

**Relevant Extracts of Town Planning Board Guidelines No. 34D on  
‘Renewal of Planning Approval and Extension of Time for Compliance  
with Planning Conditions for temporary Use or Development’  
(TPB PG-No. 34D)**

1. The relevant assessment criteria for assessing applications include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous S.16 Applications**

**Approved Applications**

| <b>Application No.</b> | <b>Uses/Developments</b>   | <b>Date of Consideration</b>         |
|------------------------|--|--------------------------------------|
| A/NE-LYT/260           | Temporary Warehouses for Storage of Wooden & Rattan Furniture for a Period of 3 Years                            | 16.5.2003<br>(Revoked on 16.11.2003) |
| A/NE-LYT/278           | Temporary Workshops for Manufacture & Storage of Wooden & Rattan Furniture for a Period of 3 Years               | 11.6.2004<br>(Revoked on 11.12.2004) |
| A/NE-LYT/300           | Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years           | 15.4.2005                            |
| A/NE-LYT/422           | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                                  | 13.8.2010<br>(Revoked on 13.9.2012)  |
| A/NE-LYT/542           | Temporary Warehouses (Excluding Dangerous Goods Godown) for a Period of 3 Years                                  | 23.5.2014                            |
| A/NE-LYT/631           | Temporary Warehouses (Excluding Dangerous Goods Godown) for a Period of 3 Years                                  | 27.10.2017                           |
| A/NE-LYT/731           | Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years | 18.9.2020                            |

**Rejected Application**

| <b>Application No.</b> | <b>Proposed Development</b>  | <b>Date of Consideration</b> | <b>Rejection Reasons</b> |
|------------------------|--|------------------------------|--------------------------|
| A/NE-LYT/313           | Temporary Residential Institution and Training Centre (Youth Hostel) for a Period of 3 Years | 9.12.2005                    | R1 & R2                  |

**Rejection Reasons**

- R1     The proposed plot ratio and building height exceeded those stipulated under the "Residential (Group C)" zone and no justification was provided
- R2     The development under application might increase traffic flow in the area and no technical assessments/proposals had been submitted to demonstrate that the subject development would not generate adverse traffic impact on the surrounding areas

**Similar S.16 Applications for Temporary Warehouse within/partly within  
“Residential (Group C)” and / or “Agriculture” Zones  
in the vicinity of the Application Site  
in the Lung Yeuk Tau & Kwan Tei South Area**

**Approved Application**

| <b>Application No.</b> | <b>Use/Development</b>   | <b>Date of<br/>Consideration</b>       |
|------------------------|--|--|
| A/NE-LYT/423           | Temporary Warehouses (Excluding Dangerous Goods<br>Godown) for a Period of 3 Years | 13.8.2010<br>(Revoked on<br>13.9.2012) |



**Government Departments' General Comments**

**1. Land Administration**

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

- the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government. No right of access via Government land (GL) is granted to the Site; and
- the application lots are covered by a Short Term Waiver (STW) No. 1646 for the purpose of Warehouse (excluding Dangerous Goods Godown). The applicant is the waivee of the STW.

**2. Traffic**

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

- no objection on the subject renewal of planning approval from a traffic engineering viewpoint; and
- the following conditions applied to the last approved application No. A/NE-LYT/731 shall remain and be applied to this renewal application should the application be approved:
  - (a) no operation between 8:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  - (b) no operation except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., as proposed by the applicant, is allowed on the site during the planning approval period;
  - (c) no operation on Sundays and public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;
  - (d) a maximum of two heavy goods vehicles/container vehicles are allowed to enter the site per day, as proposed by the applicant, during the planning approval period;
  - (e) all vehicles should only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period;
  - (k) all vehicles entering and exiting the site during the planning approval period shall be restricted to non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m.), as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
  - (l) the implementation of the traffic mitigation measures during the planning approval period, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB; and
  - (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l), is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

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

- no comment on the planning application; and
- the access road adjacent to the Site is not maintained by HyD.

### **3. Agriculture**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- considering that the previous application for the same use on the Site was approved, this office has no strong view against the application for renewal of the planning approval from an agricultural perspective.

### **4. Landscape**

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

- there is no significant change in the landscape character surrounding the site between 2020 and 2022;
- the Site is hard paved and occupied by some temporary structures and buildings. Some trees of common species are observed along the site boundary;
- further adverse impact on the landscape character and the existing landscape resources within the Site arising from the applied use is not anticipated;
- no objection to the application from landscape planning perspective; and
- should the application be approved, it is considered not necessary to impose a landscape condition (i.e. including maintenance of the existing trees) as further impact on landscape resources within the Site is not anticipated.

### **5. Drainage**

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

- no objection to the application from public drainage perspective
- there is no existing DSD maintained public stormwater drains available for connection in the area;
- the Site is in an area where no public sewerage connection is available; and
- in view that the major development parameters under the current application are largely similar to the previous application, an updated submission of photographic record showing the existing drainage conditions is required.

## **6. Fire Safety**

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

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

## **7. Heritage**

Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO):

- in view that the renewal application does not involve any construction works including but not limited to excavation at the Site, the AMO has no objection in principle to the application from the heritage preservation perspective.

## **8. New Development**

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

- It is noted that the proposed development 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, and the P&E Study already commenced on 29 October 2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence the applicant should be reminded that subject to the land use planning in the P&E Study, the subject developments, if approved, may need to be vacated for the site formation works.

## **9. Other Departments**

- The following government departments have no comments on the application:
  - Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)

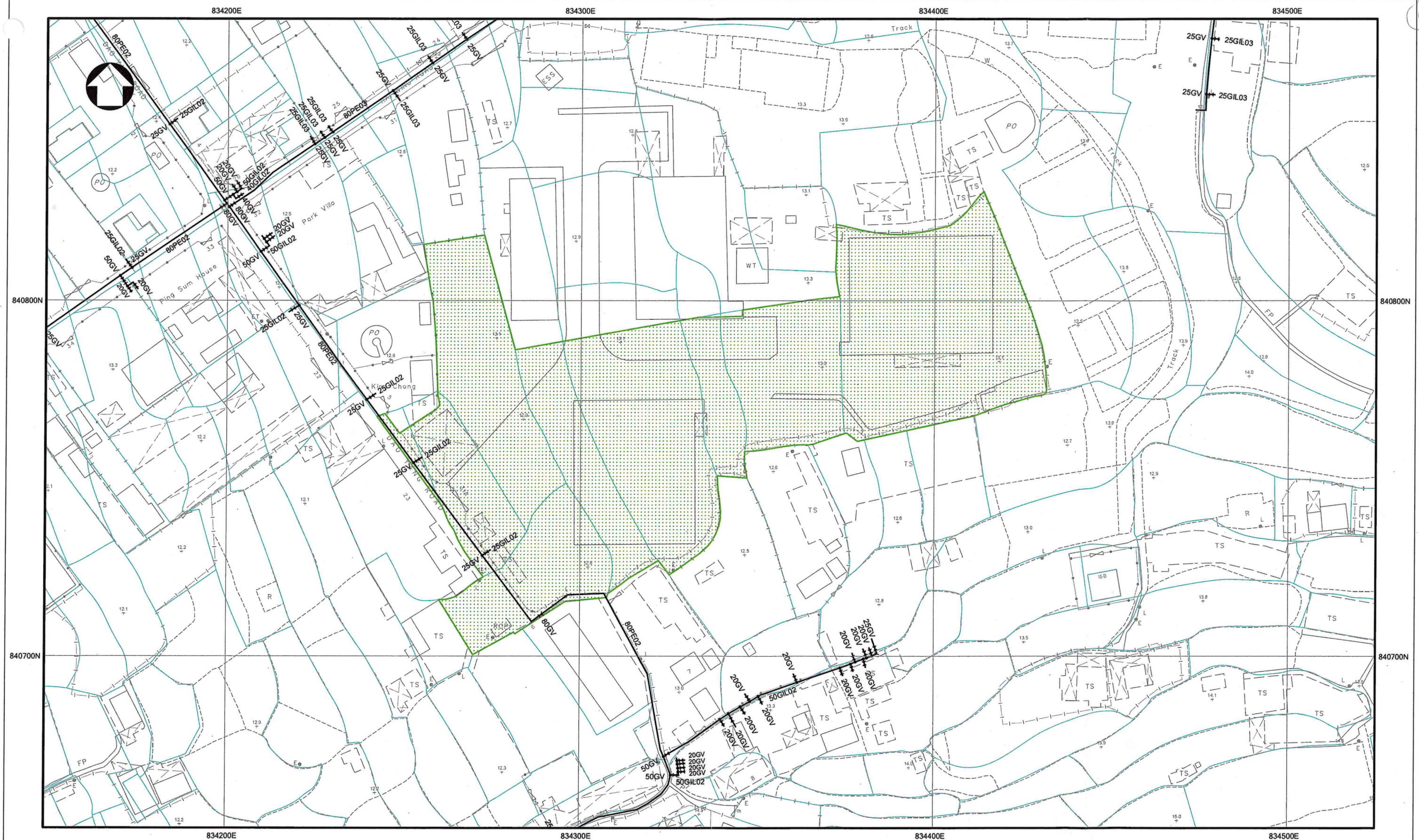
**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land is granted to the Site;
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department that:
- (i) the applicant is required to either divert or protect the water mains found on site;
  - (ii) if diversion is required, existing water mains inside the proposed lot are needed to be diverted outside the site boundary of the proposed development to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the grantee/applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
  - (iii) if diversion is not required, the following conditions shall apply;
    - (1) existing water mains are affected as indicated on the Plan (**Attachment 1**) and no development which requires resiting of water mains will be allowed;
    - (2) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
    - (3) no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the Plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
    - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown in the Plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
    - (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet;
    - (6) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
- to comply with all environmental protection/pollution ordinance, and to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of and Temporary Uses and Open Storage Sites” issued by EPD to



minimise potential environmental nuisance to the surrounding area;

- (d) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that the access road adjacent to the Site is not maintained by HyD;
- (e) to note the comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (ES(A&M), AMO) that pursuant to the Antiquities and Monuments Ordinance (Cap.53), the applicant is reminded to inform AMO immediately in case of discovery of antiquities or supposed antiquities during the use of the Site. Besides, the applicant has to seek AMO's comment if the development parameter and scope of works have any change and/or propose excavation and site formation in the Site;
- (f) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his satisfaction;
  - (ii) the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans;
  - (iii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (g) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed development 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, and the P&E Study already commenced on 29 October 2021 for completion in about 3 years. While the implementation programme of NTN New Town will be formulated under the P&E Study, the site formation works will likely commence very soon after the completion of detailed design in the next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the subject development, if approved, may need to be vacated for the site formation works.





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

SUBJECT SITE  
  
PRIVATE LOT  
BOUNDARY  
(FOR REF. ONLY)  


|   |              |              |
|---|--------------|--------------|
| PART COPY OF FRESH WATER MAINS RECORD PLAN(S)   |              |              |
| W67880/3-SW-3D, 4C, 8B & 9A                     |              |              |
| FILE REF: (5) IN WSD/M/SP 3051/439/120S/03 PT.4 |              |              |
| REF. CODE: 34W23M                               | SHEET 1 OF 1 | SCALE 1:1000 |



H+S

1

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

參考編號

Reference Number:

230818-110551-31306

提交限期

Deadline for submission:

01/09/2023

提交日期及時間

Date and time of submission:

18/08/2023 11:05:51

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/804

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 郭喬映

意見詳情

Details of the Comment :

支持申請 臨時性質 不會影響長遠發展 同時滿足現時營運需要

2

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

參考編號

Reference Number:

230818-122630-35165

提交限期

Deadline for submission:

01/09/2023

提交日期及時間

Date and time of submission:

18/08/2023 12:26:30

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/804

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kenneth Kwok

意見詳情

Details of the Comment :

support. brownfield use is necessary



3

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

230821-151532-00502

**提交限期****Deadline for submission:**

01/09/2023

**提交日期及時間****Date and time of submission:**

21/08/2023 15:15:32

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

A/NE-LYT/804

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

小姐 Miss Chan

**意見詳情****Details of the Comment :**

support this application  
no serious harmful impacts

4

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

參考編號

Reference Number:

230830-093835-38454

提交限期

Deadline for submission:

01/09/2023

提交日期及時間

Date and time of submission:

30/08/2023 09:38:35

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/804

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李

意見詳情

Details of the Comment :

臨時性質 並無不妥 應繼續容許營運

5

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

參考編號

Reference Number:

230831-144937-24163

提交限期

Deadline for submission:

01/09/2023

提交日期及時間

Date and time of submission:

31/08/2023 14:49:37

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/804

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 莫惠玲

意見詳情

Details of the Comment :

申請地點看起來只有很少植被，發展成露天貨倉也合適。支持。

6

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

參考編號

Reference Number:

230831-145212-28739

提交限期

Deadline for submission:

01/09/2023

提交日期及時間

Date and time of submission:

31/08/2023 14:52:12

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/804

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳儀杰

意見詳情

Details of the Comment :

我認為政府進行發展的同時，亦需考慮受影響的行業的生存空間。實際上，露天儲物為香港的發展發揮的重要作用。很多基建、大廈、工程都依賴露天儲物。所以我支持這個申請。

7

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

參考編號

Reference Number:

230831-144807-62980

提交限期

Deadline for submission:

01/09/2023

提交日期及時間

Date and time of submission:

31/08/2023 14:48:07

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-LYT/804

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 杜

意見詳情

Details of the Comment :

我十分支持這一次的規劃申請。政府近日在施政報告提出【北部都會區】發展策略，相信日後在附近將會有更多的發展，對露天存儲帶來龐大的需求。城規會應加快大力推動類似的發展，好好善用土地資源。

8

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

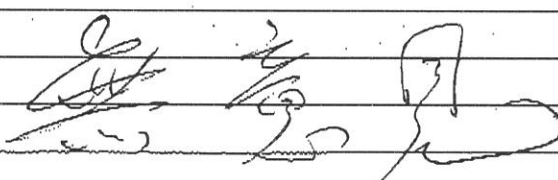
By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/804

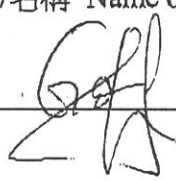
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2023.08.18



9 to 11

P. 1 - 4

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-LYT/804

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附有反對資料

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

簽署 Signature



日期 Date

28-8-2023

9

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粉嶺區鄉事會

FDRC

香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

敬啟者：

貴處檔號： TPB/A/NE-LYT/804

新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 段  
第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、  
第 842 號餘段、第 844 號餘段及第 854 號

臨時貨倉(危險品倉庫除外)的規劃許可續期(為期 3 年)

(申請編號： A/NE-LYT/804)

頃接周邊村民求助，對上述申請提出 強烈反對，其理由是：

- 1) 上述該地段的面積頗大，若批出申請，重型車輛出入流量劇增，狹窄的村路負荷不了，嚴重導致路面會出現下陷問題，影響村內民生。
- 2) 若村路下陷，由誰負責污
- 3) 引致增加重型車輛、如貨櫃車等行駛，直接影響沙頭角公路更擠塞更繁忙。
- 4) 該區污水、渠務問題仍待改善。

懇請 貴處考慮整體環境及村民反對聲音，慎重處理上述申請，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會主席



(李國鳳)



敬上

2023 年 8 月 28 日



/0

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香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

敬啟者：

貴處檔號： TPB/A/NE-LYT/804

新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 段  
第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、  
第 842 號餘段、第 844 號餘段及第 854 號

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- 2) 若村路下陷，由誰負責污
- 3) 引致增加重型車輛、如貨櫃車等行駛，直接影響沙頭角公路更擠塞更繁忙。
- 4) 該區污水、渠務問題仍待改善。

懇請 貴處考慮整體環境及村民反對聲音，慎重處理上述申請，敬祈亮鑒，至感德便！

此致

規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會副主席

劉永安

(劉永安)



敬上

2023 年 8 月 28 日

//

P-4 -4



香港新界粉嶺區鄉事委員會  
Hong Kong Fanling District Rural Committee

敬啟者：

貴處檔號： TPB/A/NE-LYT/804

新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 段  
第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、  
第 842 號餘段、第 844 號餘段及第 854 號

臨時貨倉(危險品倉庫除外)的規劃許可續期(為期 3 年)

(申請編號： A/NE-LYT/804)

頃接周邊村民求助，對上述申請提出 強烈反對，其理由是：

- 1) 上述該地段的面積頗大，若批出申請，重型車輛出入流量劇增，狹窄的村路負荷不了，嚴重導致路面會出現下陷問題，影響村內民生。
- 2) 若村路下陷，由誰負責污
- 3) 引致增加重型車輛、如貨櫃車等行駛，直接影響沙頭角公路更擠塞更繁忙。
- 4) 該區污水、渠務問題仍待改善。

懇請 貴處考慮整體環境及村民反對聲音，慎重處理上述申請，敬祈亮鑒，至感德便！

此致  
規劃署沙田、大埔  
及北區規劃專員

粉嶺區鄉事委員會副主席

鄧志佳

(鄧志佳)



敬上

2023 年 8 月 28 日

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



**A/NE-LYT/804 Ma Liu Shui San Tsuen**

30/08/2023 21:44

From:

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

File Ref:

A/NE-LYT/804

Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling

Site area: About 10,853.68sq.m

Zoning: "Res (Group C)" and "Agriculture"

Applied use: Warehouses / 10 Vehicle Parking

Dear TPB Members,

Application 731 was subject to a number of Extensions of Time. However now that PlanD has eliminated the link to history of lots, it is difficult to determine if conditions were eventually fulfilled.

Members have a duty to Inquire into the matter on behalf the deprived community.

Mary Mulvihill

**From:**

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

**Date:** Monday, 24 August 2020 3:29 AM CST

**Subject:** A/NE-LYT/731 Ma Liu Shui San Tsuen

Dear TPB Members,

No doubt PlanD will trot out the same line it has been using for two decades :

"The applied use was not in line with the planning intention of the "Residential (Group C)" ("R(C)") and "Agriculture" zones, however the site was located at the fringe of the "R(C)" zone, there was no known development programme on the site .....

But now in view of the recent JR HCAL 26/2012 2020 HKCFI 501 members can no longer rely on PlanD recommendations but must ask questions.

Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally



consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."

So what is THE PLAN for the district? What progress has been made re the Fanling North NDA? Members should press for details and timelines. Why is NT carpeted with land use inefficient facilities? The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments are stalled.

Mary Mulvihill

**From:**

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

**Sent:** Tuesday, June 13, 2017 1:18:46 AM

**Subject:** A/NE-LYT/631 Ma Liu Shui San Tsuen

A/NE-LYT/631

Lots in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling

Site area : About 10,931m<sup>2</sup>

Zoning : "Res (Group C)" and "Agriculture"

Applied Use : Temporary Warehouse / 10 Parking

Dear TPB Members,

I thought Secretary for Development Eric Ma would be out scouring the NT for sites to use for housing but appears to have overlooked this 11,000 sqmts being used for open storage since 1991.

TPB Members should push the government to phase out these haphazard operations that should be accommodated in custom built high rise, or underground, facilities complete with industrial lifts, washrooms, visitor parking, canteen for workers, etc.

Rubber stamping such applications is perpetuating the status quo and inhibiting the long overdue clean of NT and progress into the new technological era. It is no wonder Hong Kong is falling behind when there is no incentive to upgrade facilities.

As part of the site is zoned Agriculture but has been used for brownfield and is therefore degraded, it would appear that eliminating the brownfield storage element would allow the site to be fully utilized for low rise residential. This would be in keeping with current policy and more appropriate than invading country parks and trashing Green Belt.

Mary Mulvihill

2023年 8月 2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。

- 2 AUG 2023

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

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of  
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年的  
臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

2302044

28/7

By hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/NE-LYT/804 |
|                                 | Date Received<br>收到日期   | - 2 AUG 2023 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

CARLTON WOODCRAFT MANUFACTURING LTD.

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

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

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

### 3. Application Site 申請地點

|  |   |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories   |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 10,853.68 sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 3000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>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)<br>有關法定圖則的名稱及編號 | Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Residential (Group C)" and "Agriculture"  |
| (f) Current use(s)<br>現時用途   | Temporary Warehouse (excluding Dangerous Goods Godown)<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|   |  |  |
|   |  |  |
|   |  |  |

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



|  |  |
|--|--|
| <b>6. Type(s) of Application 申請類別</b>  |  |
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b><br>位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展<br>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))<br>(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分) |  |
| (a) Proposed use(s)/development<br>擬議用途/發展   | (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<br>申請的許可有效期   | <input type="checkbox"/> year(s) 年 .....<br><input type="checkbox"/> month(s) 個月 ..... |
| <b>(c) Development Schedule 發展細節表</b>  |  |
| Proposed uncovered land area 擬議露天土地面積  | .....sq.m <input type="checkbox"/> About 約   |
| Proposed covered land area 擬議有上蓋土地面積   | .....sq.m <input type="checkbox"/> About 約   |
| Proposed number of buildings/structures 擬議建築物/構築物數目  | .....  |
| Proposed domestic floor area 擬議住用樓面面積  | .....sq.m <input type="checkbox"/> About 約   |
| Proposed non-domestic floor area 擬議非住用樓面面積   | .....sq.m <input type="checkbox"/> About 約   |
| Proposed gross floor area 擬議總樓面面積  | .....sq.m <input 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)  |  |
| .....  |  |
| .....  |  |
| .....  |  |
| .....  |  |
| 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   | .....  |
| Motorcycle Parking Spaces 電單車車位  | .....  |
| Light Goods Vehicle Parking Spaces 輕型貨車泊車位   | .....  |
| Medium Goods Vehicle Parking Spaces 中型貨車泊車位  | .....  |
| Heavy Goods Vehicle Parking Spaces 重型貨車泊車位   | .....  |
| Others (Please Specify) 其他 (請列明)   | .....  |
| Proposed number of loading/unloading spaces 上落客貨車位的擬議數目  |  |
| Taxi Spaces 的士車位   | .....  |
| Coach Spaces 旅遊巴車位   | .....  |
| Light Goods Vehicle Spaces 輕型貨車車位  | .....  |
| Medium Goods Vehicle Spaces 中型貨車車位   | .....  |
| Heavy Goods Vehicle Spaces 重型貨車車位  | .....  |
| Others (Please Specify) 其他 (請列明)   | .....  |

|  |   |  |  |
|--|---|--|--|
| Proposed operating hours 擬議營運時間  |   |  |  |
| <p>.....</p> <p>.....</p>  |   |  |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤/<br>有關建築物?   | Yes 是   | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))   |  |
|  | No 否  | <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)<br><br><input type="checkbox"/>   |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>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<br><p>.....</p> <p>.....</p> <p>.....</p>  |  |
|  | No 否  | <input type="checkbox"/>   |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程?   | Yes 是   | <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>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?<br>擬議發展計劃會否造成不良影響?   | On environment 對環境<br>On traffic 對交通<br>On water supply 對供水<br>On drainage 對排水<br>On slopes 對斜坡<br>Affected by slopes 受斜坡影響<br>Landscape Impact 構成景觀影響<br>Tree Felling 砍伐樹木<br>Visual Impact 構成視覺影響<br>Others (Please Specify) 其他 (請列明)<br><br><br> |  | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/><br>Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
|  |   |  |  |

|  |  |
|--|--|
|  | 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)<br>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) |
|  | .....  |
|  | .....  |
|  | .....  |
|  | .....  |
|  | .....  |

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas**

位於鄉郊地區臨時用途/發展的許可續期

|  |  |
|--|--|
| (a) Application number to which the permission relates<br>與許可有關的申請編號 | A/ <u>NE-LYT</u> / <u>731</u>  |
| (b) Date of approval<br>獲批給許可的日期                                     | <u>18/09/2020</u> (DD 日/MM 月/YYYY 年)   |
| (c) Date of expiry<br>許可屆滿日期   | <u>27/10/2023</u> (DD 日/MM 月/YYYY 年)   |
| (d) Approved use/development<br>已批給許可的用途/發展                          | Temporary Warehouse (excluding Dangerous Goods Godown)   |
| (e) Approval conditions<br>附帶條件                                      | <input type="checkbox"/> The permission does not have any approval condition<br>許可並沒有任何附帶條件<br><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions<br>申請人已履行全部附帶條件<br><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br>申請人仍未履行下列附帶條件：<br><br>Reason(s) for non-compliance:<br>仍未履行的原因：<br><br>(Please use separate sheets if the space above is insufficient)<br>(如以上空間不足，請另頁說明) |
| (f) Renewal period sought<br>要求的續期期間                                 | <input checked="" type="checkbox"/> year(s) 年 ..... <u>3</u> .....<br><input type="checkbox"/> month(s) 個月 .....   |

**7. Justifications 理由**

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

Please refer to the attached Planning Statement.

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

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

.....  
Thomas LUK

Name in Block Letters  
姓名（請以正楷填寫）

Managing Director

Position (if applicable)  
職位（如適用）

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

Others 其他 .....

on behalf of  
代表

Aikon Development Consultancy Limited

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

Date 日期

26/07/2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

| Gist of Application 申請摘要  |   |
|---|---|
| (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)<br>(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.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)  |
| Location/address<br>位置／地址   | Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories<br>新界粉嶺馬料水新村31A號丈量約份第83約地段第755號、第835號B分段第1小分段餘段、第836號餘段、第837號、第838號餘段、第841號餘段、第842號餘段、第844號餘段及第854號   |
| Site area<br>地盤面積   | 10,853.68 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 N.A sq. m 平方米 <input type="checkbox"/> About 約)  |
| Plan<br>圖則  | Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19<br>龍躍頭及軍地南分區計劃大綱核准圖 (編號: S/NE-LYT/19)   |
| Zoning<br>地帶  | "Residential (Group C)" and "Agriculture"<br>「住宅(丙類)」及「農業」  |
| Type of Application<br>申請類別   | <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of<br>位於鄉郊地區臨時用途/發展的規劃許可續期為期<br><input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展  | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years<br>臨時貨倉(危險品倉庫除外)(為期三年)  |

|  |   |   |  |
|--|---|---|--|
| (i) Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率                   |   | sq.m 平方米  | Plot Ratio 地積比率  |
|  | Domestic<br>住用  | N.A. <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於             | N.A. <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            |
|  | Non-domestic<br>非住用   | 3,000 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 0.28 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block<br>幢數  | Domestic<br>住用  | N.A.  |  |
|  | Non-domestic<br>非住用   | 11  |  |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>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<br>非住用   | 7.35  | <input checked="" type="checkbox"/> (Not more than 不多於) m 米                                    |
|  |   | 1   | <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層                           |
| (iv) Site coverage<br>上蓋面積   | 28 % <input checked="" type="checkbox"/> About 約  |   |  |
| (v) No. of parking spaces and loading / unloading spaces<br>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<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> <hr/> |   | 5  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數   |   | 5  |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> <hr/>   |   | 5  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件   |                          |                                     |
|---|--------------------------|-------------------------------------|
|   | Chinese<br>中文            | English<br>英文                       |
| <b>Plans and Drawings 圖則及繪圖</b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Others (please specify) 其他 (請註明)  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location plan, Lox Index Plan extract, Outline Zoning Plan extract,<br>site photos, photos of drainage facilities and trees |                          |                                     |
| <b>Reports 報告書</b>  |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions)<br>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**  
**Renewal of Planning Approval under**  
**Application No. A/NE-LYT/731**

Temporary Warehouses (excluding  
Dangerous Goods Godown) for a Period  
of 3 Years

Lots 755, 835 S.B ss.1 RP, 836 RP, 837,  
838 RP, 841 RP, 842 RP, 844 RP and 854  
in D.D.83, No. 31A Ma Liu Shui San Tsuen,  
Fanling, New Territories

*Planning Statement*

Prepared by  
*Aikon Development Consultancy Ltd.*

July 2023

## EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/NE-LYT/731) approved on 18.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.

The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 gazetted on 16.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed use;*
- (b) It will be in line with Town Planning Board Guidelines No. 34D;*
- (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
- (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為期三年的臨時貨倉（危險品倉庫除外）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 分段第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、第 842 號餘段、第 844 號餘段及第 854 號（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

該申請是為了城規會於 2020 年 9 月 18 日批准並將於 2023 年 10 月 27 日到期的規劃許可（申請編號：A/NE-LYT/731）續期，申請人希望給予機會，在發展參數微調、性質 / 運作及四周環境沒有改變下可於申請地點繼續用作擬議用途。

申請地點於 2022 年 12 月 16 日刊憲公佈的龍躍頭及軍地南分區計劃大綱核准圖（編號：S/NE-LYT/19）內被劃為「住宅（丙類）」及「農業」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點先前八次獲城規會批准作擬議用途或類似擬議用途；
- (二) 擬議用途符合城規會規劃指引編號：34D；
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- (五) 申請地點享有接近邊境口岸的位置優勢，可解決新界北部對倉庫設施的迫切需求；
- (六) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「住宅（丙類）」及「農業」用途規劃意向及長遠的新發展計劃。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬批准擬議用途作為期三年之規劃申請。

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## 1. INTRODUCTION

### 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Year** (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 10,853.68m<sup>2</sup>. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Carlton Woodcraft Manufacturing Ltd. (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/NE-LYT/731) approved on 18.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 1.1.3 The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “R(C)” and “AGR” zones attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of 3 years**.

## 1.2 Background

- 1.2.1 The application site was previously subject to eight approved planning applications (Application Nos. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731) for manufacture and warehouse uses. The first four applications are all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. The last four approved applications (i.e. Applications No. A/NE-LYT/422, 542, 631 and 731) for temporary warehouses (excluding dangerous goods godown) (i.e. same as the proposed use) for a period of 3 years was approved by the Board on 13.8.2010, 23.5.2014, 27.10.2017 and 18.9.2020 respectively, mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application.
- 1.2.2 The application site is currently subject to a Short-Term Waiver (STW) No. 985 registered in the Land Registry under Memorial No. 267744 dated 29.01.1992 issued by Lands Department (LandsD), and a Temporary Building Permit (TBP) (No. NT5/2004(TBP) and Temporary Occupation Permit (TOP) (No. NT11/2004(TOP)) renewed by Building Authority (BA) on 09.03.2011.

## 1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-
- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application;*
  - (b) To maximize land utilization in an area already subject to the preponderance of industrial uses, open storage and warehouse activities;*
  - (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
  - (d) To be given an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*



## **1.4 Structure of the Planning Statement**

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## 2. SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located at No. 31A Ma Liu Shui Tsuen with direct access via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road (**Figure 1**). Majority of the application site as indicated per **Illustrations 1-I and 1-II** is paved and fenced off mainly for the storage of manufacturing materials, trading products and vehicle parts and accessories within the long-established warehouses.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the application site is generally rural in character, mixed with active and fallow agricultural land, tree groups, rural workshops, warehouses, domestic structures and temporary structures.
- 2.2.2 To the immediate north of the application site is currently being utilized for open storage/workshop uses which was subject to numerous of planning applications (Nos. IDPA/NE-LYT/5, DPA/NE-LYT/35, A/NE-LYT/277, 301, 313, 423) approved by the Board (hereinafter referred to as “the Adjoining Site”). Some domestic structures are found to the northwest of the application site. To the further north of the application site is dominated by various kinds of open storage yard and car repair workshop.
- 2.2.3 Scattered domestic structures and agricultural land are found to the east, south, southeast and southwest of the application site. Warehouses and workshops are also found to the south and west of the application site.
- 2.2.4 In general, while the application site falls mainly within an area zoned “R(C)”, the area is dominated by rural industrial uses, such as warehouses, workshops and open storages. The proposed use is thus considered not incompatible with the surrounding areas.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

3.1.1 The application site falls within areas zoned “R(C)” and “AGR” on the Current OZP (please refer to **Figure 3**). Despite the fact that the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “R(C)” and “AGR” zones, the Board may grant planning permission, with or without conditions, for a maximum period of three years under section 16 of the TPO.

3.1.2 The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

#### 3.2 Previous Planning Applications

3.2.1 The application site was previously subject to 8 applications (No. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731) for manufacture and warehouse uses. The first four applications were all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. **Table 1** encapsulates details of these seven previous applications.

3.2.2 The last approved application (No. A/NE-LYT/731) for the same proposed use, submitted by the same applicant was approved by the Board on 18.9.2020 mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application. The planning permission for the last approved application will lapse on 27.10.2023.

*Table 1: Previous Planning Applications Covering the Application Site*

| <b>Application No.</b> | <b>Proposed Use(s)</b>   | <b>Date of Decision</b>   | <b>Decision</b>   |
|------------------------|--|---------------------------|---|
| A/IDPA/NE-LYT/6        | Workshops for Manufacture and Storage of Wooden and Rattan Furniture                                   | 26.03.1991                | Approved for a Period of 3 Years                                      |
| A/NE-LYT/260           | Temporary Warehouses for Storage of Wooden and Rattan Furniture for a Period of 3 Years                | 16.05.2003                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/278           | Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years | 11.06.2004                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/300           | Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years | 15.04.2005                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/422           | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 13.05.2011<br>(On Review) | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/542           | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 23.05.2014                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/631           | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 27.10.2017                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/731           | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 18.9.2020                 | Approved with conditions on a temporary basis for a period of 3 Years |

- 3.2.3 All approval conditions of the last approved application (No. A/NE-LYT/731) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendices II** to **III** attaches the relevant discharge letters for the approval conditions.

*Table 2: Compliance with Planning Approval Conditions under the Last Approved Application*

| <b>Planning Approval Conditions</b> |  | <b>Discharged Date</b> |
|-------------------------------------|--|------------------------|
| (n)                                 | the submission of a condition record of the existing drainage facilities                           | 27.10.2020             |
| (o)                                 | the submission of proposals for water supplies for firefighting and fire service installations     | 1.4.2022               |
| (p)                                 | the implementation of proposals for water supplies for firefighting and fire service installations | 1.4.2022               |

- 3.2.4 As compared with the last approved scheme under Application No. A/NE-LYT/731, there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.

### 3.3 Town Planning Board Guidelines (TPB PG-No. 34D)

- 3.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application. Apart from the fact that there would be **no changes in the nature/operation of the proposed use but only slight changes in the proposed development parameters**, the physical settings surrounding the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval within specified time limits**. In view of this, the current application shall be deemed capable of being in line with the Town Planning Board Guidelines (TPB PG-No. 34D).

### 3.4 Preliminary Feasibility Study on Developing the New Territories North

- 3.4.1 The Preliminary Feasibility Study on Developing the New Territories North (hereinafter referred to as “the NTN Study”) was commissioned in 2014 and finished in 2017. The NTN Study recommended two development scenarios for further study. The application site fell within Queen’s Hill Potential Development Area (QH PDA) of the study area. Under the recommended Scenario 1, the application site falls within areas suggested for “Mixed Uses” (“MU”) and “Open Space” (“O”) (**Figure 5**). The “MU” site which the application site involved was suggested with a domestic plot ratio (PR) of 5 and a non-domestic PR of 1, comprising both retail and residential uses. Transit-oriented development is proposed at the “MU” site. The intention of this “MU” zone is *‘to serve as a centre to enhance the pedestrian connectivity of the planned QH Development towards the possible station in QH, such as requiring at-grade public pedestrian corridor, retail podium and etc., to reduce reliance on road-based transport’*, according to the NTN Study.
- 3.4.2 Under the recommended Scenario 2 (**Figure 6**), the application site falls within areas recommended for “Residential” (“R”) and “O” uses. According to the NTN Study, the “R” site which the application involved will be around the possible station to the north of the planned QH development with a PR of 7.5 which response to the transit-oriented development potential generated by the possible north-south railway.
- 3.4.3 Albeit the characteristics and land uses of application site and its surrounding areas shall be vastly changed upon the implementation of the New Territories North development, the development study was at preliminary feasibility study stage. It is expected that further feasibility and engineering study will be required before a final development scheme could be confirmed. Given the fact that statutory procedures

are also required to amend the Current OZP to carry out the final development scheme, a fairly **long processing time would be expected**. Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.

### 3.5 S12A Planning Application

- 3.5.1 The application site is currently subject to an undergoing an S12A planning application (No. Y/NE-LYT/16) (hereinafter referred as to the “rezoning application”). The rezoning application seeks to rezone the application site, adjacent lots and government land from “Residential (Group C)” and “Agriculture” zone to “Residential (Group B)2” zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (No. S/NE/LYT/19) for proposed flat, shop and services and eating place. The rezoning application intends to amend the OZP with a view to materialising the latest government directions in alleviating the pressing housing demand, increasing quality housing supply and supporting the development of the Northern Metropolis. While the rezoning application was received by TPB in February 2023, it is expected to undergo a lengthy processing time. This includes considerations for the rezoning application, statutory procedures for OZP amendment, land exchange procedures, and subsequent construction activities. The proposed development under the rezoning application is tentatively scheduled for completion in 2029. Considering the preliminary stage of the rezoning application and the extended time required for statutory processes and construction, it is deemed unfavorable to leave the application site idle. Therefore, the current application seeks to continue utilizing the site for the proposed use under the given circumstances, allowing for the efficient utilization of land resources.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout & Operation

4.1.1 It is proposed to continue utilising the application site for the proposed use. As compared with the last approved scheme under Application No. A/NE-LYT/731, there is no change in the nature of the current application. **The site configuration and layout remain mostly same as that proposed in the last approved application except minor reduction in the site area, total covered area and floor area.** The application site has an area of about 10,853.68m<sup>2</sup>. Compared to the last approved scheme under Application No. A/NE-LYT/731, there is a minor reduction of site area (about 77.32m<sup>2</sup>) with a view to excluding certain areas that have been encroached by the adjoining Lot No. 853 S.B RP. While Lot 853 S.B. ss.1. S.A and 836 S.A are still under the Applicants' ownership, the current application has excluded the aforementioned lots to avoid complication of the current application.

4.1.2 The application site is currently erected with two single-storey temporary warehouse buildings (known as Warehouse B and Warehouse C) with a total floor area of about 2,659.80m<sup>2</sup> and a headroom of 7.35m each near the southern and eastern end of the application site for the general storage of manufacturing materials, trading products and vehicle parts and accessories. There are 9 nos. of structures/containers only being utilised as ancillary site office, guard room and storage uses which constitute to a total cover area of about 340.2m<sup>2</sup>. In aggregate, the said warehouses and structures/containers constitute to a total built-over area (i.e. covered area) of about 3,000m<sup>2</sup>, which is slightly lower than that of the last approved scheme under Application No. A/NE-LYT/731. The disposition of the proposed warehouses and ancillary structures/containers are shown in **Figure 4** whilst the key development parameters for the proposed use are encapsulated in **Table 3**.

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/NE-LYT/731)

| Major Proposed Development Parameters     | Last Approved Application (No. A/NE-LYT/731)           | Proposed Use (Current Application)                     | Difference             |
|---|--|--|------------------------|
| <u>Site Area (m<sup>2</sup>)</u><br>Total | About 10,931.00 (100%)                                 | About 10,853.68 (100%)                                 | -77.32 m <sup>2</sup>  |
| Uncovered Area                            | About 7,808.33 (71%)                                   | About 7,867.68 (72.4%)                                 | +59 m <sup>2</sup>     |
| Covered Area                              | About 3,122.67 (29%)                                   | About 3,000.00 (27.6%)                                 | -122.67 m <sup>2</sup> |
| Applied Period                            | 3 years  | 3 years  | No Change              |
| Proposed Use(s)                           | Temporary Warehouse (excluding Dangerous Goods Godown) | Temporary Warehouse (excluding Dangerous Goods Godown) | No Change              |
| <u>Warehouse</u><br>No. of Blocks         | 2<br>(Warehouse B & Warehouse C)                       | 2<br>(Warehouse B & Warehouse C)                       | No Change              |



| Major Proposed Development Parameters | Last Approved Application (No. A/NE-LYT/731)  | Proposed Use (Current Application)  | Difference             |
|---------------------------------------|---|---|------------------------|
| Proposed Use(s)                       | General storage of manufacturing materials, trading products, vehicle parts and accessories   | General storage of manufacturing materials, trading products, vehicle parts and accessories   | No Change              |
| No. of Storeys                        | 1   | 1   | No Change              |
| Height (m)                            | With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m <sup>2</sup> each   | With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m <sup>2</sup> each   | No Change              |
| <u>Ancillary Structure/Containers</u> |   |   |                        |
| No. of Blocks                         | 11  | 9   | -2                     |
| Proposed Use(s)                       | Guard Room / Site Office/ General Storage   | Guard Room / Site Office/ General Storage   | No Change              |
| No. of Storeys                        | 1   | 1   | No Change              |
| Height (m)                            | Not more than 4.5m  | Not more than 4.5m  | No Change              |
| <u>Floor Area (m<sup>2</sup>)</u>     |   |   |                        |
| Warehouse                             |   |   |                        |
| B                                     | About 1,228.51  | About 1,228.51  | No Change              |
| C                                     | About 1,431.29  | About 1,431.29  | No Change              |
| Total (a)                             | About 2,659.80  | About 2,659.80  | No Change              |
| Ancillary Structure/Container         |   |   |                        |
| 1                                     | About 14.86   | About 14.86   | No Change              |
| 2                                     | About 35.00   | About 35.00   | No Change              |
| 3                                     | About 14.86   | About 26.55   | +11.69m <sup>2</sup>   |
| 4a                                    | About 47.51   | About 23.00   | -24.51m <sup>2</sup>   |
| 5a                                    | About 8.54  | About 8.54  | No Change              |
| 6                                     | About 14.86   | About 14.86   | No Change              |
| 7                                     | About 14.86   | About 14.86   | No Change              |
| 8                                     | About 9.85  | About 9.85  | No Change              |
| 9                                     | About 9.85  | N/A   | -9.85m <sup>2</sup>    |
| 10                                    | About 100.00  | N/A   | -100.00m <sup>2</sup>  |
| 11                                    | About 192.68  | About 192.68  | No Change              |
| Total (b)                             | About 462.87  | About 340.20  | -122.67m <sup>2</sup>  |
| Total (a) + (b)                       | About 3,122.67  | About 3,000.00  | -122.67 m <sup>2</sup> |
| Operation Hours                       | From 7:00 a.m. to 8:00 p.m, Monday to Saturday excluding Sunday and Public Holiday<br><br>(only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m) | From 7:00 a.m. to 8:00 p.m, Monday to Saturday excluding Sunday and Public Holiday<br><br>(only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m) | No Change              |
| No. of Parking Spaces                 | 5<br>(MGV/HGV, 3.5m x 11m)  | 5<br>(MGV/HGV, 3.5m x 11m)  | No Change              |
| No. of Loading/Unloading Bays         | 5<br>(MGV/HGV, 3.5m x 11m)  | 5<br>(MGV/HGV, 3.5m x 11m)  | No Change              |
| Type of Delivery Vehicles             | LGVs, MGVs and HGVs   | LGVs, MGVs and HGVs   | No Change              |

| Major Proposed Development Parameters   | Last Approved Application (No. A/NE-LYT/731) | Proposed Use (Current Application) | Difference |
|---|--|------------------------------------|------------|
| No. of Daily Trips by Delivery Vehicles | 10 (For LGV & MGW)<br>2 (For HGV)            | 10 (For LGV & MGW)<br>2 (For HGV)  | No Change  |
| Width of Ingress/Egress (m)             | 10<br>(At Dao Yang Road)                     | 10<br>(At Dao Yang Road)           | No Change  |
| Anticipated Trips Generation            | 3-4 trips per week<br>(On average)           | 3-4 trips per week<br>(On average) | No Change  |

## 4.2 Operation

4.2.1 The proposed use would continue enabling legal storage for food and beverage (e.g. confectionery) at low temperature within the premises for trading purposes. Goods and products (e.g prepared or preserved meat and cakes) to be stored and transported at consistence and desirable temperatures to preserve the texture and quality and to present from contamination and damage while transiting. The operation of the cold storage would **continue serving food trading purposes**.

4.2.2 All goods to be stored within the application site will be **non-polluted** and **non-dangerous** in nature and will **remain stagnant all the time**. On the whole, all storage activities will only be confined to within the warehouses of the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted. There would be no operation between 8:00 p.m. and 7:00 a.m. except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., and the entire operation is restricted to from Monday to Saturday excluding Sunday and Public Holidays.

## 4.3 Vehicular Access and Parking Arrangement

4.3.1 The application site is directly accessible via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road - Lung Yeuk Tau, which are both a well-paved road with respective widths of 10m and 6m that are considered sufficient to cater for the traffic of goods vehicles generated by the warehouse's operation within the application site. For those vehicles longer than 7.5m, they would only be allowed to use the ingress/egress point at Dao Yang Road for entering and leaving the application site. Gates are set up at the entrance to prevent vehicles entering to or getting out of the application site outside the operation hours. 5 nos. of parking spaces for Medium Goods Vehicles (MGV) and Heavy Goods Vehicles (HGV) and 5 nos. of loading/unloading bays for MGV and HGV are proposed within the application site for daily operation.

4.3.2 The existing daily traffic generation by the proposed use is less than 20 vehicles per day of which a maximum of 2 daily trips made by HGV/Container Vehicles entering to/getting out of the application site via its ingress/egress at Dao Yang Road. Considering the nature, operation of the proposed use remain unchanged and the site configuration remains almost the same as the that in the previously approved

application, it is expected that the traffic generation by the proposed use will remain unchanged as well. The Applicant would ensure that Operator would comply with the trips restriction on HGVs. If the trips restriction is not abided by the Operator in any case during the approval period of the current application, the Applicant will issue warning letters or even terminate the tenancy agreement with the Operator. Sufficient manoeuvring spaces are allowed within the application site so that no queuing of goods vehicles will occur along Dao Yang Road (for HGVs/Container Vehicles) or Hai Wing Road (for LGVs/MGVs) under any circumstances.

#### **4.4 Provision of Existing Landscape Treatment**

- 4.4.1 The approval condition (i) pertaining to landscape as laid down by the Board for the last approved application (No. A/NE-LYT/731) was that *‘the maintenance of the existing trees within the site at all times during the planning approval period’*. The approval condition has been well complied with that the existing trees within the application site have been properly maintained and in good condition (see **Illustration 2**). The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

#### **4.5 Provision of Existing Drainage Facilities**

- 4.5.1 The approval condition (j) under the last approved application that *‘the maintenance of the existing drainage facilities within the site properly at all times during the planning approval period’* was fully complied by the Applicant. The existing drainage facilities are well-maintained (see **Illustration 3**) and there has been no flooding issue arisen. The Applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board.

#### **4.6 Provision of Fire Service Installations**

- 4.6.1 The Applicant is also committed that the existing fire services installations, including generator, emergency lighting, exit sign, sprinkler system, hose reel, fire alarm system, fire detection system, street fire hydrant system and fire extinguishers, already implemented on site when complying relevant approval conditions (n) and (o) laid down per the last planning approval under Application No. A/NE-LYT/731 will be continued to be properly maintained during the approval period once the current application is approved by the Board.

## 5. PLANNING JUSTIFICATIONS

### 5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

- 5.1.1 The application site is subject to **8 previous planning approvals** under applications No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731 for manufacture and warehouse uses. It is therefore considered not unacceptable for the application site being utilised for the proposed use.

### 5.2 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

- 5.2.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/NE-LYT/731). Apart from the fact that there would be **no changes in the nature/operation of the proposed use but only slight changes in the proposed development parameters**, the physical settings surrounding the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under previous approval within specified time limits. In view of this, the current application shall be deemed capable of being **entitled to be considered as an application of renewal of planning approval** according to Town Planning Board Guidelines (TPB PG-No. 34D).

### 5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approval

- 5.3.1 The nature of the current application in terms of approval period sought and proposed use is **the same as** that proposed in the previous planning application(s). Apart from the fact that there would be no changes in the proposed in the nature/operation of the proposed use, there has also been **no substantial changes in the planning circumstances** such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. In addition, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval** within specified time limits.

### 5.4 No Adverse Infrastructural nor Environmental Impacts

- 5.4.1 There will **no changes in terms of nature of the proposed use, operation hours, no. of trips involved**, and more importantly, **the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained** all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed/granted by the Board.

- 5.4.2 Moreover, goods to be stored within the application site will all be **non-polluted and non-dangerous** in nature and will remain stagnant within the warehouses all the time. As such, **no insurmountable environmental impact** shall be induced if the current application is allowed.

## 5.5 Optimization of Valuable Land Resources

- 5.5.1 The proposed use would take full advantage of the location being close to the two border crossings, i.e. Man Kam To and Sha Tau Kok, to address the great demand for warehouse facilities in the northern New Territories. By allowing the proposed use, land use optimization and concentration of similar uses for warehouse/open storage and industrial sprawl in unsuitable locations could be achieved. Besides, the proposed use is considered **fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment**.

## 5.6 Temporary Nature Would Not Jeopardize its Planning Intention of “R(C)” and “AGR” zones and future development of New Territories North

- 5.6.1 Notwithstanding the application site falls within an area zoned “R(C)” and “AGR” on the Current OZP and that it is subject to seven previous planning approvals for uses being the same as or similar to the proposed use, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(C)” and “AGR”. Having considered the fact that some open storage, workshop and warehouse uses are sited in the surrounding of the application site, bringing forward the planning intention of “R(C)” and “AGR” zones is hardly to be materialized in short term as the surrounding characteristics are not entirely compatible with the planning intention. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.
- 5.6.2 Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.
- 5.6.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. It is therefore in this connection, **the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “R(C)” and “AGR” zone or any long-term development**.

## 6. CONCLUSION

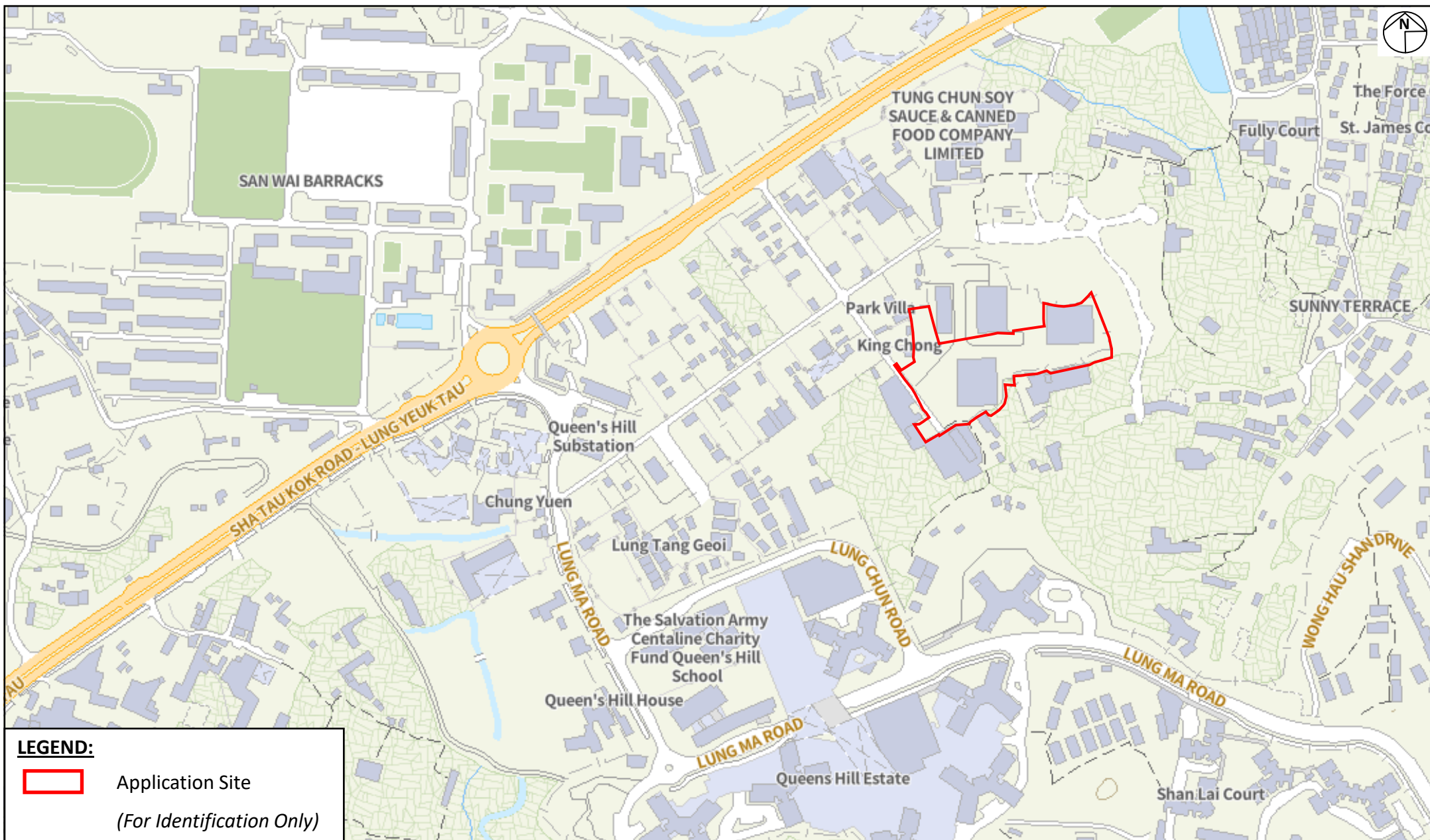
- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use (i.e. Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years) at the application site (i.e. Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the planning permission from the Board under planning application (No. A/NE-LYT/731) approved on 18.9.2020 which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 6.1.3 The application site currently falls within two respective areas zoned “R(C)” and “AGR” on the Current OZP (i.e. approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19) gazetted on 6.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed use;*
  - (b) It will be in line with Town Planning Board Guidelines No. 34D;*
  - (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
  - (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
  - (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
  - (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*
- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.



## List of Figures

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| Figure 4 | Site Plan   |
| Figure 5 | Extract of Board Land Use Concept Plan – QH PDA Scenario I                                  |
| Figure 6 | Extract of Board Land Use Concept Plan – QH PDA Scenario II                                 |



**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Location Plan

**Figure:**

1

**Scale:**

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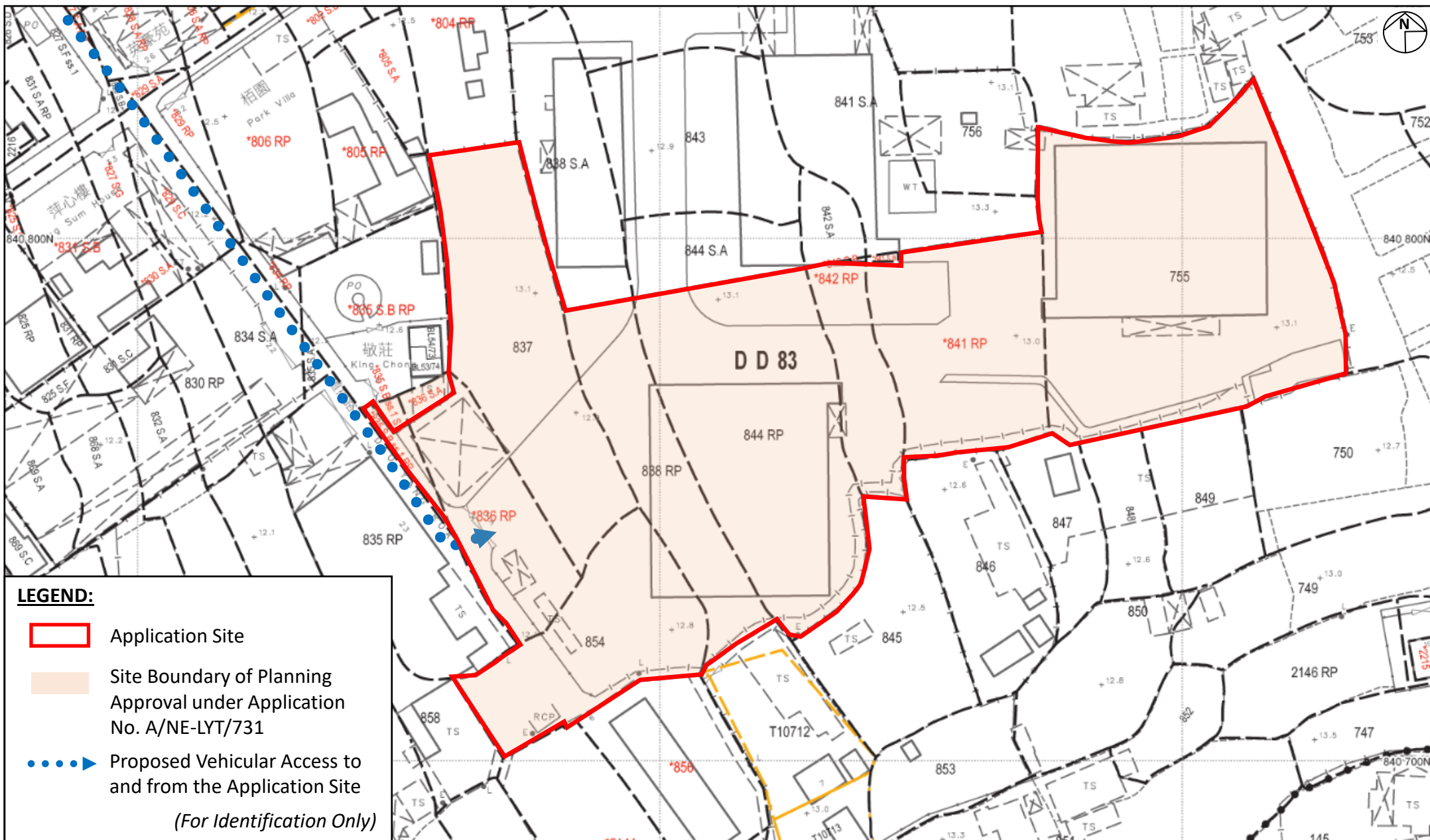
**Date:**

July 2023

Ref.: ADCL/PLG-10265/R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Extract of Lot Index Plan No. S00000112457\_0001

**Figure:**

2

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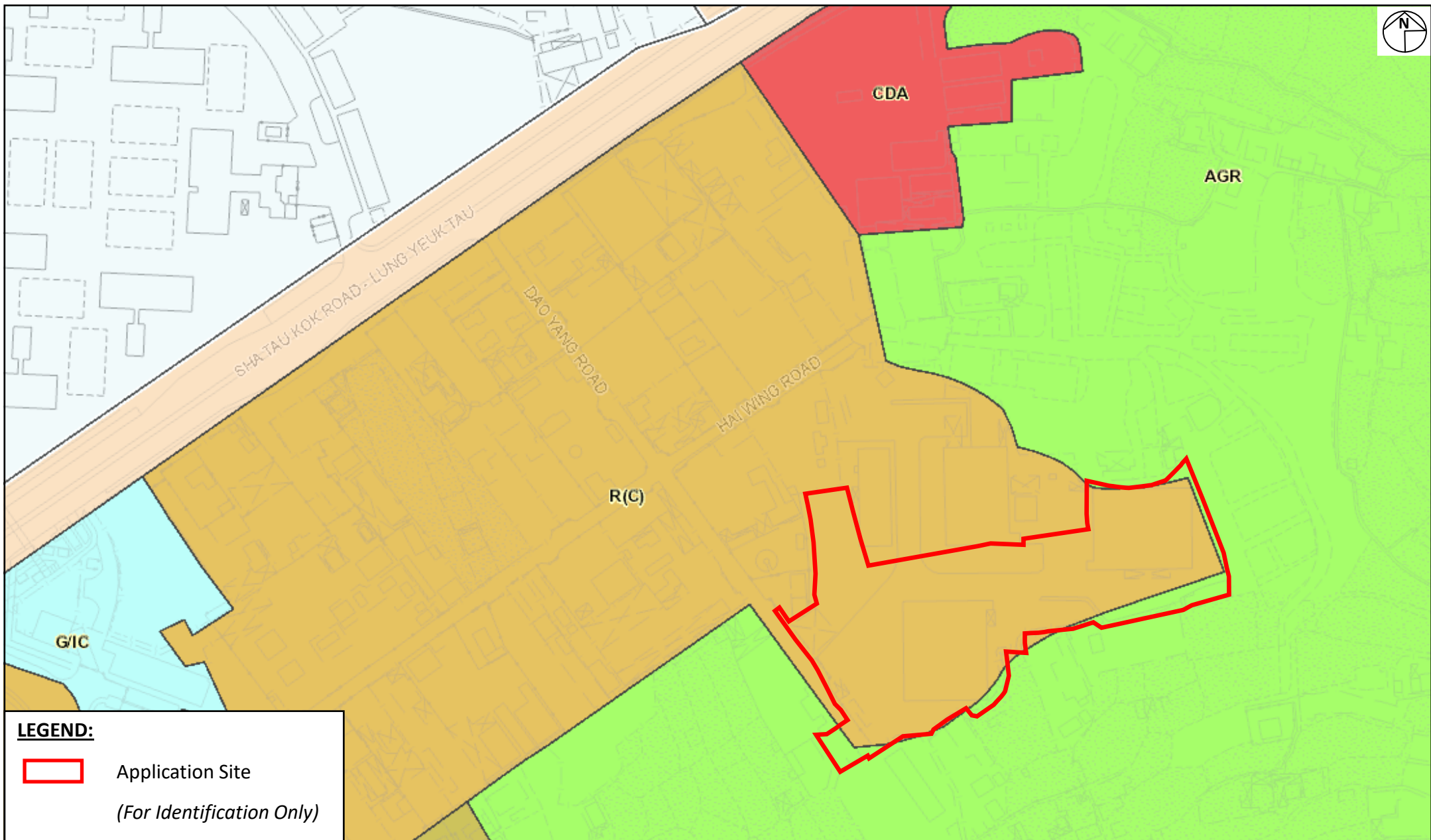
**Date:**

July 2023



AIKON DEVELOPMENT CONSULTANCY LTD.





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

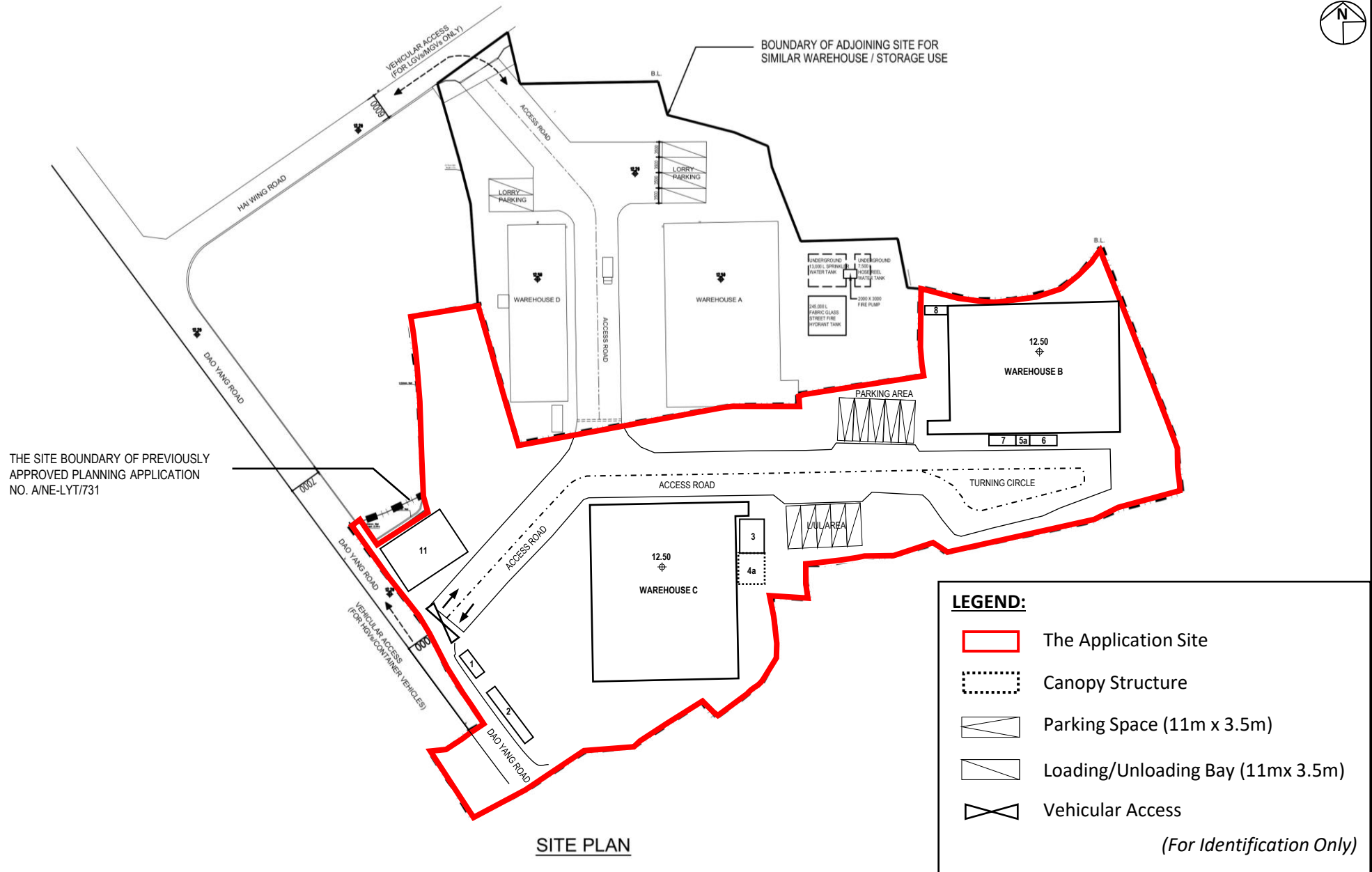
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Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19

Ref.: ADCL/PLG-10265/R001/F003

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**Date:**  
July 2023



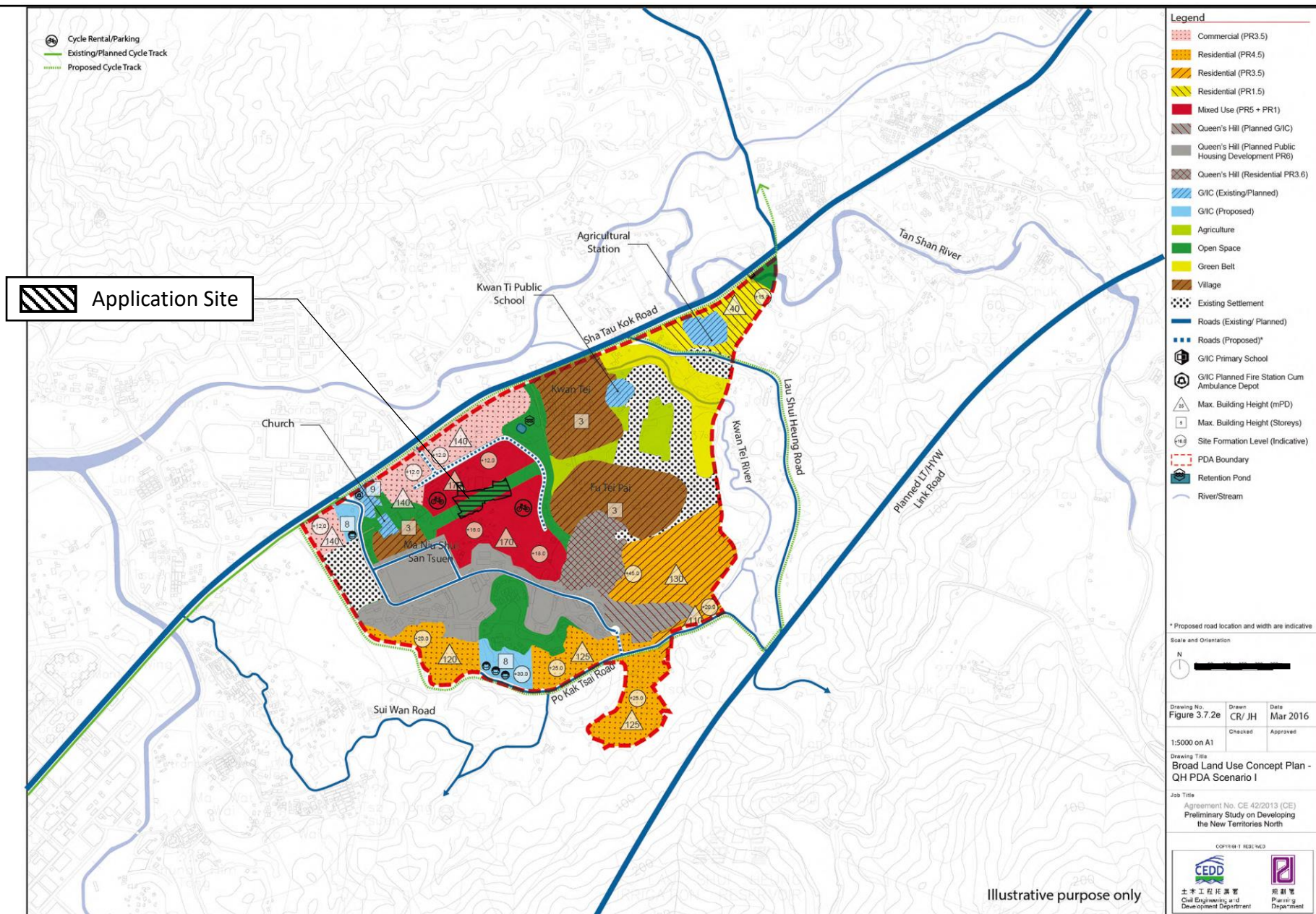
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Ref.: ADCL/PLG-10265/R001/F004

**Date:**  
July 2023







**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Extract of Board Land Use Concept Plan – QH PDA Scenario I under Preliminary Feasibility Study on Developing the New Territories North

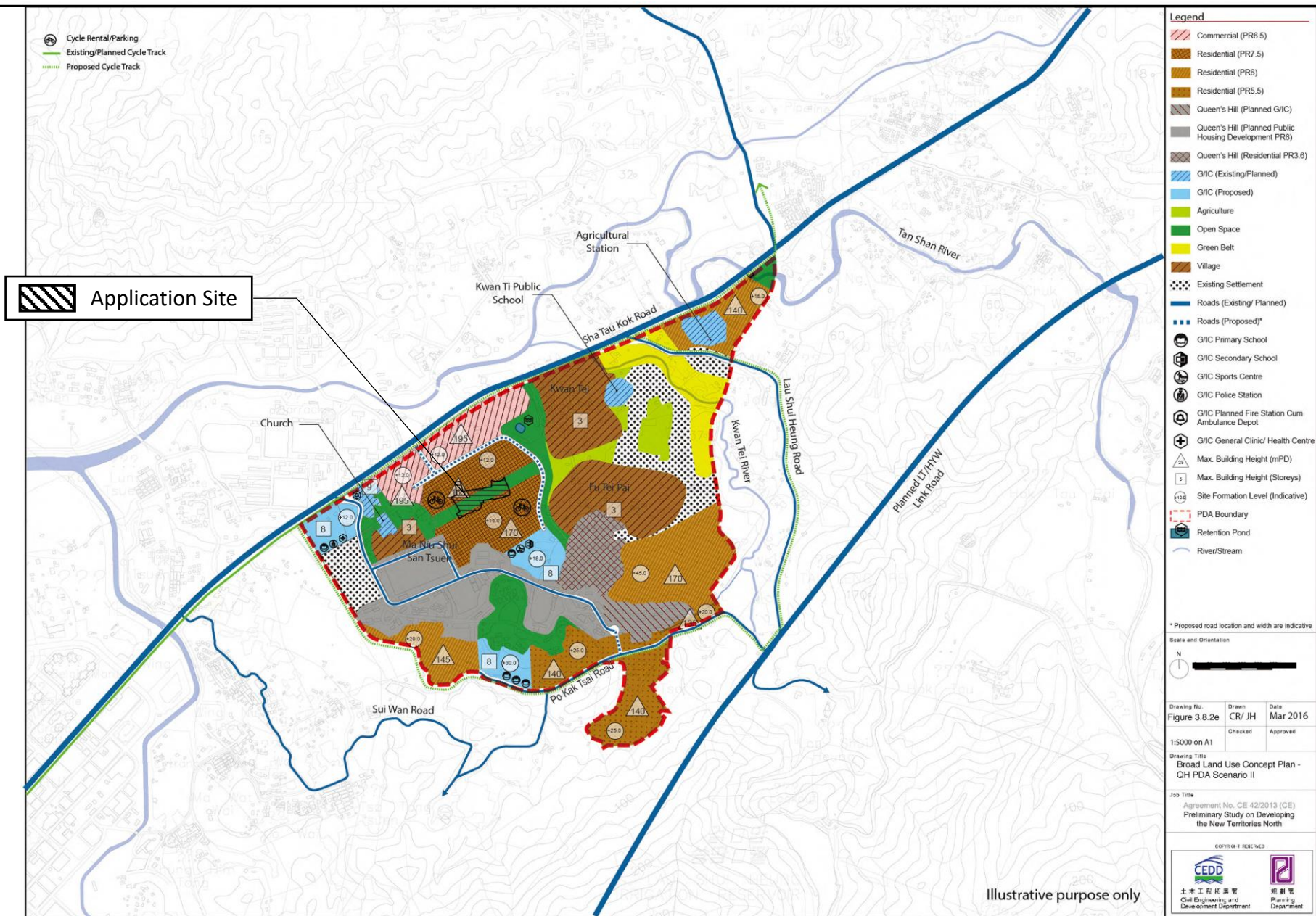
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**Date:**  
July 2023

Ref.: ADCL/PLG-10265/R001/F005





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Extract of Board Land Use Concept Plan – QH PDA Scenario II under Preliminary Feasibility Study on Developing the New Territories North

**Figure:**  
6

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**Date:**  
July 2023

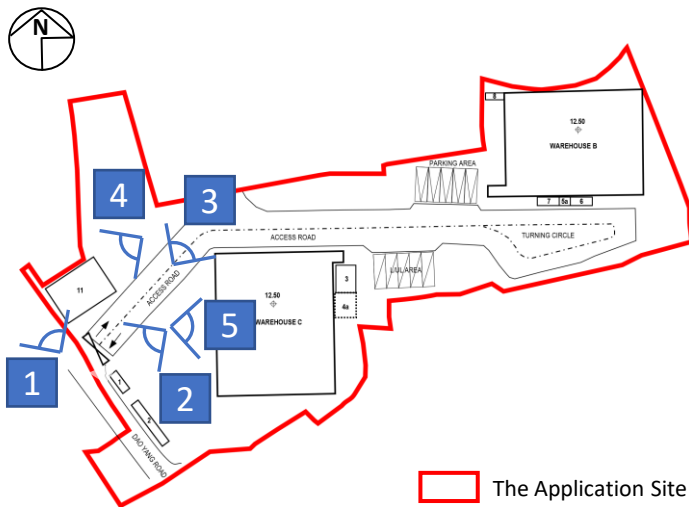
Ref.: ADCL/PLG-10265/R001/F006

## List of Illustrations

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| Illustration 3    | Condition Record of Existing Drainage Facilities    |





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

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Existing Condition of the Application Site

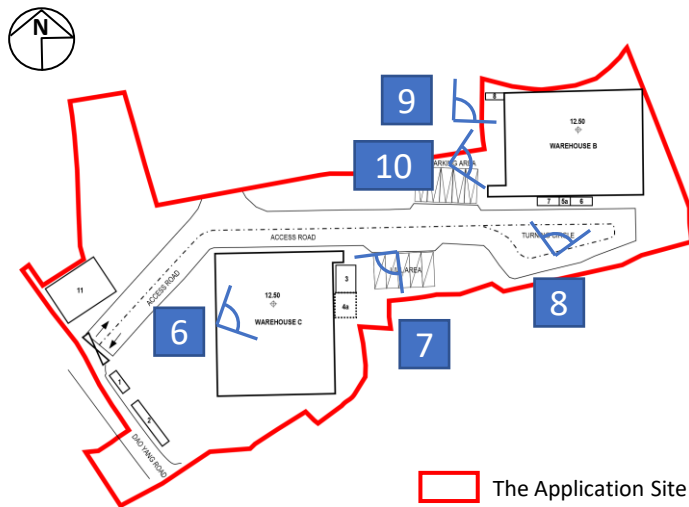
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**Date:**  
July 2023





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Existing Condition of the Application Site (Cont.)

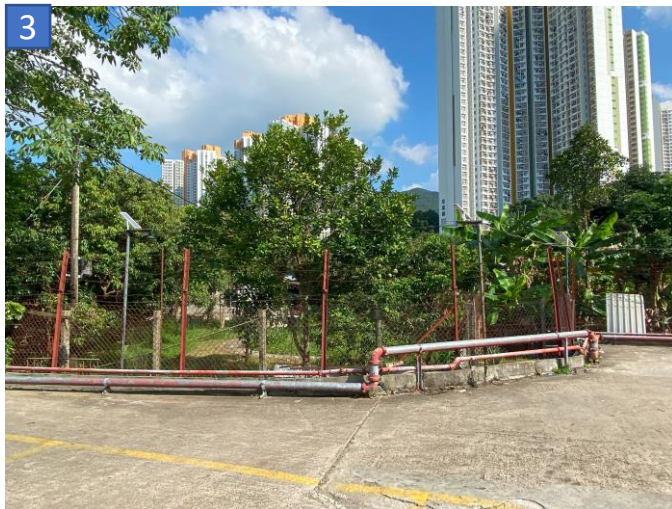
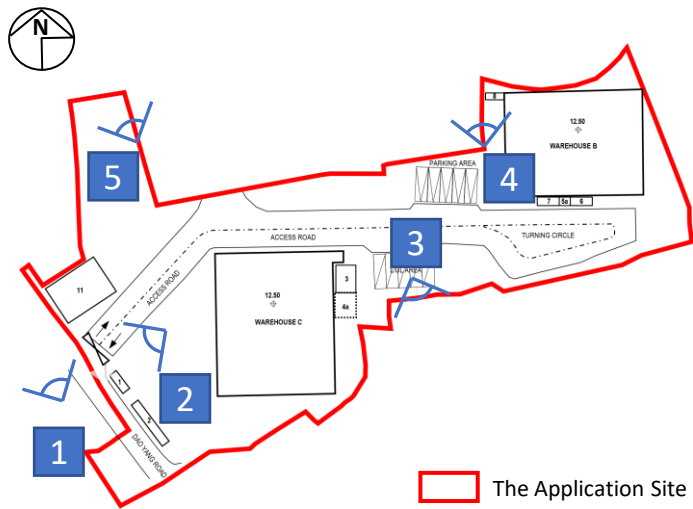
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July 2023

Ref.: ADCL/PLG-10265/R001/I001-II





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Condition Record of Existing Trees  
(Photographic Record dated 7.7.2023)

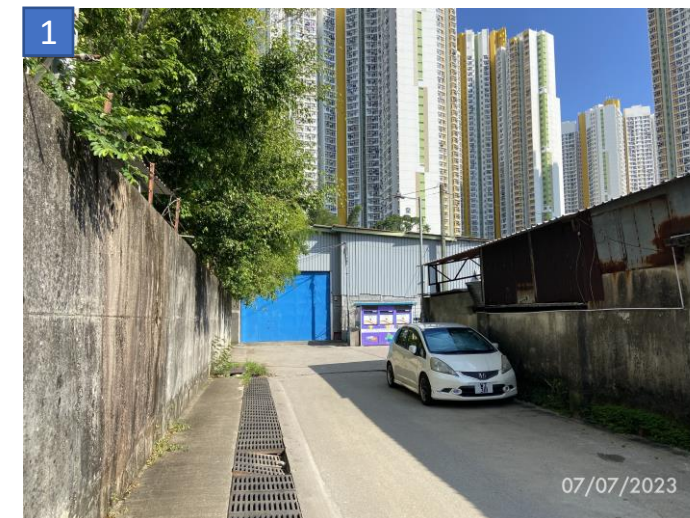
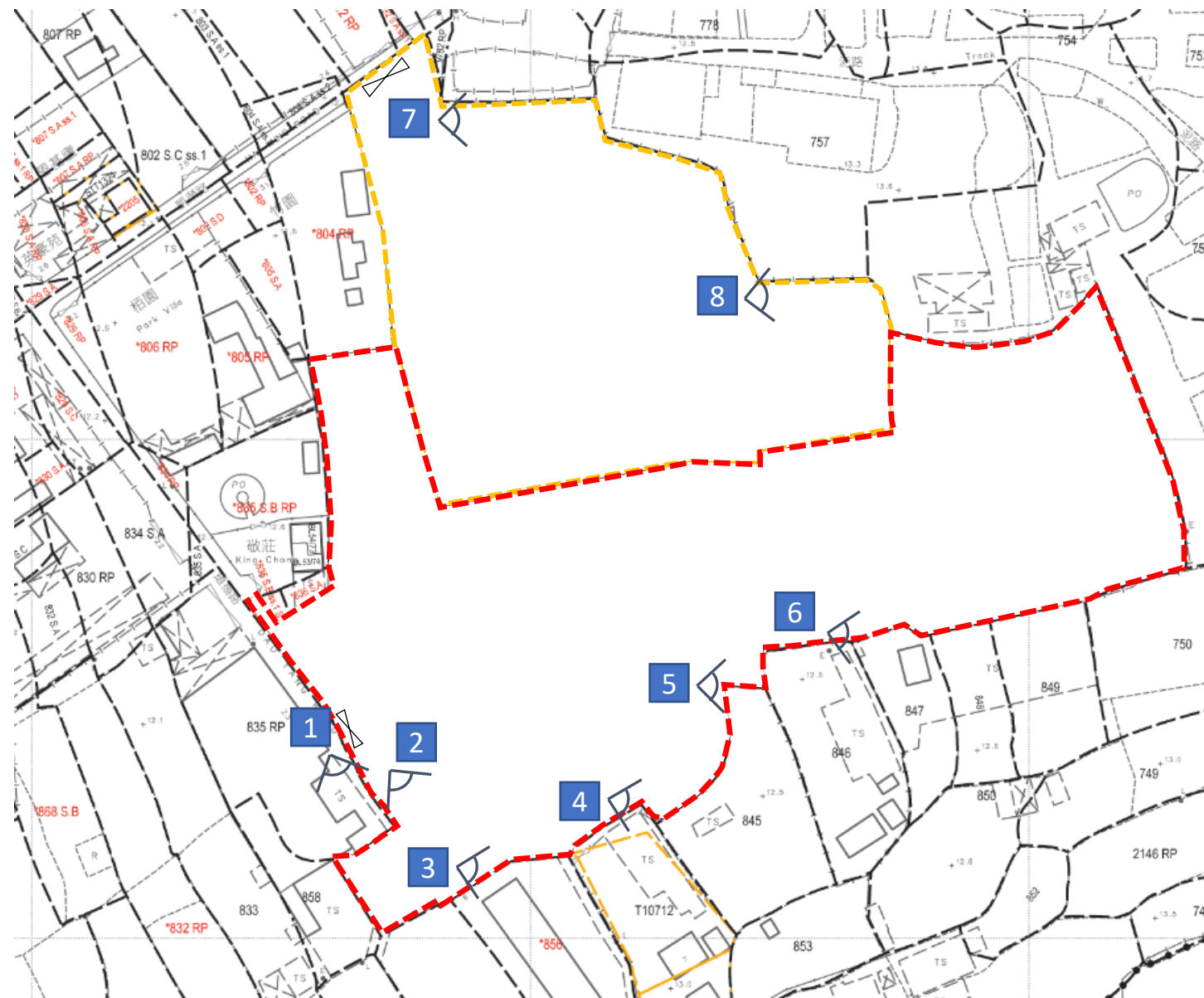
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**Illustration:**  
2



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**Date:**  
July 2023





#### LEGEND:

- The Application Site Boundary
- Adjoining Boundary (also belongs to the applicant)
-  Ingress/Egress
-  Viewpoint

(For Identification Only)



**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Condition Record of Existing Drainage Facilities  
(Photographic Record dated 7.7.2023)

**Illustration:**  
3  
**Scale:**  
N/A  
**Date:**  
Jul 2023



## List of Appendices

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| Appendix III | Letter from Planning Department dated 1.4.2022 for Compliance with Condition (n) and (o) on the submission of proposals for water supplies for firefighting and fire service installations and the implementation of proposals for water supplies for firefighting and fire service installations |

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## Appendix I

### Approval Letter of the Previous Application No. A/NE-LYT/731

**城市規劃委員會**

香港北角渣華道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LYT/731

By Post & Fax

9 October 2020

Aikon Development Consultancy Ltd.

(Attn.: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)” and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part), 842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

I refer to my letter to you dated 9.9.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 28.10.2020 until 27.10.2023 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., as proposed by you, is allowed on the site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (d) a maximum of two heavy goods vehicles/container vehicles are allowed to enter the site per day, as proposed by you, during the planning approval period;
- (e) all vehicles should only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period;
- (f) no open storage of materials shall be carried out on the site at any time during the planning approval period;

- (g) no manufacturing activities shall be carried out on the site at any time during the planning approval period;
- (h) no used electrical appliances, televisions, computer monitors, computer parts or any other types of electronic waste are allowed to be stored on the site during the planning approval period;
- (i) the maintenance of the existing trees within the site at all times during the planning approval period;
- (j) the maintenance of the existing drainage facilities within the site properly at all times during the planning approval period;
- (k) all vehicles entering and exiting the site during the planning approval period shall be restricted to non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m.), as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) the implementation of the traffic mitigation measures during the planning approval period, as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the submission of a condition record of the existing drainage facilities within 3 months from the commencement date of renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2021;
- (n) the submission of proposals for water supplies for firefighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2021;
- (o) in relation to (n) above, the implementation of proposals for water supplies for firefighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2021;
- (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l), is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (q) if any of the above planning conditions (m), (n) or (o) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time



for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 28.10.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.9.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 30.10.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

## List of Government Department Contacts

(Application No. A/NE-LYT/731)

| 部門<br>Department                       | 辦事處<br>Office   | 聯絡人姓名<br>Name of Contact<br>Person   | 電話號碼<br>Telephone<br>No. | 傳真號碼<br>Facsimile<br>No. |
|--|---|--------------------------------------|--------------------------|--------------------------|
| 渠務署<br>Drainage Services<br>Department | 新界北渠務部<br>Mainland North<br>Division                  | 余偉昌先生<br>Mr. YU Wai Cheong           | 2300 1407                | 2770 4761                |
| 消防處<br>Fire Services Department        | 策劃組<br>Planning Group (PG)                            | 陳銘冲先生<br>Mr. CHAN Ming<br>Chung      | 2733 7735                | 2739 8775                |
| 運輸署<br>Transport Department            | 交通工程 (新界東) 部<br>Traffic Engineering (NTE)<br>Division | 林瑞華先生<br>Mr. LAM Shui Wah,<br>Daniel | 2399 2228                | 2381 3799                |

## **A p p e n d i x   I I**

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Letter from Planning Department dated 27.10.2020 for Compliance with Condition (m) on the  
submission of a condition record of the existing drainage facilities

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong.

本函檔號 Your Reference ( ) in ADCL/PLG-10213/L001

本署檔號 Our Reference ( ) in TPB/A/NE-LYT/731

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Limited

**By Post and Fax**

27 October 2020

Dear Mr. LUK,

**Renewal of Planning Approval of Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)” and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part), 842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

**(Compliance with Approval Condition (m) for Application No. A/NE-LYT/731)**

I refer to your submissions received on 12.10.2020 for compliance with approval condition (m) in relation to the submission of a condition record of the existing drainage facilities under the captioned application.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry W. C. YU; Tel.: 2300 1407) has been consulted and advised that approval condition (m) is considered complied with. His comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

(Ms. Jessica CHU)  
for and on behalf of  
Director of Planning

## **Appendix I**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
- the applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s);
- the applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost; and
- the applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

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Internal  
CTP/TPB(1)  
Site record

HFC/SY/JT/jt

### Appendix III

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Letter from Planning Department dated 1.4.2022 for Compliance with Condition (n) and (o) on the  
submission of proposals for water supplies for firefighting and fire service installations and the  
implementation of proposals for water supplies for firefighting and fire service installations

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-LYT/731  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Aikon Development Consultancy Ltd.

**By Post and Fax**

1 April 2022

(Attn.: Mr. Thomas LUK)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding  
Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)”  
and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part),  
842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

**(Compliance with Approval Conditions (n) and (o) for Planning Application No.  
A/NE-LYT/731)**

I refer to your submissions received by this office on 8.12.2021 and 14.12.2021 for compliance with approval condition (n) and (o) in relation to the submission and implementation of proposals for water supplies for firefighting and fire service installations respectively under the captioned planning application. Two interim replies were sent to you on 26.1.2022 and 1.3.2022.

Director of Fire Services (Contact person: Mr. IP Yan-chi; Tel.: 2733 5844) has been consulted and advised that approval conditions (n) and (o) are considered complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

(Margaret CHAN)  
District Planning Officer/  
Sha Tin, Tai Po & North,  
Planning Department



Date : 17<sup>th</sup> August, 2023  
Your Ref : TPB/A/NE-LYT/804  
Our Ref. : ADCL/PLG-10265/L002

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,



**Re: Section 16 Planning Application for Renewal Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories**

We refer to the latest comments from Fire Services Department and would like to enclose herewith a full set of valid FS251 covering all the FSIs implemented to address the abovementioned departmental comment for their consideration.

We would like to clarify that the current renewal application in terms of approval period sought, and proposed uses is the same as that proposed in the last approved application (i.e. Planning Application No. A/NE-LYT/731). While the current application involves a minor change in layout compared to that in the last approved application, it should be noted that the insignificant change is due to a reduced number of small temporary structures (see **Figure 1** and **Figure 2**). Most importantly, the existing warehouses (Warehouse B and C) will remain unchanged. The latest FS251 certification, dated 5.6.2023, is considered valid to demonstrate that sufficient FSI has been implemented under the layout in the current application.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,  
**Aikon Development Consultancy Limited**



Encl.

c.c. Client

DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)

## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8950790

FSD Ref.: \_\_\_\_\_  
消防處檔號

Name of Client :

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Fanling

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

| Code 編碼<br>(1-35) | Type of FSI 裝置類型                   | Location(s) 位置 | Comment on Condition 狀況評述      | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|------------------------------------|----------------|--------------------------------|-----------------------------------|----------------------------------|
| 11                | Emergency Lighting                 | Warehouse B    | Conforms with FSD requirements | 05/06/2023                        | 04/06/2024                       |
| 12                | Exit Sign                          | Warehouse B    | Conforms with FSD requirements | 05/06/2023                        | 04/06/2024                       |
| 13                | Fire Alarm System (MFA)            | Warehouse B    | Conforms with FSD requirements | 05/06/2023                        | 04/06/2024                       |
| 23                | Hose Reel                          | Warehouse B    | Conforms with FSD requirements | 05/06/2023                        | 04/06/2024                       |
| 28                | Sprinkler System                   |                |                                |                                   |                                  |
|                   | - 1 lot pendent type Spr. Head     | Warehouse B    | Conforms with FSD requirements | 05/06/2023                        | 04/06/2024                       |
|                   | - 1 lot Dry pendent type Spr. Head | Warehouse B    | Conforms with FSD requirements | 05/06/2023                        | 04/06/2024                       |

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                | -NIL-                              |                           |                                   |

## Part 3 第三部 Defects 損壞事項

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Outstanding Defects 未修缺點 | Comment on Defects 缺點評述 |
|-------------------|------------------|----------------|--------------------------|-------------------------|
|                   |                  |                | -NIL-                    |                         |

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署

Name :

姓名

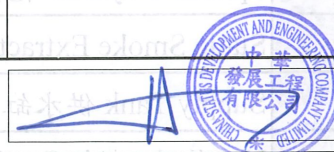
FSD/RC No. :

消防處註冊號碼

Company Name :  
公司名稱Telephone :  
聯絡電話

Date :

日期



Yim Choi Wah Alex

China Status Development And  
Engineering Company Limited

05/06/2023

For FSD  
use only:

Inspected

Key-in

Verified



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8950791

FSD Ref.: \_\_\_\_\_

消防處檔號

Name of Client :

顧客姓名

Carlton Woodcraft Manufacturing Limited

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Street/Road/Estate Name :

街道/屋苑名稱

Block :

座

District :

分區

Fanling

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防（裝置及設備）規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

| Code 編碼<br>(1-35) | Type of FSI 裝置類型        | Location(s) 位置 | Comment on Condition 狀況評述                               | Completion Date<br>完成日期(DD/MM/YY) | Next Due Date<br>下次到期日(DD/MM/YY) |
|-------------------|-------------------------|----------------|---|-----------------------------------|----------------------------------|
| 11                | Emergency Lighting      | Warehouse C    | Conforms with FSD requirements                          | 05/06/2023                        | 04/06/2024                       |
| 12                | Exit Sign               | Warehouse C    | Conforms with FSD requirements                          | 05/06/2023                        | 04/06/2024                       |
| 13                | Fire Alarm System (MFA) | Warehouse C    | Conforms with FSD requirements                          | 05/06/2023                        | 04/06/2024                       |
| 23                | Hose Reel               | Warehouse C    | Conforms with FSD requirements<br>See Defects At Part 3 | 05/06/2023                        | 04/06/2024                       |
| 28                | Sprinkler System        | Warehouse C    | Conforms with FSD requirements                          | 05/06/2023                        | 04/06/2024                       |

**Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作**

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置 | Nature of Work Carried out 完成之工作內容 | Comment on Condition 狀況評述 | Completion Date<br>完成日期(DD/MM/YY) |
|-------------------|------------------|----------------|------------------------------------|---------------------------|-----------------------------------|
|                   |                  |                | -NIL-                              |                           |                                   |

**Part 3 第三部 Defects 損壞事項**

| Code 編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s) 位置              | Outstanding Defects 未修缺點           | Comment on Defects 缺點評述 |
|-------------------|------------------|-----------------------------|------------------------------------|-------------------------|
| 23                | Hose Reel        | Public Area,<br>Warehouse C | 1 no. 80mm dia. F.S. Inlet Damaged | Need To Replacement     |

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

**如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署

Name :  
姓名

FSD/RC No. :  
消防處註冊號碼

Company Name :  
公司名稱

Telephone :  
聯絡電話

Date :  
日期



Yim Choi Wah Alex

China Status Development And  
Engineering Company Limited

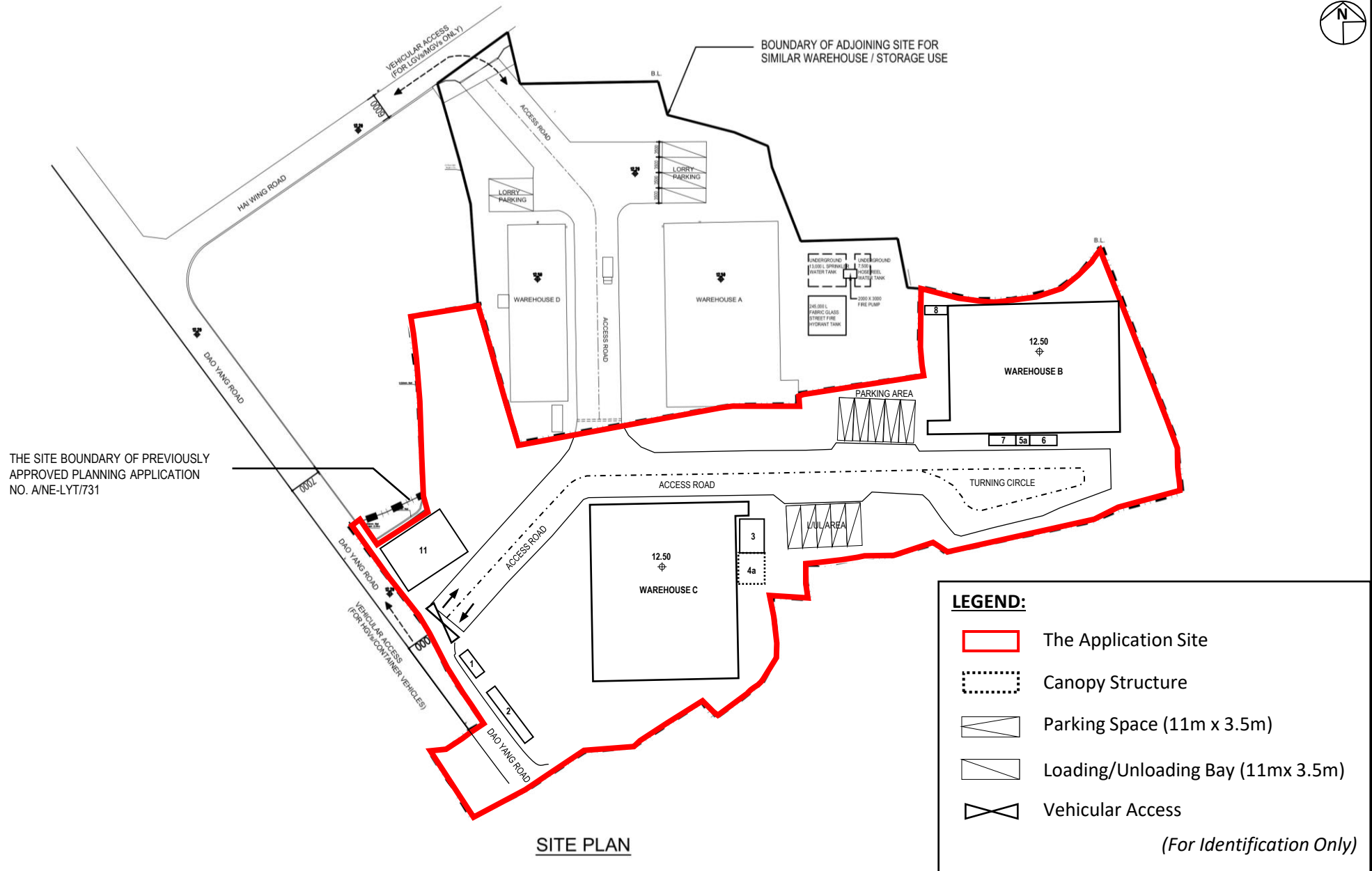
05/06/2023

For FSD  
use only:

Inspected

Key-in

Verified



**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Site Plan for current application  
(No. A/NE-LYT/804)

**Figure:**

1

**Scale:**

Not to Scale

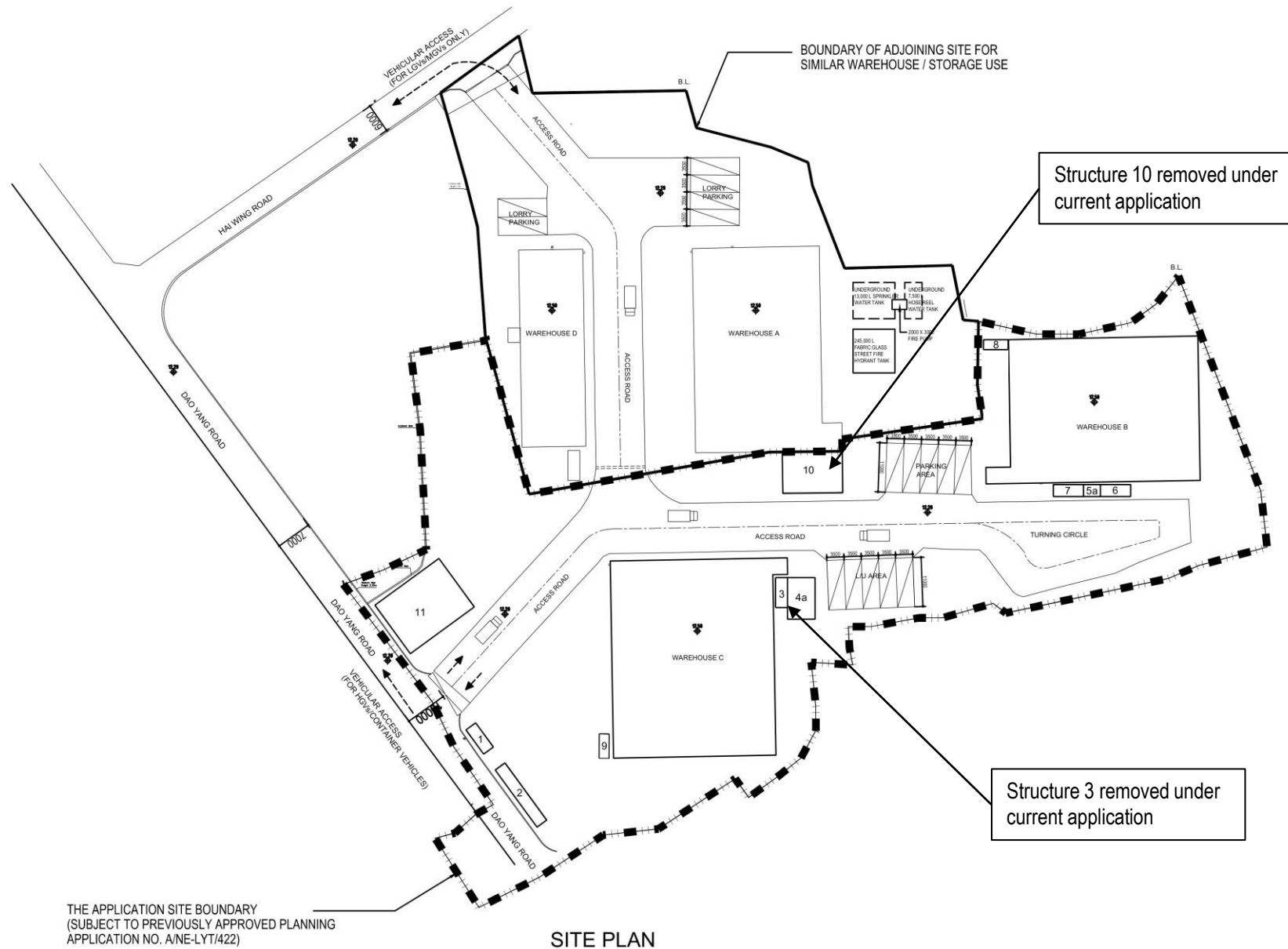
**Date:**

July 2023

Ref.: ADCL/PLG-10265/L002/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



**SITE PLAN**

**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Site Plan for last application  
(No. A/NE-LYT/731)

**Figure:**

2

**Scale:**

Not-to-scale

**Date:**

July 2023

Ref.: ADCL/PLG-10265/L002/F002



AIKON DEVELOPMENT CONSULTANCY LTD.





Date : 13<sup>th</sup> September, 2023  
Your Ref : TPB/A/NE-LYT/804  
Our Ref. : ADCL/PLG-10265/L003

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Renewal Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories**



We refer to our submission dated 27.7.2023 (Ref. ADCL/PLG-10265/L001), we would like to substantiate the following points.

- The application site is subject to 8 previous planning approvals under applications No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731 for manufacture and warehouse uses. Given that the nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/NE-LYT/731), and there has been no material change in planning circumstances since the approval of the previous application, the current application is considered in line with the Town Planning Board Guidelines (TPB PG-No. 34D) and entitled to be considered as an application of renewal of planning approval.
- The application site has been occupied for workshop and warehouse purposes and similar use since 2003. It has been maintained and operated effectively, with no significant changes over the years. Under the current application, the operational activities will remain unchanged, consistent with the previous planning approval. In addition, the proposed use is solely for the storage of non-polluted and non-dangerous goods, which will remain stagnant at all times. It is anticipated that there will be no adverse impacts on the adjacent environment.
- While it is noted that a minor portion of the application site on Lot 854 partially falls within Queen's Hill Site of Archaeological Interest ("SAI"), it is essential to note that this area is occupied by an existing local road, namely Dao Yang Road. The current proposal does not involve any alterations, construction, or excavation on or underneath this road and it would continue to be a major access road for local residents in the vicinity. As an existing local road, there is no structure erecting above the concerned area. The applicant is willing to allow access to staff from the Antiquities and Monuments Office (AMO) at any time for investigation and inspection purposes.

Should you have any queries, please do not hesitate to contact the undersigned at  
for your kind attention.

. Thank you

Yours faithfully,  
For and on behalf of  
**Aikon Development Consultancy Limited**

Encl.

c.c. Client

DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)

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



**[A/NE-LYT/804] Replacement Pages of Planning Statement**

14/09/2023 13:28

From:

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

Cc:

File Ref:

1 attachment



ADCL\_PLG\_10265\_R001a (Combined).pdf

Dear Markie,

As per the tele-conversation this morning, please see the enclosed replacement pages of the Planning Statement (amendments highlighted in yellow) for your processing.

We would like to clarify that:

- The uncovered area and covered area of the application site are about 7,853.68m<sup>2</sup> and 3,000.00m<sup>2</sup>, and
- HGVs will be mainly involved instead of container vehicles.

Should you have any further enquiries, please feel free to contact Ms. Isa Yuen or me at

Thank you.

Best regards,

**Benjamin Lee** Town Planning Assistant

---

**毅勤發展顧問有限公司**

**Aikon Development Consultancy Limited**

Estate Agent's License (Company): C-045740

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**Section 16 Planning Application  
Renewal of Planning Approval under  
Application No. A/NE-LYT/731**

Temporary Warehouses (excluding  
Dangerous Goods Godown) for a Period  
of 3 Years

Lots 755, 835 S.B ss.1 RP, 836 RP, 837,  
838 RP, 841 RP, 842 RP, 844 RP and 854  
in D.D.83, No. 31A Ma Liu Shui San Tsuen,  
Fanling, New Territories

*Planning Statement*

Prepared by  
*Aikon Development Consultancy Ltd.*

September 2023

## EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/NE-LYT/731) approved on 18.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.

The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19 gazetted on 16.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed use;*
- (b) It will be in line with Town Planning Board Guidelines No. 34D;*
- (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
- (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
- (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為期三年的臨時貨倉（危險品倉庫除外）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界粉嶺馬料水新村 31A 號丈量約份第 83 約地段第 755 號、第 835 號 B 分段第 1 小分段餘段、第 836 號餘段、第 837 號、第 838 號餘段、第 841 號餘段、第 842 號餘段、第 844 號餘段及第 854 號（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

該申請是為了城規會於 2020 年 9 月 18 日批准並將於 2023 年 10 月 27 日到期的規劃許可（申請編號：A/NE-LYT/731）續期，申請人希望給予機會，在發展參數微調、性質 / 運作及四周環境沒有改變下可於申請地點繼續用作擬議用途。

申請地點於 2022 年 12 月 16 日刊憲公佈的龍躍頭及軍地南分區計劃大綱核准圖（編號：S/NE-LYT/19）內被劃為「住宅（丙類）」及「農業」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點先前八次獲城規會批准作擬議用途或類似擬議用途；
- (二) 擬議用途符合城規會規劃指引編號：34D；
- (三) 批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質所涉及的車輛進出數目將維持不變。於申請地點內存放的物品全屬非污染 / 非危險性，而且經常處於靜止狀態下。再者，申請人將繼續妥善保養及維持現時所提供的渠務裝置、消防裝置及園林種植；
- (五) 申請地點享有接近邊境口岸的位置優勢，可解決新界北部對倉庫設施的迫切需求；
- (六) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「住宅（丙類）」及「農業」用途規劃意向及長遠的新發展計劃。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會從寬批准擬議用途作為期三年之規劃申請。

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## 1. INTRODUCTION

### 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Year** (hereinafter referred to as “the proposed use”) at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories (hereinafter referred to “the application site”). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 10,853.68m<sup>2</sup>. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.
- 1.1.2 Prepared on behalf of Carlton Woodcraft Manufacturing Ltd. (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited have been commissioned to prepare and submit the current application on his behalf. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/NE-LYT/731) approved on 18.9.2020 (hereinafter referred to “the last approved application”) which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 1.1.3 The application site currently falls within two respective areas zoned “Residential (Group C)” (“R(C)”) and “Agriculture” (“AGR”) on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 gazetted on 16.12.2022 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). According to the Schedule of Uses for “R(C)” and “AGR” zones attached to the Notes of the Current OZP, the proposed use is neither one of the Column 1 nor Column 2 uses. However, as stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission again from the Board for the proposed use on a **temporary basis of 3 years**.



## 1.2 Background

- 1.2.1 The application site was previously subject to eight approved planning applications (Application Nos. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731) for manufacture and warehouse uses. The first four applications are all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. The last four approved applications (i.e. Applications No. A/NE-LYT/422, 542, 631 and 731) for temporary warehouses (excluding dangerous goods godown) (i.e. same as the proposed use) for a period of 3 years was approved by the Board on 13.8.2010, 23.5.2014, 27.10.2017 and 18.9.2020 respectively, mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application.
- 1.2.2 The application site is currently subject to a Short-Term Waiver (STW) No. 985 registered in the Land Registry under Memorial No. 267744 dated 29.01.1992 issued by Lands Department (LandsD), and a Temporary Building Permit (TBP) (No. NT5/2004(TBP) and Temporary Occupation Permit (TOP) (No. NT11/2004(TOP)) renewed by Building Authority (BA) on 09.03.2011.

## 1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-
- (a) To be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application;*
  - (b) To maximize land utilization in an area already subject to the preponderance of industrial uses, open storage and warehouse activities;*
  - (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
  - (d) To be given an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

## **1.4 Structure of the Planning Statement**

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## 2. SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located at No. 31A Ma Liu Shui Tsuen with direct access via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road (**Figure 1**). Majority of the application site as indicated per **Illustrations 1-I and 1-II** is paved and fenced off mainly for the storage of manufacturing materials, trading products and vehicle parts and accessories within the long-established warehouses.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The locality of the application site is generally rural in character, mixed with active and fallow agricultural land, tree groups, rural workshops, warehouses, domestic structures and temporary structures.
- 2.2.2 To the immediate north of the application site is currently being utilized for open storage/workshop uses which was subject to numerous of planning applications (Nos. IDPA/NE-LYT/5, DPA/NE-LYT/35, A/NE-LYT/277, 301, 313, 423) approved by the Board (hereinafter referred to as “the Adjoining Site”). Some domestic structures are found to the northwest of the application site. To the further north of the application site is dominated by various kinds of open storage yard and car repair workshop.
- 2.2.3 Scattered domestic structures and agricultural land are found to the east, south, southeast and southwest of the application site. Warehouses and workshops are also found to the south and west of the application site.
- 2.2.4 In general, while the application site falls mainly within an area zoned “R(C)”, the area is dominated by rural industrial uses, such as warehouses, workshops and open storages. The proposed use is thus considered not incompatible with the surrounding areas.

### 3. PLANNING CONTEXT

#### 3.1 The Current OZP

3.1.1 The application site falls within areas zoned “R(C)” and “AGR” on the Current OZP (please refer to **Figure 3**). Despite the fact that the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject “R(C)” and “AGR” zones, the Board may grant planning permission, with or without conditions, for a maximum period of three years under section 16 of the TPO.

3.1.2 The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The planning intention of the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fishponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

#### 3.2 Previous Planning Applications

3.2.1 The application site was previously subject to 8 applications (No. IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731) for manufacture and warehouse uses. The first four applications were all approved by the Board for the use of temporary workshop for manufacture and/or warehouse for storage of wooden and rattan furniture for a temporary period of 3 years. **Table 1** encapsulates details of these seven previous applications.

3.2.2 The last approved application (No. A/NE-LYT/731) for the same proposed use, submitted by the same applicant was approved by the Board on 18.9.2020 mainly on the grounds that (a) approval of the application on a temporary basis for 3 years would not frustrate the long-term planning intentions of the “R(C)” and “AGR” zones; (b) the temporary warehouses are not incompatible with the surrounding land uses; and (c) the temporary warehouses are unlikely to cause significant adverse traffic, drainage and landscape impacts on the surrounding areas and Government departments concerned have no adverse comment on or no objection to the application. The planning permission for the last approved application will lapse on 27.10.2023.

*Table 1: Previous Planning Applications Covering the Application Site*

| Application No. | Proposed Use(s)  | Date of Decision          | Decision  |
|-----------------|--|---------------------------|---|
| A/IDPA/NE-LYT/6 | Workshops for Manufacture and Storage of Wooden and Rattan Furniture                                   | 26.03.1991                | Approved for a Period of 3 Years                                      |
| A/NE-LYT/260    | Temporary Warehouses for Storage of Wooden and Rattan Furniture for a Period of 3 Years                | 16.05.2003                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/278    | Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years | 11.06.2004                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/300    | Temporary Workshops for Manufacture and Storage of Wooden and Rattan Furniture for a Period of 3 Years | 15.04.2005                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/422    | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 13.05.2011<br>(On Review) | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/542    | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 23.05.2014                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/631    | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 27.10.2017                | Approved with conditions on a temporary basis for a period of 3 Years |
| A/NE-LYT/731    | Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years                        | 18.9.2020                 | Approved with conditions on a temporary basis for a period of 3 Years |

- 3.2.3 All approval conditions of the last approved application (No. A/NE-LYT/731) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning condition under the last approved application. **Appendices II** to **III** attaches the relevant discharge letters for the approval conditions.

*Table 2: Compliance with Planning Approval Conditions under the Last Approved Application*

| Planning Approval Conditions |  | Discharged Date |
|------------------------------|--|-----------------|
| (n)                          | the submission of a condition record of the existing drainage facilities                           | 27.10.2020      |
| (o)                          | the submission of proposals for water supplies for firefighting and fire service installations     | 1.4.2022        |
| (p)                          | the implementation of proposals for water supplies for firefighting and fire service installations | 1.4.2022        |



- 3.2.4 As compared with the last approved scheme under Application No. A/NE-LYT/731, there would be no substantial changes in the proposed development parameters, and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.

### 3.3 Town Planning Board Guidelines (TPB PG-No. 34D)

- 3.3.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application. Apart from the fact that there would be **no changes in the nature/operation of the proposed use but only slight changes in the proposed development parameters**, the physical settings surrounding the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval within specified time limits**. In view of this, the current application shall be deemed capable of being in line with the Town Planning Board Guidelines (TPB PG-No. 34D).

### 3.4 Preliminary Feasibility Study on Developing the New Territories North

- 3.4.1 The Preliminary Feasibility Study on Developing the New Territories North (hereinafter referred to as “the NTN Study”) was commissioned in 2014 and finished in 2017. The NTN Study recommended two development scenarios for further study. The application site fell within Queen’s Hill Potential Development Area (QH PDA) of the study area. Under the recommended Scenario 1, the application site falls within areas suggested for “Mixed Uses” (“MU”) and “Open Space” (“O”) (**Figure 5**). The “MU” site which the application site involved was suggested with a domestic plot ratio (PR) of 5 and a non-domestic PR of 1, comprising both retail and residential uses. Transit-oriented development is proposed at the “MU” site. The intention of this “MU” zone is *‘to serve as a centre to enhance the pedestrian connectivity of the planned QH Development towards the possible station in QH, such as requiring at-grade public pedestrian corridor, retail podium and etc., to reduce reliance on road-based transport’*, according to the NTN Study.
- 3.4.2 Under the recommended Scenario 2 (**Figure 6**), the application site falls within areas recommended for “Residential” (“R”) and “O” uses. According to the NTN Study, the “R” site which the application involved will be around the possible station to the north of the planned QH development with a PR of 7.5 which response to the transit-oriented development potential generated by the possible north-south railway.
- 3.4.3 Albeit the characteristics and land uses of application site and its surrounding areas shall be vastly changed upon the implementation of the New Territories North development, the development study was at preliminary feasibility study stage. It is expected that further feasibility and engineering study will be required before a final development scheme could be confirmed. Given the fact that statutory procedures

are also required to amend the Current OZP to carry out the final development scheme, a fairly **long processing time would be expected**. Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.

### **3.5 S12A Planning Application**

- 3.5.1 The application site is currently subject to an undergoing an S12A planning application (No. Y/NE-LYT/16) (hereinafter referred as to the “rezoning application”). The rezoning application seeks to rezone the application site, adjacent lots and government land from “Residential (Group C)” and “Agriculture” zone to “Residential (Group B)2” zone on the approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (No. S/NE/LYT/19) for proposed flat, shop and services and eating place. The rezoning application intends to amend the OZP with a view to materialising the latest government directions in alleviating the pressing housing demand, increasing quality housing supply and supporting the development of the Northern Metropolis. While the rezoning application was received by TPB in February 2023, it is expected to undergo a lengthy processing time. This includes considerations for the rezoning application, statutory procedures for OZP amendment, land exchange procedures, and subsequent construction activities. The proposed development under the rezoning application is tentatively scheduled for completion in 2029. Considering the preliminary stage of the rezoning application and the extended time required for statutory processes and construction, it is deemed unfavorable to leave the application site idle. Therefore, the current application seeks to continue utilizing the site for the proposed use under the given circumstances, allowing for the efficient utilization of land resources.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout & Operation

4.1.1 It is proposed to continue utilising the application site for the proposed use. As compared with the last approved scheme under Application No. A/NE-LYT/731, there is no change in the nature of the current application. **The site configuration and layout remain mostly same as that proposed in the last approved application except minor reduction in the site area, total covered area and floor area.** The application site has an area of about 10,853.68m<sup>2</sup>. Compared to the last approved scheme under Application No. A/NE-LYT/731, there is a minor reduction of site area (about 77.32m<sup>2</sup>) with a view to excluding certain areas that have been encroached by the adjoining Lot No. 853 S.B RP. While Lot 853 S.B. ss.1. S.A and 836 S.A are still under the Applicants' ownership, the current application has excluded the aforementioned lots to avoid complication of the current application.

4.1.2 The application site is currently erected with two single-storey temporary warehouse buildings (known as Warehouse B and Warehouse C) with a total floor area of about 2,659.80m<sup>2</sup> and a headroom of 7.35m each near the southern and eastern end of the application site for the general storage of manufacturing materials, trading products and vehicle parts and accessories. There are 9 nos. of structures/containers only being utilised as ancillary site office, guard room and storage uses which constitute to a total cover area of about 340.2m<sup>2</sup>. In aggregate, the said warehouses and structures/containers constitute to a total built-over area (i.e. covered area) of about 3,000m<sup>2</sup>, which is slightly lower than that of the last approved scheme under Application No. A/NE-LYT/731. The disposition of the proposed warehouses and ancillary structures/containers are shown in **Figure 4** whilst the key development parameters for the proposed use are encapsulated in **Table 3**.

Table 3: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/NE-LYT/731)

| Major Proposed Development Parameters     | Last Approved Application (No. A/NE-LYT/731)           | Proposed Use (Current Application)                     | Difference             |
|---|--|--|------------------------|
| <u>Site Area (m<sup>2</sup>)</u><br>Total | About 10,931.00 (100%)                                 | About 10,853.68 (100%)                                 | -77.32 m <sup>2</sup>  |
| Uncovered Area                            | About 7,808.33 (71%)                                   | About 7,853.68 (72.4%)                                 | +45 m <sup>2</sup>     |
| Covered Area                              | About 3,122.67 (29%)                                   | About 3,000.00 (27.6%)                                 | -122.67 m <sup>2</sup> |
| Applied Period                            | 3 years  | 3 years  | No Change              |
| Proposed Use(s)                           | Temporary Warehouse (excluding Dangerous Goods Godown) | Temporary Warehouse (excluding Dangerous Goods Godown) | No Change              |
| <u>Warehouse</u><br>No. of Blocks         | 2<br>(Warehouse B & Warehouse C)                       | 2<br>(Warehouse B & Warehouse C)                       | No Change              |

| Major Proposed Development Parameters | Last Approved Application (No. A/NE-LYT/731)  | Proposed Use (Current Application)  | Difference             |
|---------------------------------------|---|---|------------------------|
| Proposed Use(s)                       | General storage of manufacturing materials, trading products, vehicle parts and accessories   | General storage of manufacturing materials, trading products, vehicle parts and accessories   | No Change              |
| No. of Storeys                        | 1   | 1   | No Change              |
| Height (m)                            | With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m <sup>2</sup> each   | With a headroom of 7.35m, a column span of 10-11m and floor plate of 1,330m <sup>2</sup> each   | No Change              |
| <u>Ancillary Structure/Containers</u> |   |   |                        |
| No. of Blocks                         | 11  | 9   | -2                     |
| Proposed Use(s)                       | Guard Room / Site Office/ General Storage   | Guard Room / Site Office/ General Storage   | No Change              |
| No. of Storeys                        | 1   | 1   | No Change              |
| Height (m)                            | Not more than 4.5m  | Not more than 4.5m  | No Change              |
| <u>Floor Area (m<sup>2</sup>)</u>     |   |   |                        |
| Warehouse                             |   |   |                        |
| B                                     | About 1,228.51  | About 1,228.51  | No Change              |
| C                                     | About 1,431.29  | About 1,431.29  | No Change              |
| Total (a)                             | About 2,659.80  | About 2,659.80  | No Change              |
| Ancillary Structure/Container         |   |   |                        |
| 1                                     | About 14.86   | About 14.86   | No Change              |
| 2                                     | About 35.00   | About 35.00   | No Change              |
| 3                                     | About 14.86   | About 26.55   | +11.69m <sup>2</sup>   |
| 4a                                    | About 47.51   | About 23.00   | -24.51m <sup>2</sup>   |
| 5a                                    | About 8.54  | About 8.54  | No Change              |
| 6                                     | About 14.86   | About 14.86   | No Change              |
| 7                                     | About 14.86   | About 14.86   | No Change              |
| 8                                     | About 9.85  | About 9.85  | No Change              |
| 9                                     | About 9.85  | N/A   | -9.85m <sup>2</sup>    |
| 10                                    | About 100.00  | N/A   | -100.00m <sup>2</sup>  |
| 11                                    | About 192.68  | About 192.68  | No Change              |
| Total (b)                             | About 462.87  | About 340.20  | -122.67m <sup>2</sup>  |
| Total (a) + (b)                       | About 3,122.67  | About 3,000.00  | -122.67 m <sup>2</sup> |
| Operation Hours                       | From 7:00 a.m. to 8:00 p.m, Monday to Saturday excluding Sunday and Public Holiday<br><br>(only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m) | From 7:00 a.m. to 8:00 p.m, Monday to Saturday excluding Sunday and Public Holiday<br><br>(only indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m) | No Change              |
| No. of Parking Spaces                 | 5<br>(MGV/HGV, 3.5m x 11m)  | 5<br>(MGV/HGV, 3.5m x 11m)  | No Change              |
| No. of Loading/Unloading Bays         | 5<br>(MGV/HGV, 3.5m x 11m)  | 5<br>(MGV/HGV, 3.5m x 11m)  | No Change              |
| Type of Delivery Vehicles             | LGVs, MGVs and HGVs   | LGVs, MGVs and HGVs   | No Change              |

| Major Proposed Development Parameters   | Last Approved Application (No. A/NE-LYT/731) | Proposed Use (Current Application) | Difference |
|---|--|------------------------------------|------------|
| No. of Daily Trips by Delivery Vehicles | 10 (For LGV & MGW)<br>2 (For HGV)            | 10 (For LGV & MGW)<br>2 (For HGV)  | No Change  |
| Width of Ingress/Egress (m)             | 10<br>(At Dao Yang Road)                     | 10<br>(At Dao Yang Road)           | No Change  |
| Anticipated Trips Generation            | 3-4 trips per week<br>(On average)           | 3-4 trips per week<br>(On average) | No Change  |

## 4.2 Operation

4.2.1 The proposed use would continue enabling legal storage for food and beverage (e.g. confectionery) at low temperature within the premises for trading purposes. Goods and products (e.g. prepared or preserved meat and cakes) to be stored and transported at consistence and desirable temperatures to preserve the texture and quality and to present from contamination and damage while transiting. The operation of the cold storage would **continue serving food trading purposes**.

4.2.2 All goods to be stored within the application site will be **non-polluted** and **non-dangerous** in nature and will **remain stagnant all the time**. On the whole, all storage activities will only be confined to within the warehouses of the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted. There would be no operation between 8:00 p.m. and 7:00 a.m. except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., and the entire operation is restricted to from Monday to Saturday excluding Sunday and Public Holidays.

## 4.3 Vehicular Access and Parking Arrangement

4.3.1 The application site is directly accessible via either Dao Yang Road or Hai Wing Road leading to Sha Tau Kok Road - Lung Yeuk Tau, which are both a well-paved road with respective widths of 10m and 6m that are considered sufficient to cater for the traffic of goods vehicles generated by the warehouse's operation within the application site. For those vehicles longer than 7.5m, they would only be allowed to use the ingress/egress point at Dao Yang Road for entering and leaving the application site. Gates are set up at the entrance to prevent vehicles entering to or getting out of the application site outside the operation hours. 5 nos. of parking spaces for Medium Goods Vehicles (MGV) and Heavy Goods Vehicles (HGV) and 5 nos. of loading/unloading bays for MGV and HGV are proposed within the application site for daily operation.

4.3.2 The existing daily traffic generation by the proposed use is less than 20 vehicles per day of which a maximum of 2 daily trips made **mainly by HGV** entering to/getting out of the application site via its ingress/egress at Dao Yang Road. Considering the nature, operation of the proposed use remain unchanged and the site configuration remains almost the same as the that in the previously approved application, it is expected that

the traffic generation by the proposed use will remain unchanged as well. The Applicant would ensure that Operator would comply with the trips restriction on HGVs. If the trips restriction is not abided by the Operator in any case during the approval period of the current application, the Applicant will issue warning letters or even terminate the tenancy agreement with the Operator. Sufficient manoeuvring spaces are allowed within the application site so that no queuing of goods vehicles will occur along Dao Yang Road (mainly for HGVs) or Hai Wing Road (for LGVs/MGVs) under any circumstances.

#### **4.4 Provision of Existing Landscape Treatment**

- 4.4.1 The approval condition (i) pertaining to landscape as laid down by the Board for the last approved application (No. A/NE-LYT/731) was that *'the maintenance of the existing trees within the site at all times during the planning approval period'*. The approval condition has been well complied with that the existing trees within the application site have been properly maintained and in good condition (see **Illustration 2**). The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

#### **4.5 Provision of Existing Drainage Facilities**

- 4.5.1 The approval condition (j) under the last approved application that *'the maintenance of the existing drainage facilities within the site properly at all times during the planning approval period'* was fully complied by the Applicant. The existing drainage facilities are well-maintained (see **Illustration 3**) and there has been no flooding issue arisen. The Applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board.

#### **4.6 Provision of Fire Service Installations**

- 4.6.1 The Applicant is also committed that the existing fire services installations, including generator, emergency lighting, exit sign, sprinkler system, hose reel, fire alarm system, fire detection system, street fire hydrant system and fire extinguishers, already implemented on site when complying relevant approval conditions (n) and (o) laid down per the last planning approval under Application No. A/NE-LYT/731 will be continued to be properly maintained during the approval period once the current application is approved by the Board.



## 5. PLANNING JUSTIFICATIONS

### 5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

- 5.1.1 The application site is subject to **8 previous planning approvals** under applications No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731 for manufacture and warehouse uses. It is therefore considered not unacceptable for the application site being utilised for the proposed use.

### 5.2 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

- 5.2.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/NE-LYT/731). Apart from the fact that there would be **no changes in the nature/operation of the proposed use but only slight changes in the proposed development parameters**, the physical settings surrounding the application site when compared to the last approved application would also be unchanged. In addition, no adverse planning implications by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under previous approval within specified time limits. In view of this, the current application shall be deemed capable of being **entitled to be considered as an application of renewal of planning approval** according to Town Planning Board Guidelines (TPB PG-No. 34D).

### 5.3 No Substantial Changes in Planning Circumstances and Full Compliance of Approval Planning Conditions of Previous Planning Approval

- 5.3.1 The nature of the current application in terms of approval period sought and proposed use is **the same as** that proposed in the previous planning application(s). Apart from the fact that there would be no changes in the proposed in the nature/operation of the proposed use, there has also been **no substantial changes in the planning circumstances** such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. In addition, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact **complied with all planning conditions under previous approval** within specified time limits.

### 5.4 No Adverse Infrastructural nor Environmental Impacts

- 5.4.1 There will **no changes in terms of nature of the proposed use, operation hours, no. of trips involved**, and more importantly, **the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained** all the time upon granting of planning approval for the current application. Given the above and the fact that there have never been any complaints against the proposed use since it has come into operation for more than a decade, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be renewed/granted by the Board.

- 5.4.2 Moreover, goods to be stored within the application site will all be **non-polluted and non-dangerous** in nature and will remain stagnant within the warehouses all the time. As such, **no insurmountable environmental impact** shall be induced if the current application is allowed.

## 5.5 Optimization of Valuable Land Resources

- 5.5.1 The proposed use would take full advantage of the location being close to the two border crossings, i.e. Man Kam To and Sha Tau Kok, to address the great demand for warehouse facilities in the northern New Territories. By allowing the proposed use, land use optimization and concentration of similar uses for warehouse/open storage and industrial sprawl in unsuitable locations could be achieved. Besides, the proposed use is considered **fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment**.

## 5.6 Temporary Nature Would Not Jeopardize its Planning Intention of “R(C)” and “AGR” zones and future development of New Territories North

- 5.6.1 Notwithstanding the application site falls within an area zoned “R(C)” and “AGR” on the Current OZP and that it is subject to seven previous planning approvals for uses being the same as or similar to the proposed use, the temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(C)” and “AGR”. Having considered the fact that some open storage, workshop and warehouse uses are sited in the surrounding of the application site, bringing forward the planning intention of “R(C)” and “AGR” zones is hardly to be materialized in short term as the surrounding characteristics are not entirely compatible with the planning intention. In contrast, the proposed use in the interim at the application site is deemed not unsuitable and is able to continuously and flexibly meet the demands on the proposed use.
- 5.6.2 Considering that the NTN Study was at a preliminary stage and the subsequent procedures required, it can be foreseen that the approval of the current application will by no means contravene with the long-term development at the area.
- 5.6.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. It is therefore in this connection, **the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor preempt the long-term planning intention of “R(C)” and “AGR” zone or any long-term development**.

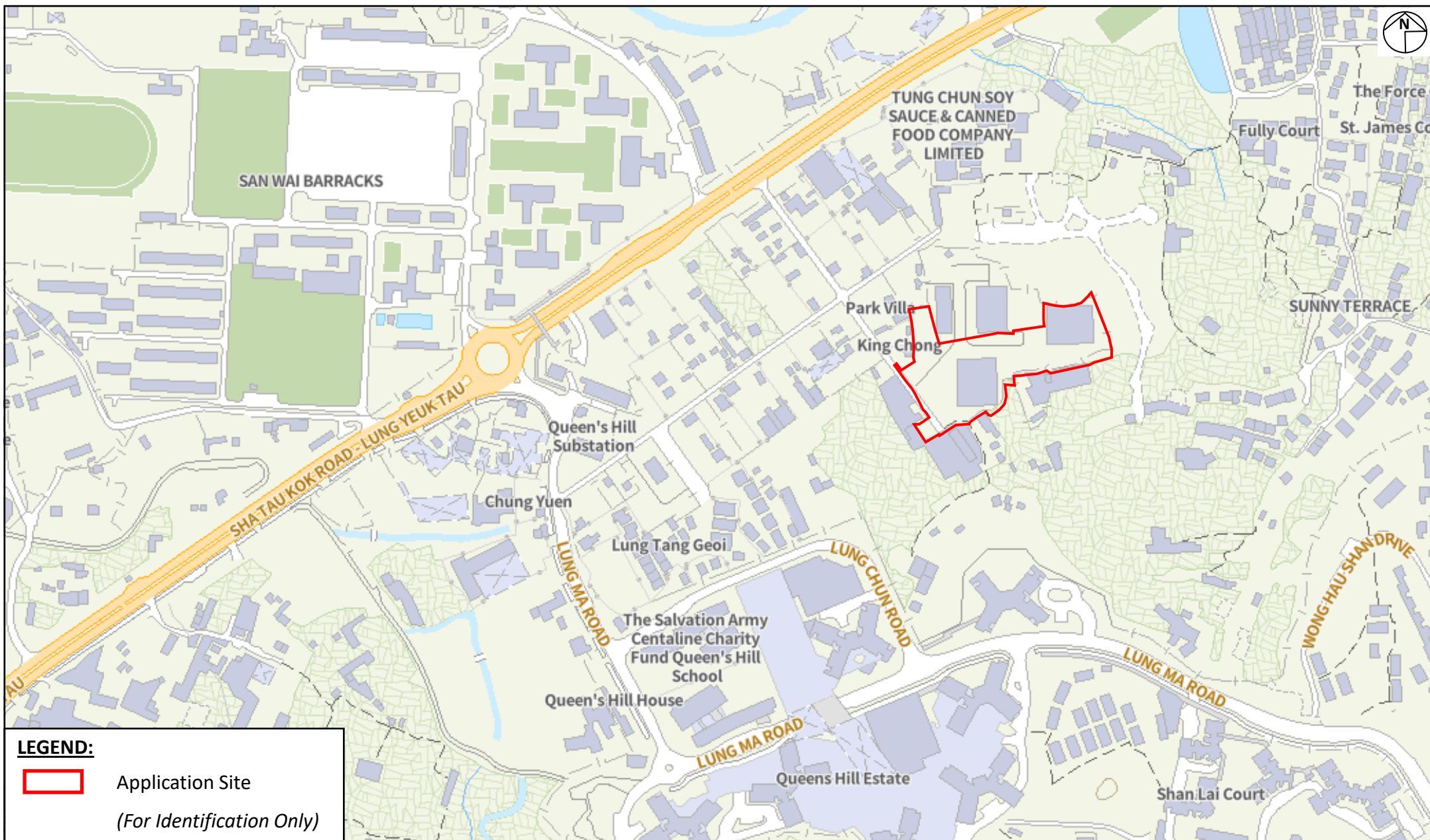
## 6. CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application for the proposed use (i.e. Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years) at the application site (i.e. Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the planning permission from the Board under planning application (No. A/NE-LYT/731) approved on 18.9.2020 which will lapse on 27.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no substantial changes in the proposed development parameters and the nature/operation of the proposed use and the overall physical setting surrounding the application site would remain the same as the that proposed in the previously approved application.
- 6.1.3 The application site currently falls within two respective areas zoned “R(C)” and “AGR” on the Current OZP (i.e. approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19) gazetted on 6.12.2022. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to 8 previous planning approvals for uses being the same as or similar to the proposed use;*
  - (b) It will be in line with Town Planning Board Guidelines No. 34D;*
  - (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
  - (d) No adverse infrastructural nor environmental impacts are anticipated given that there will be no changes in terms of nature of the proposed use, no. of trips involved; that non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time; and that the existing drainage provision, landscape treatment and fire service installations will be continued to be properly maintained all the time;*
  - (e) Valuable land resources can be optimized by taking the locational advantage being close to the border crossings so as to address the great demand for warehouse facilities in the northern New Territories; and*
  - (f) Temporary nature of the proposed use should not jeopardize the planning intention of “R(C)” and “AGR” zones and long-term development.*
- 6.1.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for a temporary period of 3 years.

## List of Figures

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| Figure 4 | Site Plan   |
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**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Location Plan

**Figure:**

1

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**Date:**

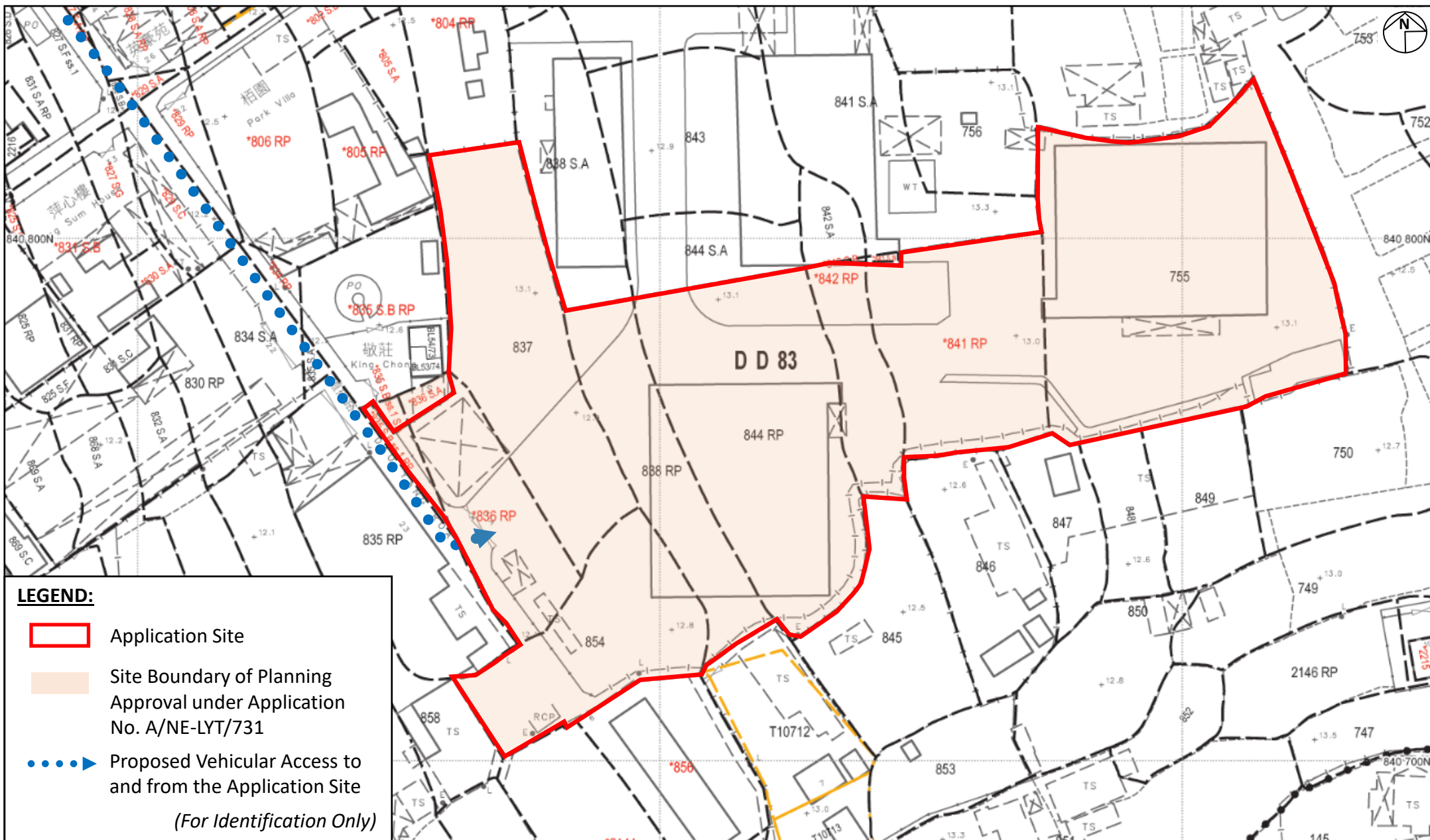
July 2023

Ref.: ADCL/PLG-10265/R001/F001



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**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Extract of Lot Index Plan No. S00000112457\_0001

**Figure:**

2

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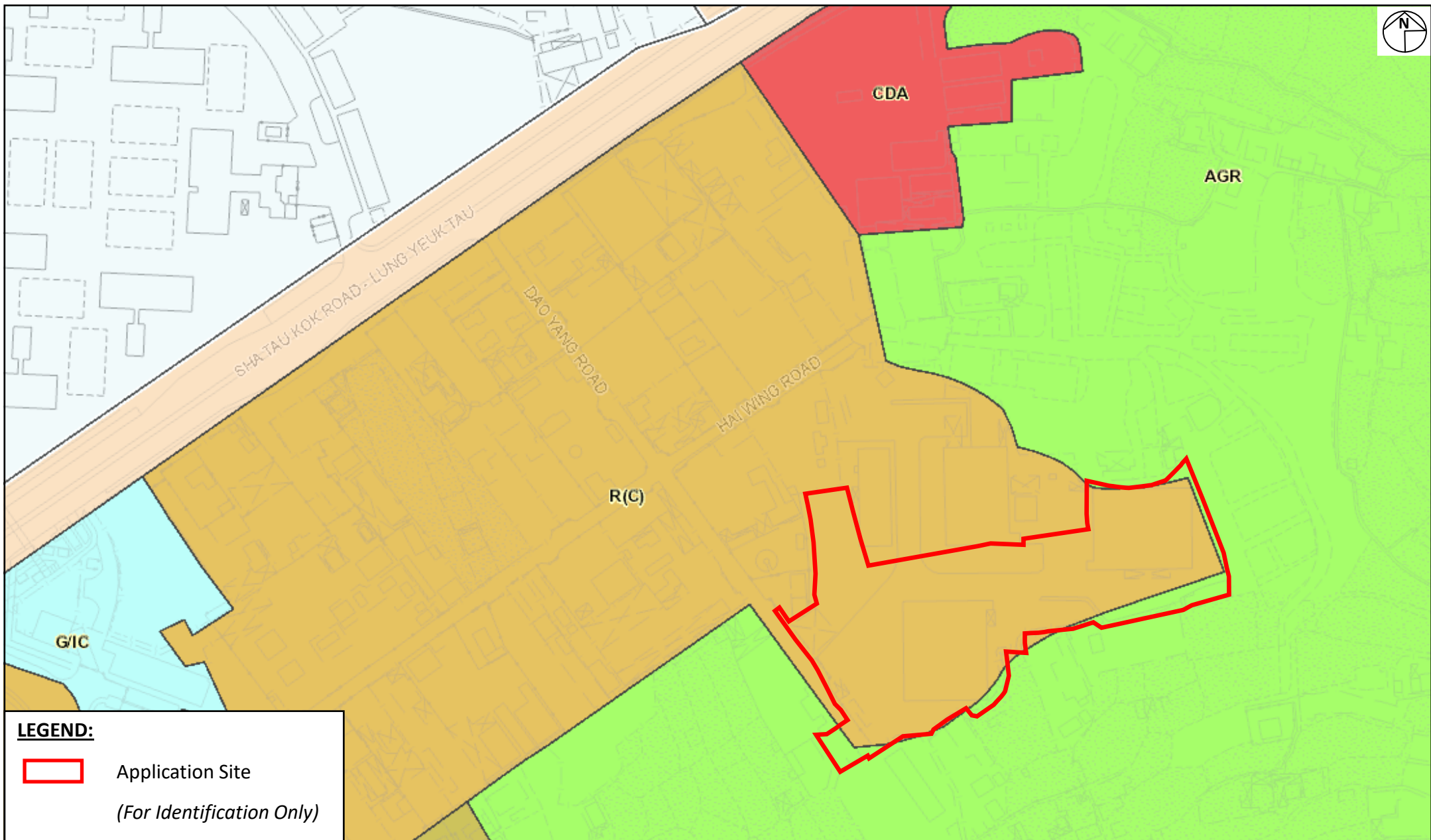
**Date:**

July 2023



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**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Extract of Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/19

**Figure:**

3

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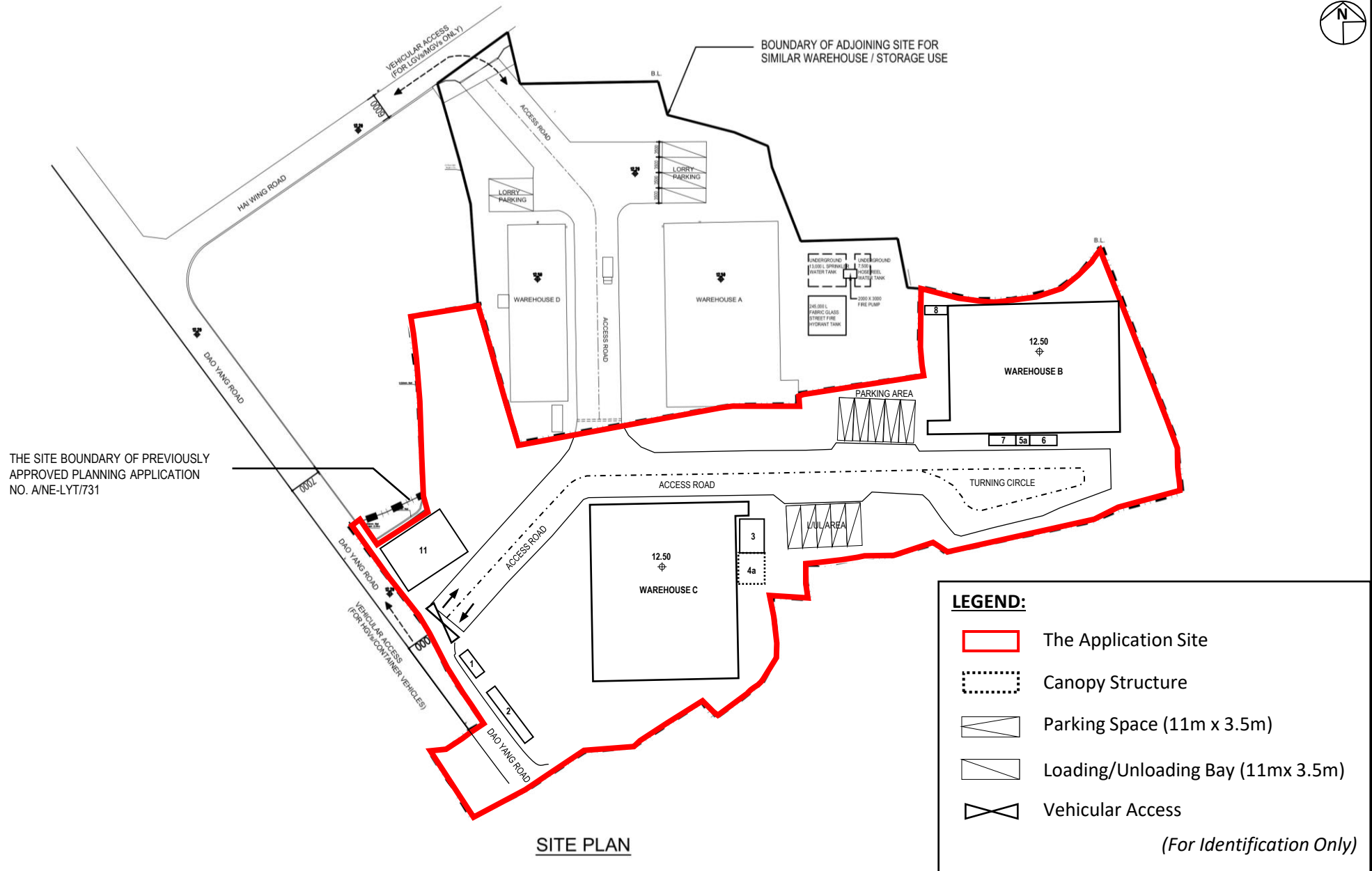
**Date:**

July 2023

Ref.: ADCL/PLG-10265/R001/F003



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**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Site Plan

**Figure:**

4

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Not to Scale

**Date:**

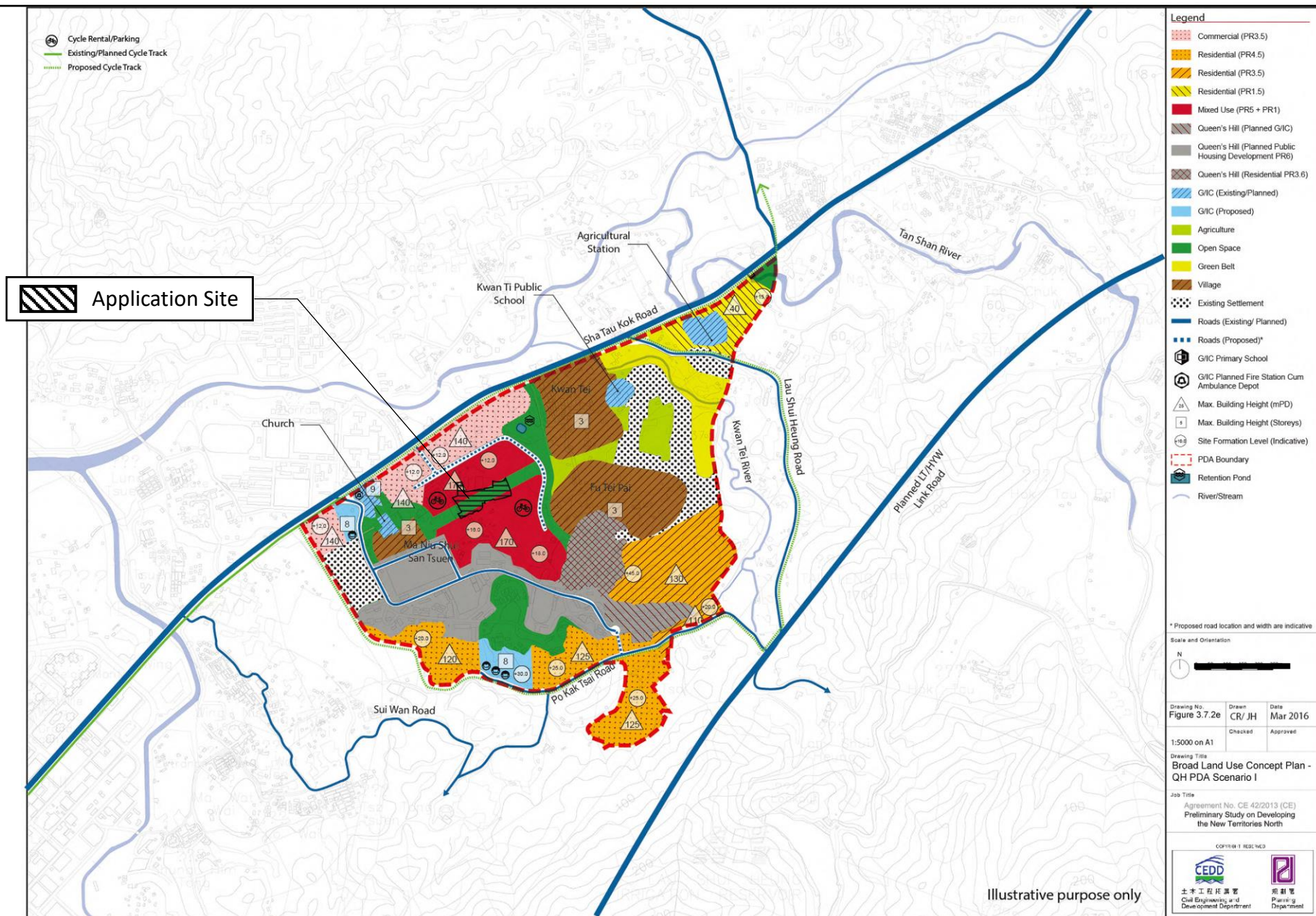
July 2023

Ref.: ADCL/PLG-10265/R001/F004



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**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

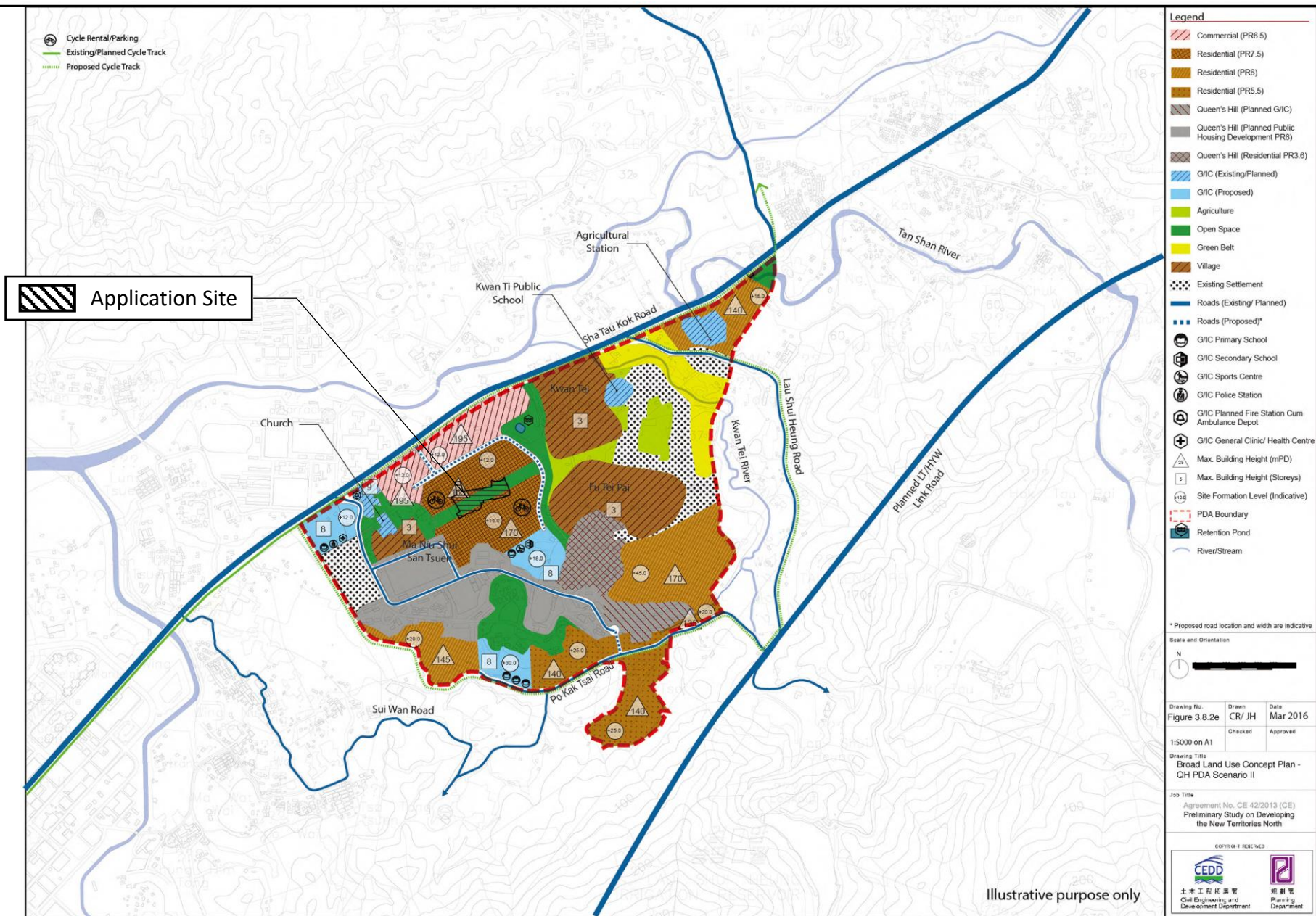
**Title:**  
Extract of Board Land Use Concept Plan – QH PDA Scenario I under Preliminary Feasibility Study on Developing the New Territories North

Ref.: ADCL/PLG-10265/R001/F005

**Figure:**  
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**Scale:**  
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**Date:**  
July 2023







### Project:

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

### Title:

Extract of Board Land Use Concept Plan – QH PDA Scenario II under Preliminary Feasibility Study on Developing the New Territories North

### Figure:

6

### Scale:

Not to Scale

### Date:

July 2023

Ref.: ADCL/PLG-10265/R001/F006



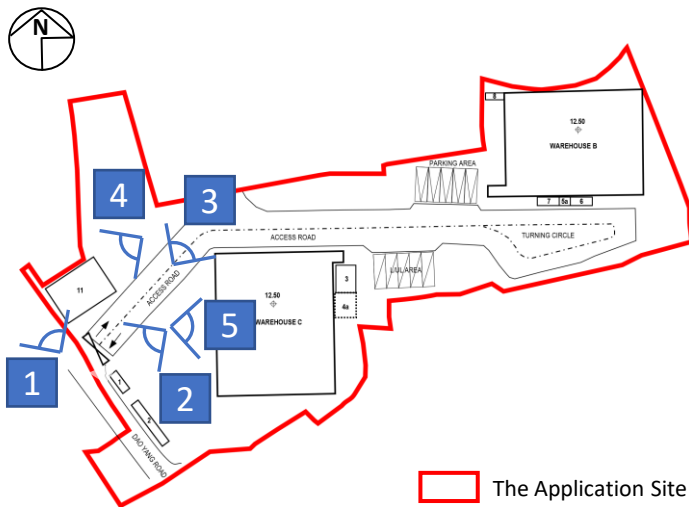
AIKON DEVELOPMENT CONSULTANCY LTD.

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**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Existing Condition of the Application Site

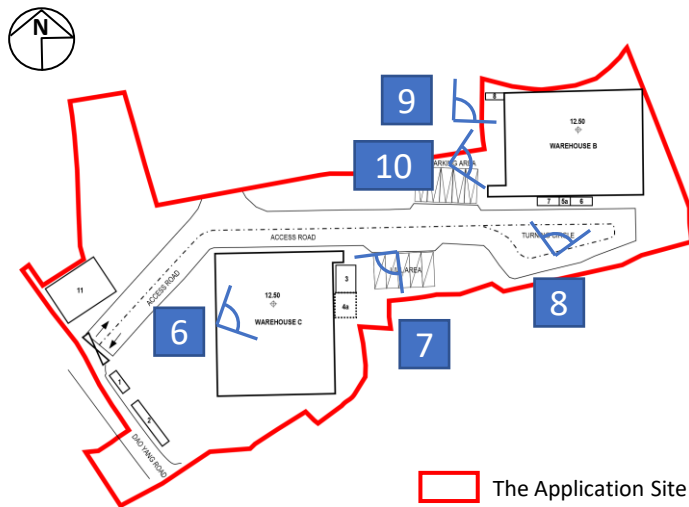
Ref.: ADCL/PLG-10265/R001/I001-I

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1-I

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**Date:**  
July 2023





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Existing Condition of the Application Site (Cont.)

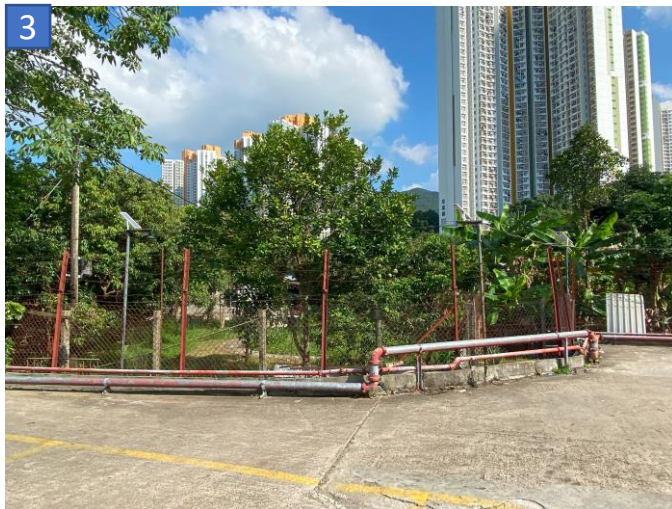
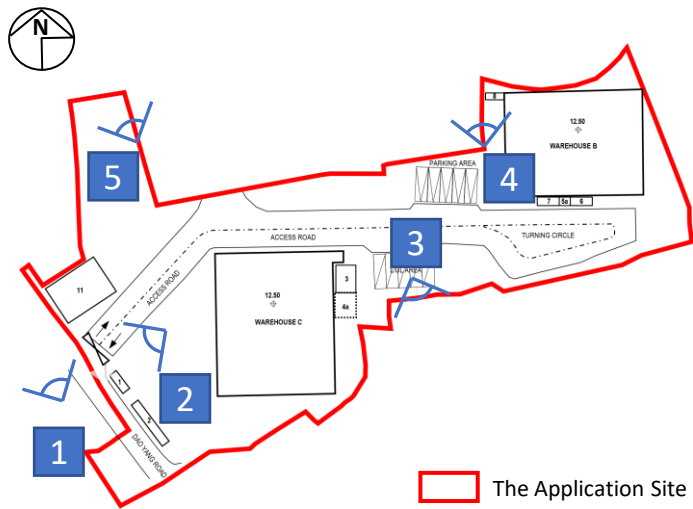
**Illustration:**  
1-II

**Scale:**  
Not to Scale

**Date:**  
July 2023

Ref.: ADCL/PLG-10265/R001/I001-II





**Project:**  
Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories  
  
(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**  
Condition Record of Existing Trees  
(Photographic Record dated 7.7.2023)

Ref.: ADCL/PLG-10265/R001/I002

**Illustration:**  
2

**Scale:**  
Not to Scale

**Date:**  
July 2023







## List of Appendices

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## Appendix I

### Approval Letter of the Previous Application No. A/NE-LYT/731



**城市規劃委員會**

香港北角渣華道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Post & Fax ( )

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-LYT/731

9 October 2020

Aikon Development Consultancy Ltd.

(Attn.: Thomas Luk)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)” and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part), 842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

I refer to my letter to you dated 9.9.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 28.10.2020 until 27.10.2023 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation except indoor forklift operation inside the enclosed warehouses between 7:00 p.m. to 8:00 p.m., as proposed by you, is allowed on the site during the planning approval period;
- (c) no operation on Sundays and public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (d) a maximum of two heavy goods vehicles/container vehicles are allowed to enter the site per day, as proposed by you, during the planning approval period;
- (e) all vehicles should only be allowed to use the ingress/egress at Dao Yang Road at any time during the planning approval period;
- (f) no open storage of materials shall be carried out on the site at any time during the planning approval period;

- (g) no manufacturing activities shall be carried out on the site at any time during the planning approval period;
- (h) no used electrical appliances, televisions, computer monitors, computer parts or any other types of electronic waste are allowed to be stored on the site during the planning approval period;
- (i) the maintenance of the existing trees within the site at all times during the planning approval period;
- (j) the maintenance of the existing drainage facilities within the site properly at all times during the planning approval period;
- (k) all vehicles entering and exiting the site during the planning approval period shall be restricted to non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m.), as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
- (l) the implementation of the traffic mitigation measures during the planning approval period, as proposed by you, to the satisfaction of the Commissioner for Transport or of the TPB;
- (m) the submission of a condition record of the existing drainage facilities within 3 months from the commencement date of renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.1.2021;
- (n) the submission of proposals for water supplies for firefighting and fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.4.2021;
- (o) in relation to (n) above, the implementation of proposals for water supplies for firefighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.7.2021;
- (p) if any of the above planning conditions (a), (b), (c), (d), (e), (f), (g), (h), (i), (j), (k) or (l), is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (q) if any of the above planning conditions (m), (n) or (o) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time

for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 28.10.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.9.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 30.10.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Raymond KAN )  
for Secretary, Town Planning Board

## List of Government Department Contacts

(Application No. A/NE-LYT/731)

| 部門<br>Department                       | 辦事處<br>Office   | 聯絡人姓名<br>Name of Contact<br>Person   | 電話號碼<br>Telephone<br>No. | 傳真號碼<br>Facsimile<br>No. |
|--|---|--------------------------------------|--------------------------|--------------------------|
| 渠務署<br>Drainage Services<br>Department | 新界北渠務部<br>Mainland North<br>Division                  | 余偉昌先生<br>Mr. YU Wai Cheong           | 2300 1407                | 2770 4761                |
| 消防處<br>Fire Services Department        | 策劃組<br>Planning Group (PG)                            | 陳銘冲先生<br>Mr. CHAN Ming<br>Chung      | 2733 7735                | 2739 8775                |
| 運輸署<br>Transport Department            | 交通工程 (新界東) 部<br>Traffic Engineering (NTE)<br>Division | 林瑞華先生<br>Mr. LAM Shui Wah,<br>Daniel | 2399 2228                | 2381 3799                |

## **A p p e n d i x   I I**

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Letter from Planning Department dated 27.10.2020 for Compliance with Condition (m) on the  
submission of a condition record of the existing drainage facilities



## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District  
Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong.

本函檔號 Your Reference ( ) in ADCL/PLG-10213/L001

本署檔號 Our Reference ( ) in TPB/A/NE-LYT/731

電話號碼 Tel. No. : 2158 6220

傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Aikon Development Consultancy Limited

**By Post and Fax ( )**

27 October 2020

(Attn.: Mr. Thomas LUK)

Dear Mr. LUK,

**Renewal of Planning Approval of Temporary Warehouses (excluding  
Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)”  
and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part),  
842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

**(Compliance with Approval Condition (m) for Application No. A/NE-LYT/731)**

I refer to your submissions received on 12.10.2020 for compliance with approval condition (m) in relation to the submission of a condition record of the existing drainage facilities under the captioned application.

Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry W. C. YU; Tel.: 2300 1407) has been consulted and advised that approval condition (m) is considered complied with. His comments are attached at **Appendix I**.

Should you have any queries, please feel free to contact Ms. Sandy S. Y. YIK of this department at 2158 6229.

Yours faithfully,

(Ms. Jessica CHU)  
for and on behalf of  
Director of Planning

## **Appendix I**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Henry YU; Tel.: 2300 1407):

- the applicant is reminded that the development and the drainage facilities implemented on site shall not obstruct overland flow/surface runoff and any existing drainage facilities;
- the applicant shall make sure that rain water falling onto the subject site shall be collected by a drainage system and conveyed to a proper discharge point(s);
- the applicant shall maintain such system properly and rectify the system if it is found to be inadequate or ineffective during operation at his own cost; and
- the applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by a failure of the system.

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Internal  
CTP/TPB(1)  
Site record

HFC/SY/JT/jt

### Appendix III

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Letter from Planning Department dated 1.4.2022 for Compliance with Condition (n) and (o) on the  
submission of proposals for water supplies for firefighting and fire service installations and the  
implementation of proposals for water supplies for firefighting and fire service installations

## 規 劃 署

沙田、大埔及北區規劃處  
香港新界沙田上禾輦路一號  
沙田政府合署  
十三樓 1301-1314 室



## Planning Department

Sha Tin, Tai Po & North District Planning Office  
Rooms 1301-1314, 13/F,  
Shatin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
N.T., Hong Kong

來函檔號 Your Reference:  
本署檔號 Our Reference: ( ) in TPB/A/NE-LYT/731  
電話號碼 Tel. No.: 2158 6220  
傳真機號碼 Fax No.: 2691 2806

Aikon Development Consultancy Ltd.

**By Post and Fax ( )**

1 April 2022

(Attn.: Mr. Thomas LUK)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years in “Residential (Group C)” and “Agriculture” Zones, Lots 755, 835 S.B ss.1, 836, 837, 838 RP, 841 RP (Part), 842 RP (Part), 844 RP and 854 in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling**

**(Compliance with Approval Conditions (n) and (o) for Planning Application No. A/NE-LYT/731)**

I refer to your submissions received by this office on 8.12.2021 and 14.12.2021 for compliance with approval condition (n) and (o) in relation to the submission and implementation of proposals for water supplies for firefighting and fire service installations respectively under the captioned planning application. Two interim replies were sent to you on 26.1.2022 and 1.3.2022.

Director of Fire Services (Contact person: Mr. IP Yan-chi; Tel.: 2733 5844) has been consulted and advised that approval conditions (n) and (o) are considered complied with.

Should you have any queries, please feel free to contact Ms. Amy Y. T. CHONG of this department at 2158 6241.

Yours faithfully,

( Margaret CHAN )  
District Planning Officer/  
Sha Tin, Tai Po & North,  
Planning Department



Date : 27<sup>th</sup> September, 2023  
Your Ref : TPB/A/NE-LYT/804  
Our Ref. : ADCL/PLG-10265/L006

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,


**Re: Section 16 Planning Application for Renewal Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories**

We refer to the latest comments from Antiquities and Monuments Office (dated: 20.9.2023) and would like to enclose herewith the Further Information (FI) for the consideration by the Office or Town Planning Board. Please find the attached the following items for your onward processing:

- i. Response-to-Comments table;
- ii. Replacement pages of the Illustration 4.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at

Yours faithfully,  
**Aikon Development Consultancy Limited**



Encl.

c.c. Client

DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)

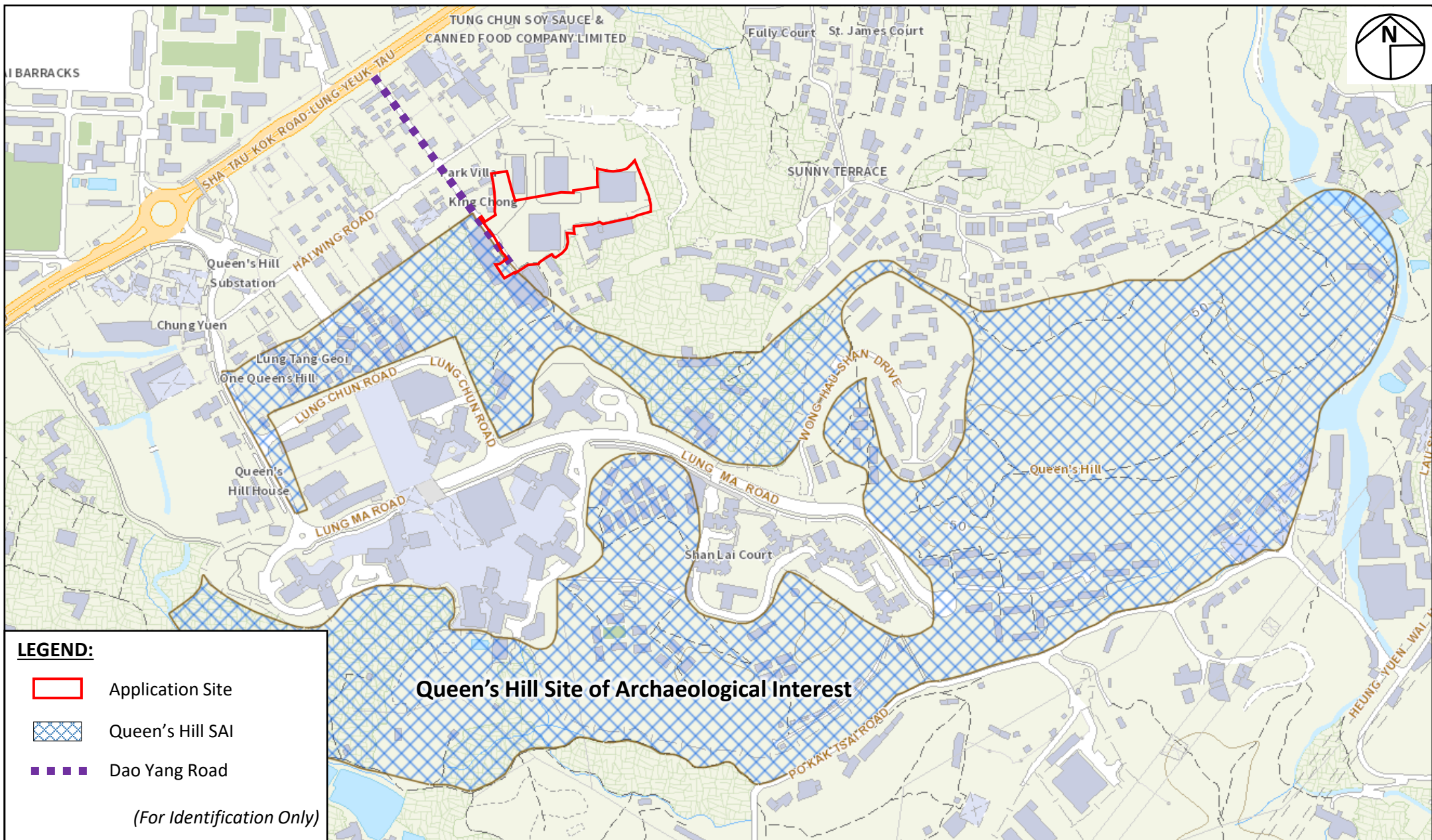
**Section 16 Planning Application No. A/NE-LYT/804**

Renewal of Planning Approval under Application No. A/NE-LYT/731 for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

*Further Information (2)*  
**Responses-to-Comments Table**  
 20 September 2023

**Responses-to-Comments Table**

| Date      | Department   | Comments   | Responses   |
|-----------|--|--|---|
| 20.9.2023 | AMO<br>Ms. CHENG Yuk Lan, Amy<br>Asst Curator II<br>(Archaeological Preservation)5 | <ol style="list-style-type: none"> <li>1. - It is noted that a portion of the application site on Lot 854 partially falls within Queen's Hill Site of Archaeological Interest ("SAI") whilst the western part of the site is in close proximity to the SAI.</li> <li>2. - In the FI, the applicant pointed out that part of Lot 854 which is situated within Queen's Hill SAI is occupied by an existing road namely Dao Yang Road. He further confirms that the current proposal will not involve alterations, construction, or excavation on or under this road. Please supplement with a plan to show the site location, the subject SAI and the subject access road.</li> <li>3. - Regarding the site areas fall within or in close proximity to SAI, please furnish us with the scope and location of the proposed works, such as the scale of construction works, any excavation at grade or underground, and evaluate if there would be any impact on archaeology arising from the proposed application.</li> </ol> | <p>Noted. A small portion of the application site on Lot 854 of approximately 260m<sup>2</sup> falls within the SAI.</p> <p>Please refer to Illustration 4.</p> <p>Please be advised that as it is a renewal of the current planning application which seeks to maintain the status quo at the application site, the proposal does not involve any works on or underneath the site, including the encroached area onto the SAI and its surroundings. Dao Yang Road will continue to serve as a major access road to local residents, as well as the application site. As such, no adverse impact on archaeology is anticipated.</p> |



**Project:**

Section 16 Planning Application for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/731)

**Title:**

Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)

**Illustration:**

4

**Scale:**

Not-to-Scale

**Date:**

Sept 2023



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/PLG-10265-R001/1004