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented and approved by TD;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains; and
 - (iii) the access road connecting the Site with the nearby public road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting to the Site;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) to minimise potential environmental nuisance to the surrounding area; and
 - (ii) to follow the requirements of the Professional Persons Environmental Consultative Committee (ProPECC) Practice Note (PN) 1/23 “Drainage Plans subject to Comment by EPD – Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations” and implement standard pollution control measures during filling of land;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) the applicant should review the proposed layout to preserve the *Cinnamomum camphora* (樟) at the north-western periphery of the Site as far as practicable; and
 - (ii) 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;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the Site is in the vicinity of the existing Ping Yuen River West Tributary to the north and east of the Site. The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the watercourse. All the proposed works in the vicinity of the watercourse 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 her satisfaction;

- (ii) the applicant should be reminded to minimise the possible adverse environmental impacts on the existing streamcourse in his design and during construction;
- (iii) the Site is in an area where no public sewerage connection is available; and
- (iv) to note the following general requirements of the drainage proposal:
 - surface channel with grating covers should be provided along the site boundary;
 - a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
 - the cover levels of proposed channels should be flush with the existing adjoining ground level;
 - a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
 - catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
 - to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
 - where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
 - all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
 - the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/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;
 - to make good all the adjacent affected areas upon the completion of the drainage works;
 - to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;

- the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
 - 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;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. 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; attached good practice guidelines (**Attachment I**) for open storage should be adhered to; and
 - (ii) 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;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards;
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that:
- (i) the proposed temporary open storage of construction materials with ancillary facilities and associated filling of land for a period of three years (the proposed use) is 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. The preliminary development proposal for NTN New Town was released in December 2024; and
 - (ii) the proposed use falls within the proposed boundary of the Priority Development Area (PDA) in NTN New Town. Government-initiated works for the PDA may commence in 2028/29 the earliest. Subject to the land use planning in the P&E study, the proposed use would need to be vacated for the site formation works. The applicant should take account of the above if the proposed use is pursued; and
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that one structure is 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 site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise

- they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator 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 the 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 BA under regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures (not being a New Territories Exempted House) is/are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the planning application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
 - (vi) 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;
 - (vii) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention 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;
 - (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
 - (ix) detailed checking under the BO will be carried out at building plan submission stage.

**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/80

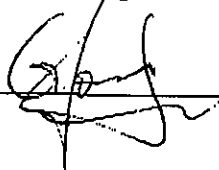
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

侯志強議員

簽署 Signature



日期 Date

2025.3.11

From:
Sent: 2025-03-27 星期四 02:23:43
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-HLH/80 DD 87, Ta Kwu Ling

A/NE-HLH/80

Lots 166 (Part), 167 (Part), 169 (Part), 170 and 174 (Part) in D.D. 87, Ta Kwu Ling

Site area: About 5,774sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machinery and Materials / 7 Vehicle Parking

Dear TPB Members,

73 withdrawn. Back with a larger footprint.

Previous objections relevant and upheld.

This is not Cat 2 designated district. There is no mention in the Planning Statement that the application has been supported by Development Bureau.

A substantial amount of Agriculture zoning has been designated Cat 2 to provide for the relocation of operations affected by land resumption. This justification cannot be permitted to be exploited to extend brownfield into those lots not designated for this purpose.

The application should be rejected.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 27 February 2024 1:41 AM HKT
Subject: A/NE-HLH/73 DD 87, Ta Kwu Ling

A/NE-HLH/73

Lot 169 in D.D. 87, Ta Kwu Ling

Site area: About 2,400sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Machinery and Materials / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. No previous history of applications.

The lots are adjacent to a water course indicating that open storage run off would easily leach into the river and result in contamination and buildup of silt.

Application should be rejected as location is not appropriate for this activity.

Mary Mulvihill