

Previous Applications

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-MKT/11	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020
A/NE-MKT/24	Renewal of Planning Approval for Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	31.3.2023

**Similar Applications for Temporary Warehouse in the vicinity of the Application Site
within/partly within “Agriculture” Zone in the Man Kam To Area**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	20.9.2024
A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land	19.7.2024
A/NE-MKT/37	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Associated Filling of Land	10.1.2025

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/25	Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years	11.9.2023	R1-R3
A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land	1.12.2023 (on review)	R1-R2
A/NE-MKT/29	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	10.11.2023	R1-R2
A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of 3 Years and Filling of Land	27.10.2023	R1-R2

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

- R2 The applicant failed to demonstrate in the submission that the development would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.

- R3 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.

Government Departments' General Comments

1. Building Matters

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

- no objection to the application;
- it is noted that five structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application including the proposed filling of land;
- no environmental complaint was received for the Site in the past three years; and
- his advisory comments are at **Appendix V**.

3. Project Interface

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

- it is noted that the proposed use is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning & Engineering (P&E) Study for New Territories North new Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT 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, subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and

- his advisory comments on the application are at **Appendix V**.

5. Drainage

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

- no objection to the application from the public drainage viewpoint; and
- should the application be approved, conditions should be included to request the applicant to submit a condition record of the existing drainage facilities on site as previously implemented on the same site under planning application No. A/NE-MKT/24 and the previously approved drainage proposal to the satisfaction of DSD within three months from the date of planning approval, and maintain those existing drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation.

6. Other Departments

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

- (a) Commissioner for Transport (C for T);
- (b) Commissioner of Police (C of P);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government Land (GL) is granted to the Site;
 - (ii) the following irregularity covered by the application has been detected by her office:

Unauthorised structures within the said private lots covered by the application

there are unauthorised structures on the private lots. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the following irregularity not covered by the application has been detected by her office:

Unlawful occupation of GL not covered by the application

the GL adjoining the said private lots has been fenced off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). Her office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;
 - (iv) the lot owners/applicant shall cease the illegal occupation of the GL not covered by the application immediately, and subject to the approval of the Board to the application which shall have reflected the rectification as aforesaid required, apply to her office for Short Term Waiver (STW) to permit the structure erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee from the first date the erection of authorised structures and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners/applicant for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
 - (v) unless and until unlawful occupation of GL is duly rectified by the lot owners/applicant, it should be taken as her office's objection to the application which must be brought to the attention of the Board when they consider the application; and
 - (vi) the applicant should comply with all the land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:

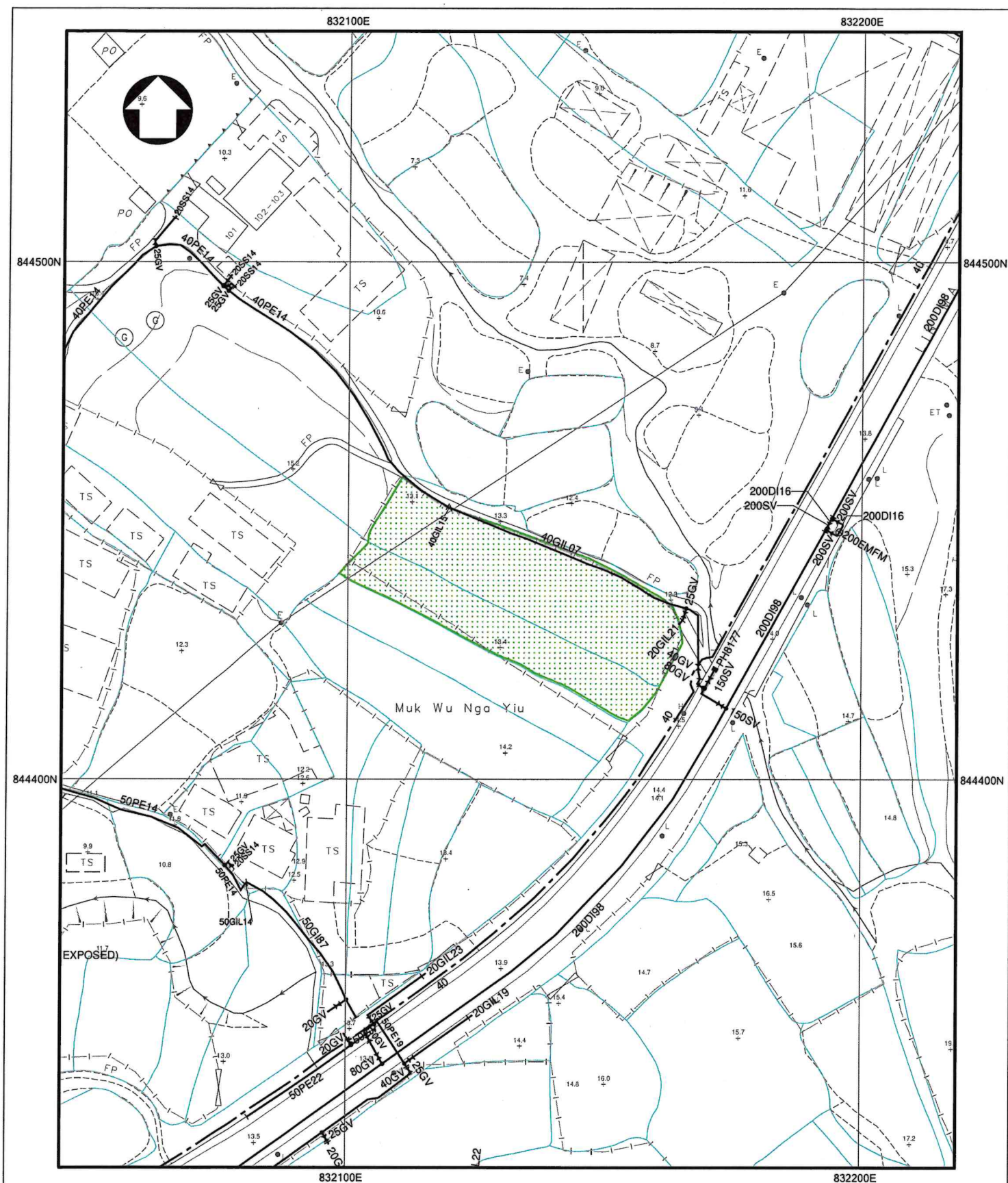
- (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning & Engineering (P&E) Study for New Territories North New Town and Man Kam To. The applicant should note that the P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT 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 proposed use may need to be vacated for the site formation works;
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should note that:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains within the Site as shown in the Water Mains Record Plans (MRP) (**Attachment 1**) may be affected. The applicant is required to either divert or protect the water mains found on the Site;
 - (ii) if diversion is required, existing water mains within the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence;
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which

requires resiting of water mains will be allowed;

- details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
- no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of the D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
- no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains; and

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

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (iv) in general there is no requirement under the BO in respect of provision of car parking spaces for the proposed use. However, the applicant should note that the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R;
- (vi) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.



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

SUBJECT SITE



PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-12C & 17A

FILE REF: (7) IN WSD/M/SP 3051/528/9S/20 PT.2

REF. CODE: 33W24M

SHEET 1 OF 1

SCALE 1:1000



水務署
Water Supplies Department

2024年 8月 6 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。

- 6 AUG 2024

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

Appendix I of RNTPC
Paper No. A/NE-MKT/39A

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- * Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401357

29/5

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/39
	Date Received 收到日期	- 6 AUG 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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)

Hang Sing Limited (行陞有限公司)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,480 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 907 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 16/5/2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 2024 年 5 月 16 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Lots 466 RP (Part) & 467 RP in D.D. 90	17/5/2024

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 591sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 889sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 5 Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input checked="" type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 907sq.m <input type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 Not more than 907sq.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) Structure 1: Warehouse (Not exceeding 12m, 1 storey), Structure 2: F.S. pump room (Not exceeding 3m, 1 storey), Structure 3: Site office (Not exceeding 6m, 2 storey), Structure 4: Toilet (Not exceeding 3m, 1 storey), Structure 5: Electricity meter room (Not exceeding 3m, 1 storey)	
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 2 spaces of 5m x 2.5m Motorcycle Parking Spaces 電單車車位 Nil Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 Nil Coach Spaces 旅遊巴車位 Nil Light Goods Vehicle Spaces 輕型貨車車位 1 space of 7m x 3.5m Medium Goods Vehicle Spaces 中型貨車車位 Nil Heavy Goods Vehicle Spaces 重型貨車車位 Nil Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.

(d) Any vehicular access to the site/subject building?
是否有車路通往地盤/
有關建築物?

Yes 是

☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明車路名稱(如適用))

Lin Ma Hang Road

☐ There is a proposed access. (please illustrate on plan and specify the width)
有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否

(c) Impacts of Development Proposal 擬議發展計劃的影響
(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)(i) Does the development proposal involve alteration of existing building?
擬議發展計劃是否包括現有建築物的改動?

Yes 是

☐ Please provide details 請提供詳情

No 否

☒(ii) Does the development proposal involve the operation on the right?
擬議發展是否涉及右列的工程?

Yes 是

☒ (Please indicate on site plan the 'boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)
請在圖則顯示有關土地/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)☐ Diversion of stream 河道改道☐ Filling of pond 填塘Area of filling 填塘面積 sq.m 平方米 ☐ About 約Depth of filling 填塘深度 m 米 ☐ About 約☒ Filling of land 填土Area of filling 填土面積 1,480 sq.m 平方米 ☒ About 約Depth of filling 填土厚度 0.2 m 米 ☒ About 約☐ Excavation of land 挖土Area of excavation 挖土面積 sq.m 平方米 ☐ About 約Depth of excavation 挖土深度 m 米 ☐ About 約

No 否

☐(iii) Would the development proposal cause any adverse impacts?
擬議發展計劃會否造成不良影響?

On environment 對環境

Yes 會 ☐No 不會 ☒

On traffic 對交通

Yes 會 ☐No 不會 ☒

On water supply 對供水

Yes 會 ☐No 不會 ☒

On drainage 對排水

Yes 會 ☐No 不會 ☒

On slopes 對斜坡

Yes 會 ☐No 不會 ☒

Affected by slopes 受斜坡影響

Yes 會 ☐No 不會 ☒

Landscape Impact 構成景觀影響

Yes 會 ☐No 不會 ☒

Tree Felling 砍伐樹木

Yes 會 ☐No 不會 ☒

Visual Impact 構成視覺影響

Yes 會 ☐No 不會 ☒

Others (Please Specify) 其他 (請列明)

Yes 會 ☐No 不會 ☒

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

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。

1. The applicant occupied a storage yards at Shan Ha Tsuen in D.D.119 and it will be resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site so as to support his living.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run. Also, similar relocation of business has been approved in adjoining lots.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence for warehouse was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-MKT/17.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The warehouse will also be housed within an enclosed structure.
7. Insignificant drainage impact as drainage facilities have been provided at the application site for previous planning permissions.
8. The applicant will comply with planning conditions if the Town Planning Board see fits.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The application site is compatible to the surrounding environment.
11. The applicant has contacted Development Bureau for the proposed relocation of his business from Shan Ha Tsuen to the application site and preliminary comments were received and addressed in the current application.
12. The construction materials to be stored at the application site includes sanitary ware and pvc pipes.
13. The 2 pole-mounted transformrs within the application site will only serve the application site.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

17/5/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- 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。
- 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。
- 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Los 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, North, N.T.
Site area 地盤面積	1,480 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	907 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.613 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	12	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	60.06 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	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) NA		2 0 0 0 0
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Proposed drainage plan, site plan, location plan and plans for alternative sites</u>		
<u>Proposed site filling plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drainage proposal and estimated traffic generation</u>		
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。

**Proposed Temporary Warehouse for Storage of Construction Materials
for a Period of 3 Years & Filling of Land
at
Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, North,
N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by Hang Sing Limited who is the occupier of the Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T. The applicant seeks planning permission for proposed temporary warehouse for storage of construction materials for a period of 3 years at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The current application is to facilitate relocation of their open storage business from Shan Ha Tsuen, Yuen Long South New Development Area. The previous occupation falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1415 RP, 1416 RP & 1426 in D.D.119 in **Figure 5**) will be resumed by the Government. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The representative of the applicant of this planning application has approached Development Bureau for seeking the advice for the relocation of his business to a suitable location. Development Bureau agreed that the application site may be a suitable location for the relocation of applicant’s business subject to the provision of appropriate technical proposals.
- 1.1.4 The application site is abutting Lin Ma Hang Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.

- 2.1.2 Six prospective sites in Yuen Long and North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:
- 2.1.3 Alternative Site 1 – Lot 1618RP in D.D.125 (**Figure 6**) – This site is an ideal site for the relocation of applicant's business because it has been approved for vehicle repair workshop on 9.12.2022 by Town Planning Board (TPB Ref.: A/HSK/418). However, this site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford. Further, the acquisition cost of this site is not affordable by the applicant. Also, the site is adjacent to 'Village Type Development' ("V") zone and the vehicular access falls within the 'Village Type Development' zone which is incompatible to the adjacent uses.
- 2.1.4 Alternative Site 2 – Lot 502 RP in D.D.83 (**Figure 7**) – Although the site is zoned "OS" according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1,800m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 175 in D.D.84 (**Figure 8**) – Although the site is zoned "Category 2" area according to Town Planning Board Guidelines for "Application for Open Storage and Port Back-up Uses" (TPB PG-No. 13G), the site is about 1,850m² which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.6 Alternative Site 4 – Lot 1463 RP in D.D.118 (**Figure 9**) – The site is zoned "AGR" and "CA" according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment. The site is zoned 'CA' which is environmental sensitive when comparing to the current application site.
- 2.1.7 Alternative Site 5 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 10**) – Although the site is zoned "OS" according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land

cost.

- 2.1.8 Alternative Site 6 – Lot 1282 in D.D.124 (**Figure 11**) – The size of the site is about 370m² only so that it would be too small for the relocation of applicant's business. The said site would not be adequate for the smooth manoeuvring of medium goods vehicle within the site after storage of construction materials which may generate adverse traffic impact to the nearby pedestrian and vehicle. The site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford.
- 2.1.9 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting a local vehicular access. The site area of the site at the application site (i.e. 1,480m²) is the most closely to the area of the original site at Shan Ha Tsuen (i.e. 818m²).

2.2 The Site is Unsuitable for Agricultural Rehabilitation

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities although the site has been approved twice for the hobby farm. It is vacant since the first approval of the application site for hobby farm use because of its remoteness. The proposal, which is not incompatible with the surrounding uses which have been approved for warehouse use due to the relocation of business affected by the New Town Development would be a prudent use of the scarce land resource.

2.3 Importance to Local Construction Industry

- 2.3.1 The applicant has reached an agreement with a supplier of construction materials in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the upcoming development projects, such as those in Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only light goods vehicle not exceeding 5.5 tonnes will access to site to deliver the construction materials to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The approval of the current application would bring negligible amount of traffic because the site is intended for long term storage of construction materials.
- 2.4.2 The proposed development is a warehouse for storage of construction materials such as sanitary wares. No visitors will be allowed to visit the site. The

proposed warehouse is not significant in size and it is only 845m² in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of construction materials. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 845m² warehouse to store the construction materials within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.
- 2.5.2 The applicant will make the warehouse by the material with a density higher than 7kg/m². All the windows will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The site has been equipped with surface U-channel because it is subject to two previous planning permissions A/NE-MKT/11 & 24. It is demonstrated that the drainage impact of the proposed development would be minimal.

2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site has consulted Development Bureau before submitting the current application. It is noted that the proposed development is not incompatible with the surrounding environment.
- 2.7.2 The operation of the storage business at the application site would be covered and storage use will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant’s operation to the application site is a direct result of the Government’s land resumption of land for the Yuen Long South

NDA. Successful relocation of the operation would help to maintain a stable supply of construction materials in Hong Kong and should be considered unique from any other temporary development proposals in the subject “AGR” zone. Approval of the application would not create an undesirable precedent.

**Proposed Temporary Warehouse for Storage of Construction Materials
for a Period of 3 Years & Filling of Land
at
Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.**

Annex 1 Drainage Proposal

1.1 Existing Drainage Facilities

- 1.1.1 The application site is subject to two previous planning permissions A/NE-MKT/11 and 24 approved for a period of 3 years. As such, the former applicant has provided surface U-channel along the site periphery and they are found acceptable.
- 1.1.2 Existing 375mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.1.3 The intercepted stormwater will be discharged to the existing open channel to the east of the subject site. (**Figure 4**)
- 1.1.4 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 1.1.5 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be maintained at the expense of the applicant.
- 1.1.6 100mm gap has been provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Lin Ma Hang Road. It is intended to serve the long term storage of construction materials at the site so that the traffic generated by the proposed development is insignificant.
- 2.2 The proposed loading/unloading space at the application site would only be opened to staff and no visitors will be allowed to visit the proposed development.
- 2.3 There will be 1 loading/unloading bay for light goods vehicle not exceeding 5.5 tonnes and 2 parking spaces for private car for staff use. The estimated traffic generation/attraction rate is shown below:

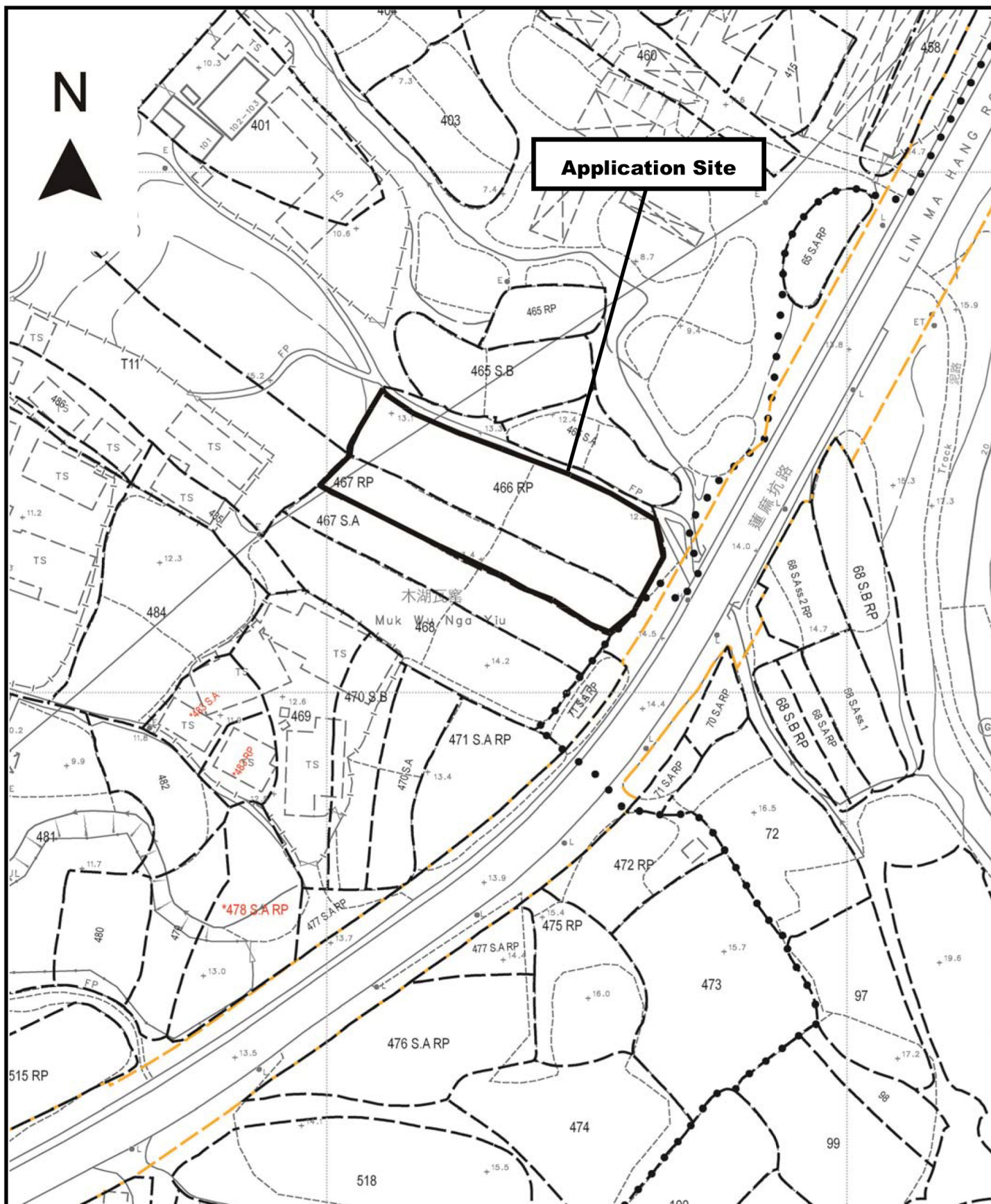
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	0	2
Light goods vehicle	0.45	0.45	1.5	0
Total	0.65	0.65	1.5	2

Note:

- The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
 - The pcu of private car and light goods vehicle is taken as 1 and 1.5 respectively; &
 - Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.4 The following measures will be provided for traffic management: Measure 1: The proposed development will only accept prior booking in order to use the loading/unloading space. As such, illegal parking would not be the result due to the operation of the proposed development.
- 2.5 Measure 2: No drop bar will be installed at the application site so that no vehicle will be queue up outside the application site.
- 2.6 Measure 3: In order to ensure the safety across the proposed ingress/egress and the site access, traffic signs “TS460” is proposed at both sides (inside and outside the site) of the ingress/egress. The Applicant will be responsible for the installation and maintenance of the traffic signs during the operation period of the proposed

development.

- 2.7 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Application Site

Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Structure 1
Warehouse for storage
of construction materials
GFA: Not exceeding 845m²
Height: Not exceeding 12m
No. of storey: 1

Structure 2
F.S. pump room
GFA: Not exceeding 12m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3
Site office
GFA: Not exceeding 36m²
Height: Not exceeding 6m
No. of storey: 2

Structure 4
Toilet
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5
Electricity meter room
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

1 loading/unloading spaces
of 7m x 3.5m for light goods
vehicle

8m wide
Ingress/Egress

2 parking spaces of
5m x 2.5m for private car
for staff

Proposed 2 pole-mounted
transformers

Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Construction Materials for
a Period of 3 Years & Filling of Land
at Lots 466 RP (Part) & 467 RP in
D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Proposed Layout Plan

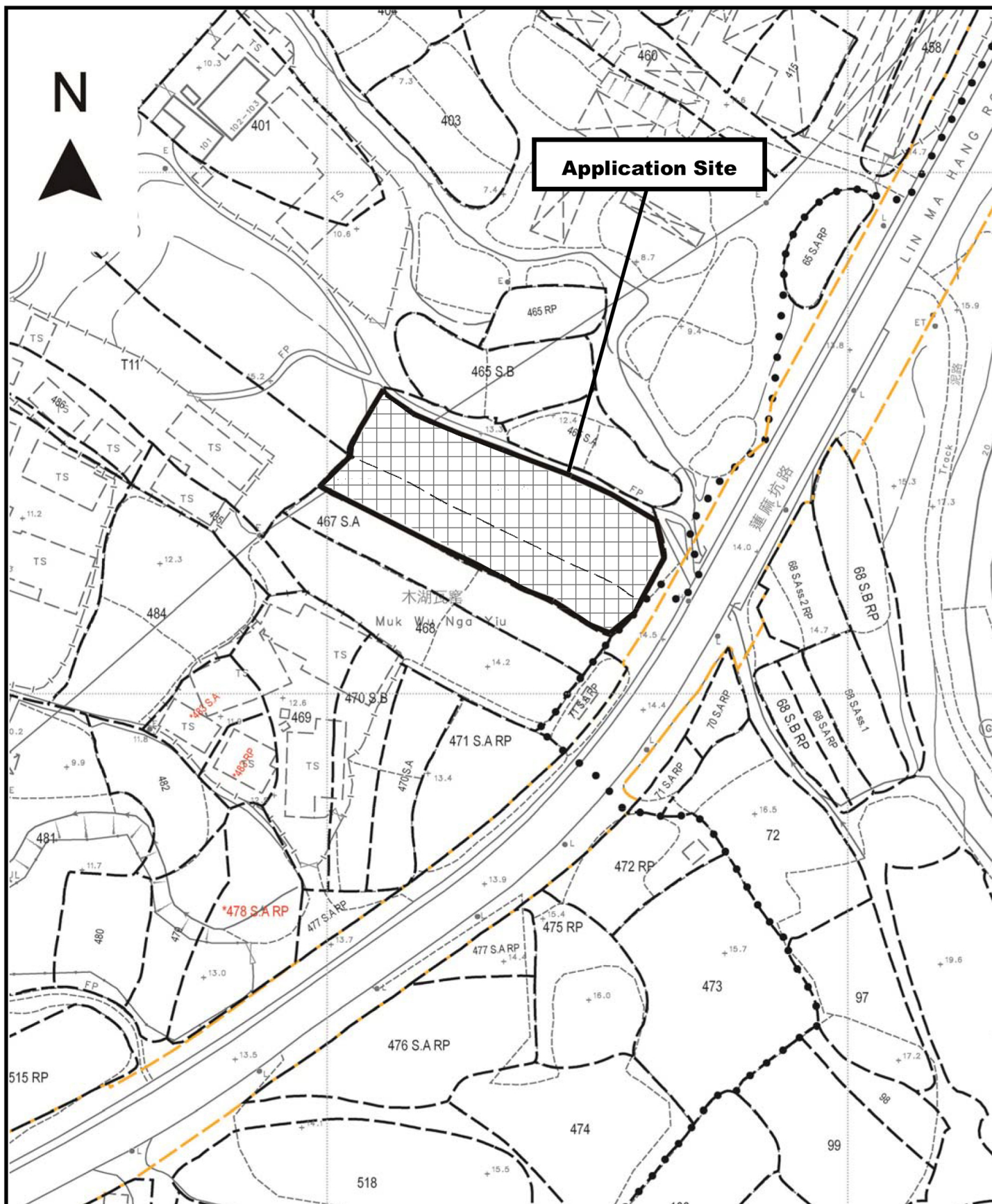
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.


Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

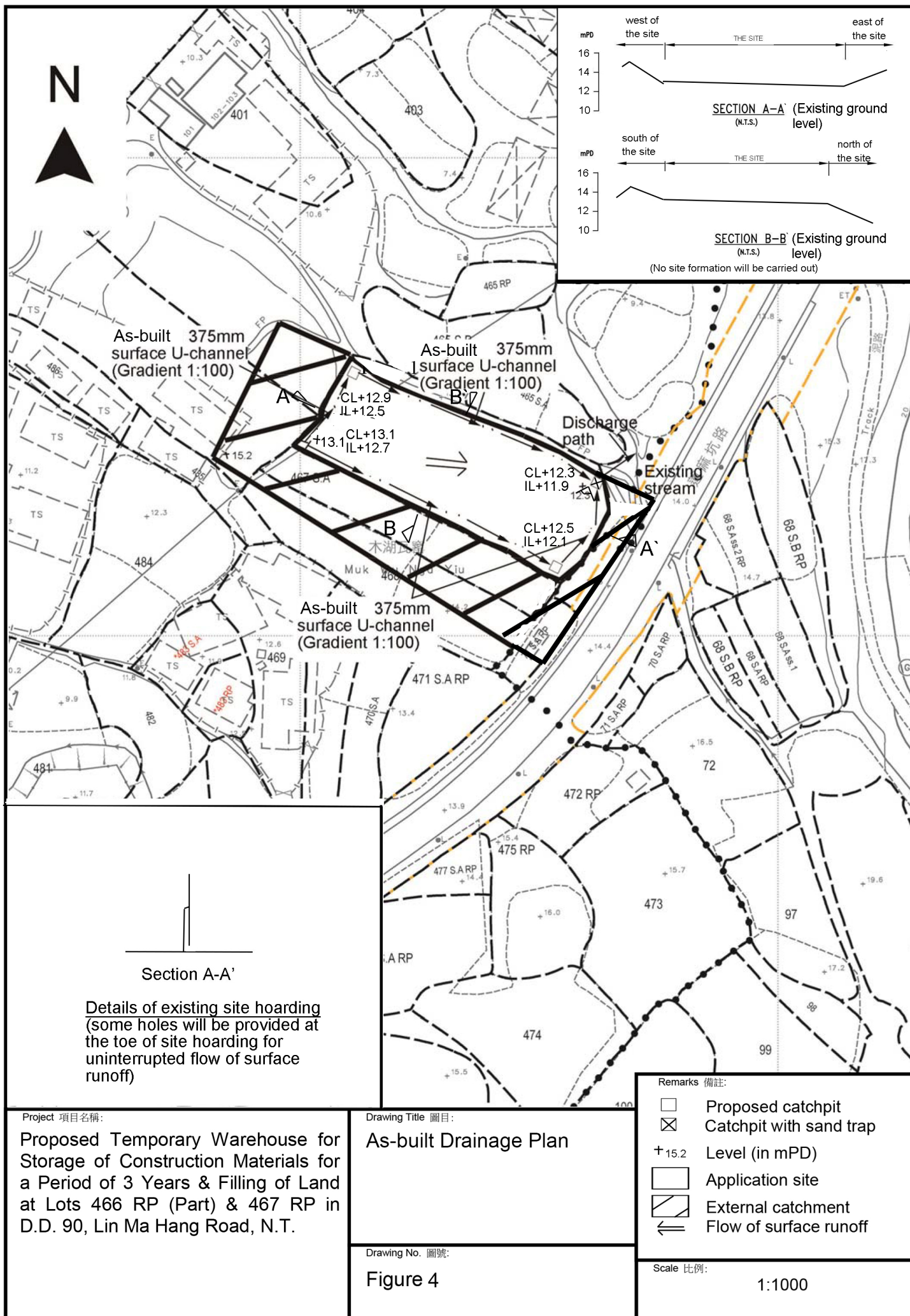
Figure 3

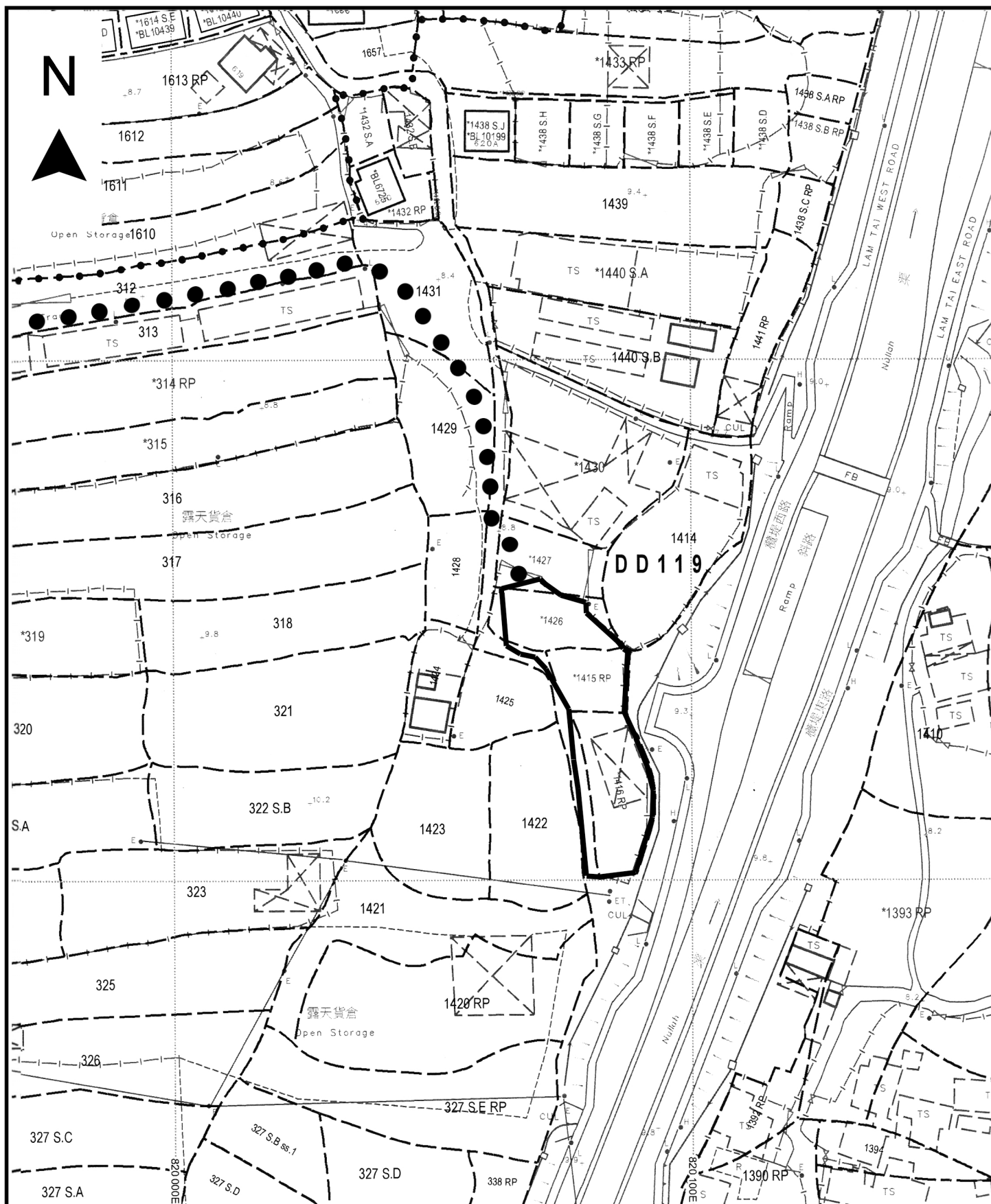
Remarks 備註:

 Propsoed filling of land by 200mm thick concrete

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Site to be Resumed by Government (i.e. Lots 1415RP, 1416 RP & 1426 in D.D.119)

Drawing No. 圖號:

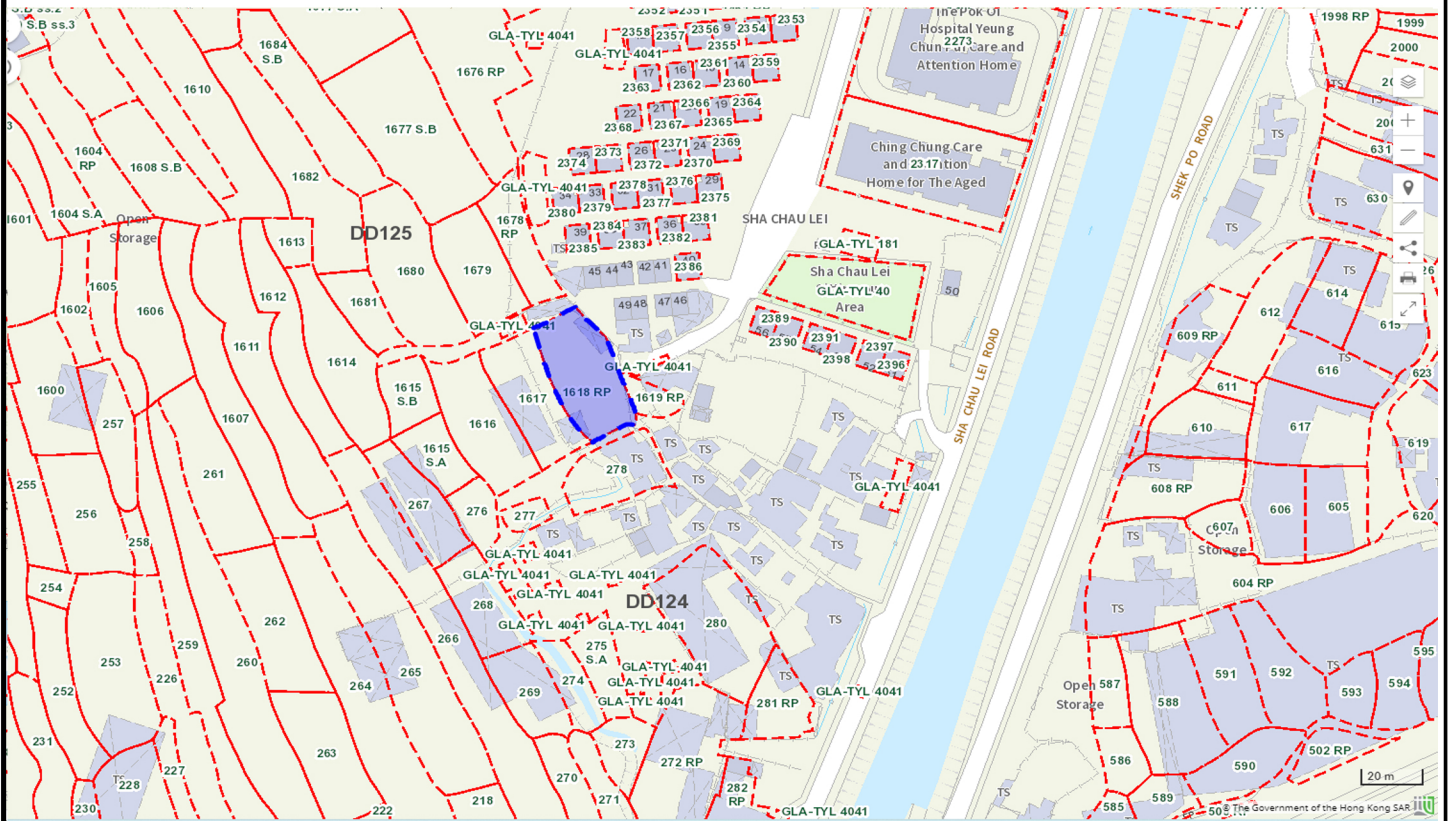
Figure 5

Remarks 備註:

●●● Vehicular access leading from Shan Ha Road

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Alternative Site 1 at Lot 1618RP in D.D.125

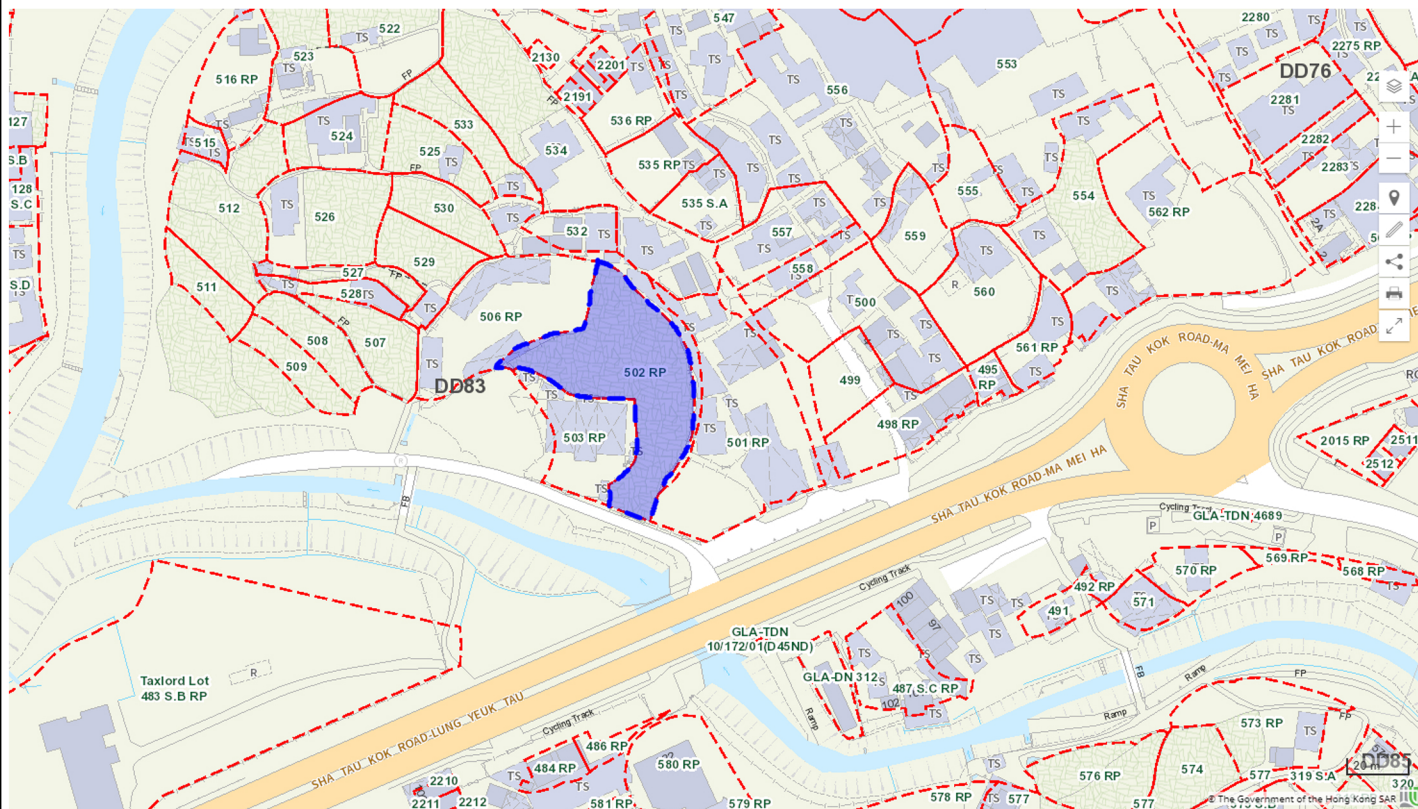
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Alternative Site 2 at Lot 502 RP in D.D.83

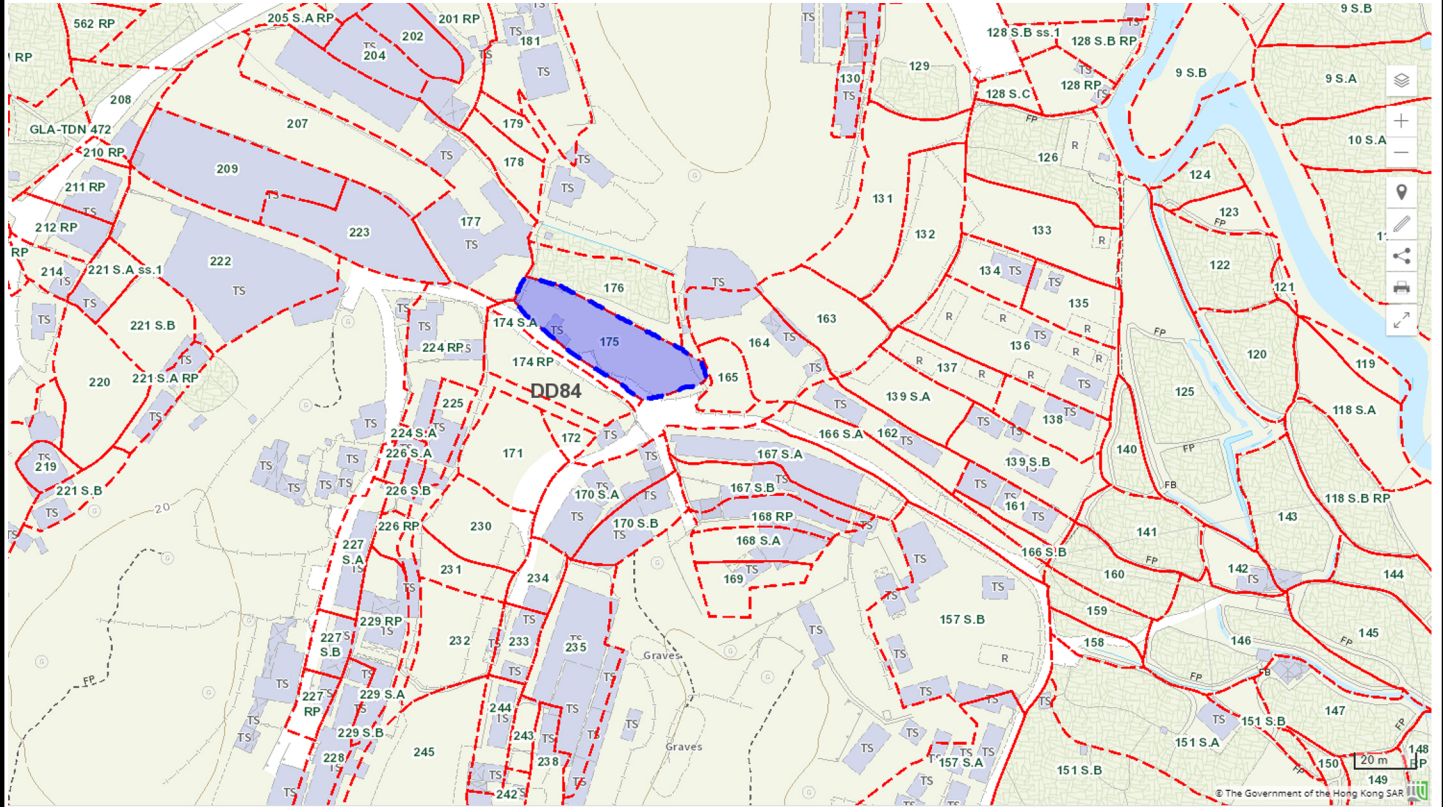
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Alternative Site 3 at Lot 175 in D.D.84

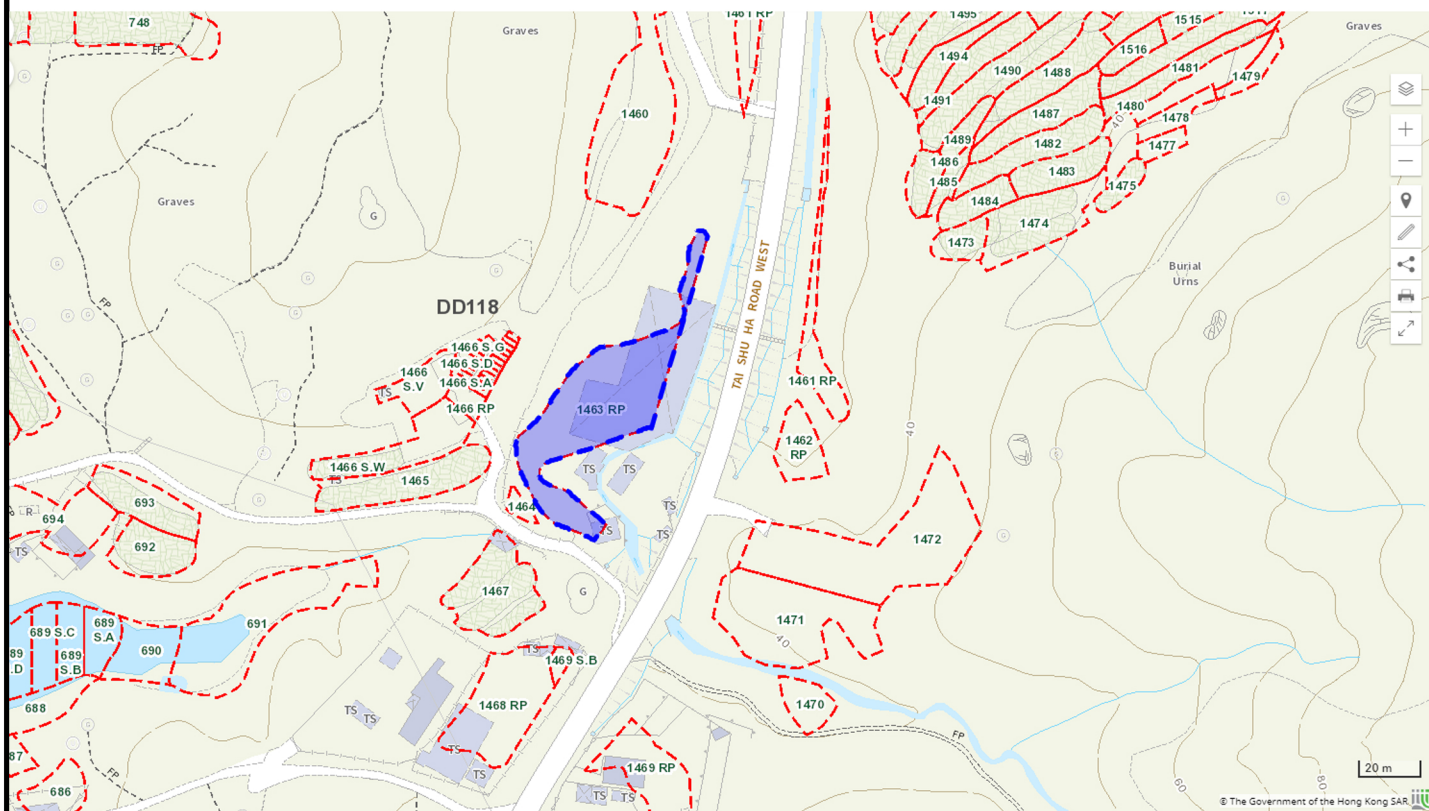
Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Alternative Site 4 at Lot 1463 RP in D.D.118

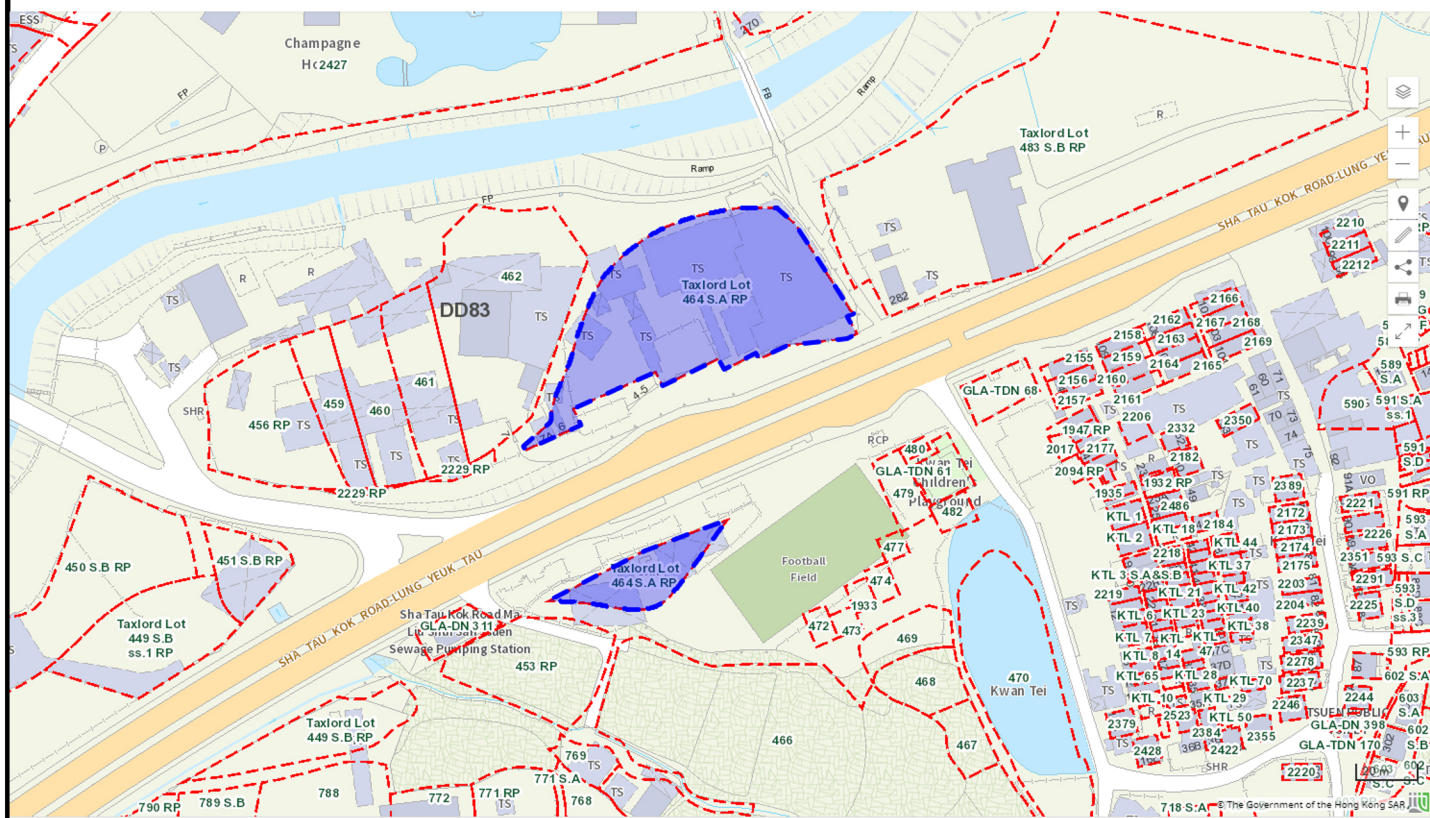
Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Alternative Site 5 at Taxlord Lot 464 S.A RP in D.D.83

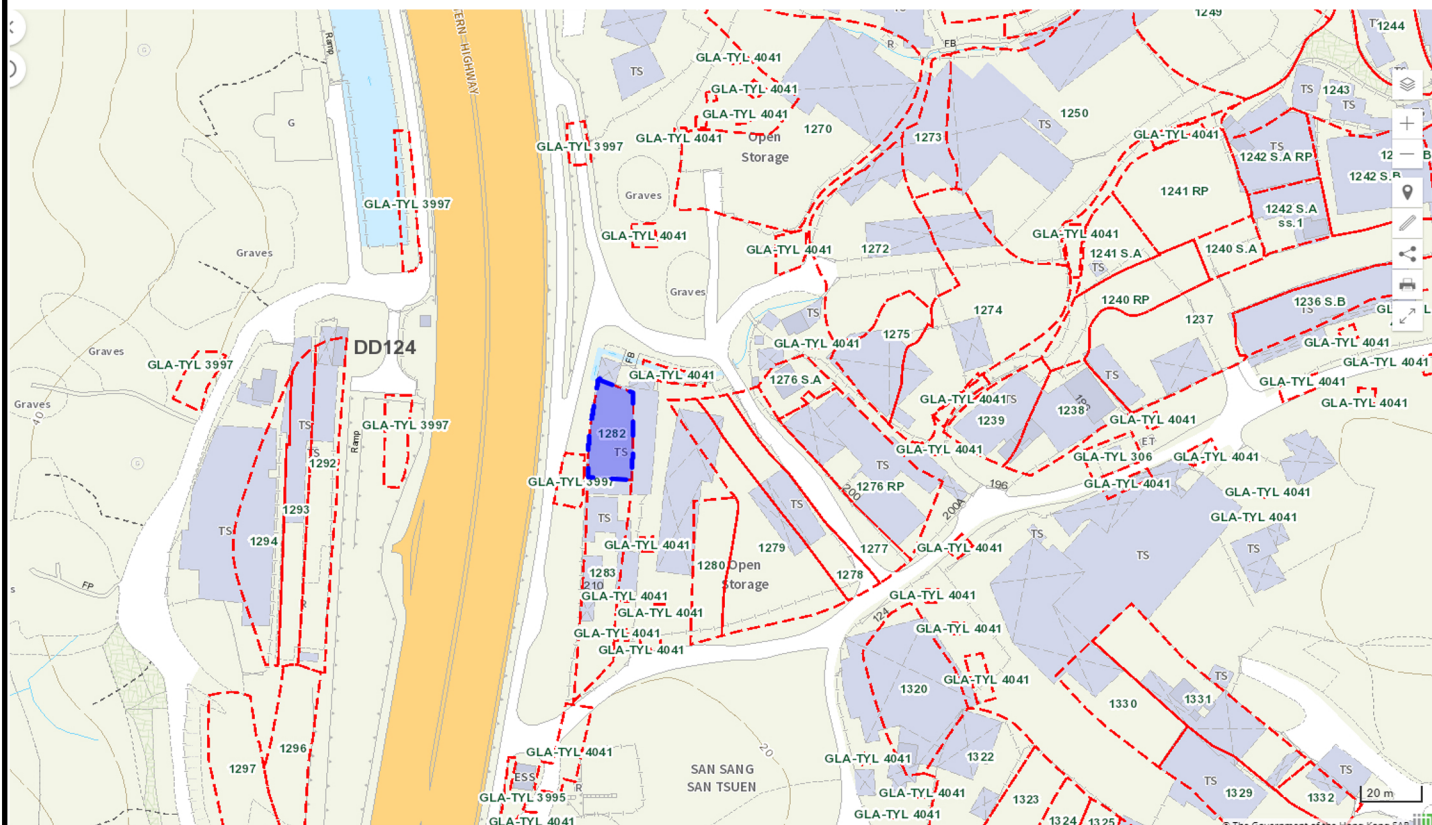
Drawing No. 圖號:

Figure 10

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Alternative site 6: Lot 1282 in D.D.124

Drawing No. 圖號:

Figure 11

Remarks 備註:

Scale 比例:

As shown

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐

Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年08月07日星期三 16:40
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/39

類別: Internet Email

Dear Cheryl,

Please see attached. Thank you.

Best regards

Patrick Tsui



地政總署
新發展區組

NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電話 Tel: 3705 2601

圖文傳真 Fax: 3565 4270

電郵地址 Email: lep15@landsd.gov.hk

本署檔號 Our Ref: () in LD NDA/YLS/BUT/SPDQ3/022

來函檔號 Your Ref:

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

我們矢志努力不懈，提供盡善盡美的土地行政服務。
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新界上水龍琛路39號上水廣場15樓1501至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsd.gov.hk

富高家具貿易公司
(經辦人：何先生)

何先生：



現場派遞

元朗南第二期發展

露天／戶外業務清拆編號：Y10/120

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2023年12月22日或之前向本辦事處提供下列文件（如適用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 ✓ (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日（即2020年7月10日）前2年的營運單據：
 - (a) 報稅單或繳稅單 ✓ (b) 營業損益表 ✓
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證 ✓
 - (g) 供電單據 ✓ (h) 電話單據
 - (i) 供水單據 ✓ (j) 資訊服務單據
- (3) 其他有效證明文件

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

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Best regards,



地政總署
新發展區組

NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電話 Tel: 3705 2601

圖文傳真 Fax: 3565 4270

電郵地址 Email: lep15@landsd.gov.hk

本署檔號 Our Ref: () in LD NDA/YLS/BUT/SPDQ3/022

來函檔號 Your Ref:

來函請註明本署檔案

Please quote our reference in your reply

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39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsgov.hk

富高家具貿易公司
(經辦人：何先生)

何先生：



現場派遞

元朗南第二期發展

露天／戶外業務清拆編號：Y10/120

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

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- (1) (a) 經營人之香港身份證 ✓ (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日（即2020年7月10日）前2年的營運單據：
 - (a) 報稅單或繳稅單 ✓ (b) 營業損益表 ✓
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證 ✓
 - (g) 供電單據 ✓ (h) 電話單據
 - (i) 供水單據 ✓ (j) 資訊服務單據
- (3) 其他有效證明文件

本處將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。

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Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年09月12日星期四 15:58
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: Re: Planning Application No. A/NE-MKT/39

類別: Internet Email

Dear Cheryl,

We confirm that the application site will be confined to Lots 466RP and 467RP in DD90.

Best regards,

Patrick Tsui

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐

Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年11月29日星期五 10:51
收件者: Cheryl Tsz Man TSANG/PLAND
副本: tpbpd/PLAND
主旨: A/NE-MKT/39
附件: MKT39-ltr-01.pdf

類別: Internet Email

Dear Cheryl,

Please see attached letter for responding to the departmental comments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 8 pages

Date: 29 November 2024

TPB Ref.: A/NE-MKT/39

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Our response to the comments of the Transport Department is as follows:

Transport Department's comments	Applicant's response
(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis.	Noted. Please refer to the swept path analysis in the attachment.

Our response to the comments of Development bureau is found below:

Development Bureau's comments	Applicant's response
The application site is noted to be about 1,480 sq.m. which is larger than the original site recorded by LandsD, though the applicant has stated in their submission that the area of the reprovisioning site is the most closely to the area of the original site. (para. 2.1.9 of Planning Statement refers). As the purpose of the application is to facilitate the relocation of their business operation, we would like to seek the clarification from the applicant as to whether the enlarged site is deemed necessary for the continued operations of their business.	The reprovisioning site is the most closely to the area of the original site and the larger area is intended to support the business operation of the relocated business.

The updated Figure 1, Figure 2, Figure 3 and Figure 4 are attached herewith for your further processing of the captioned planning application.

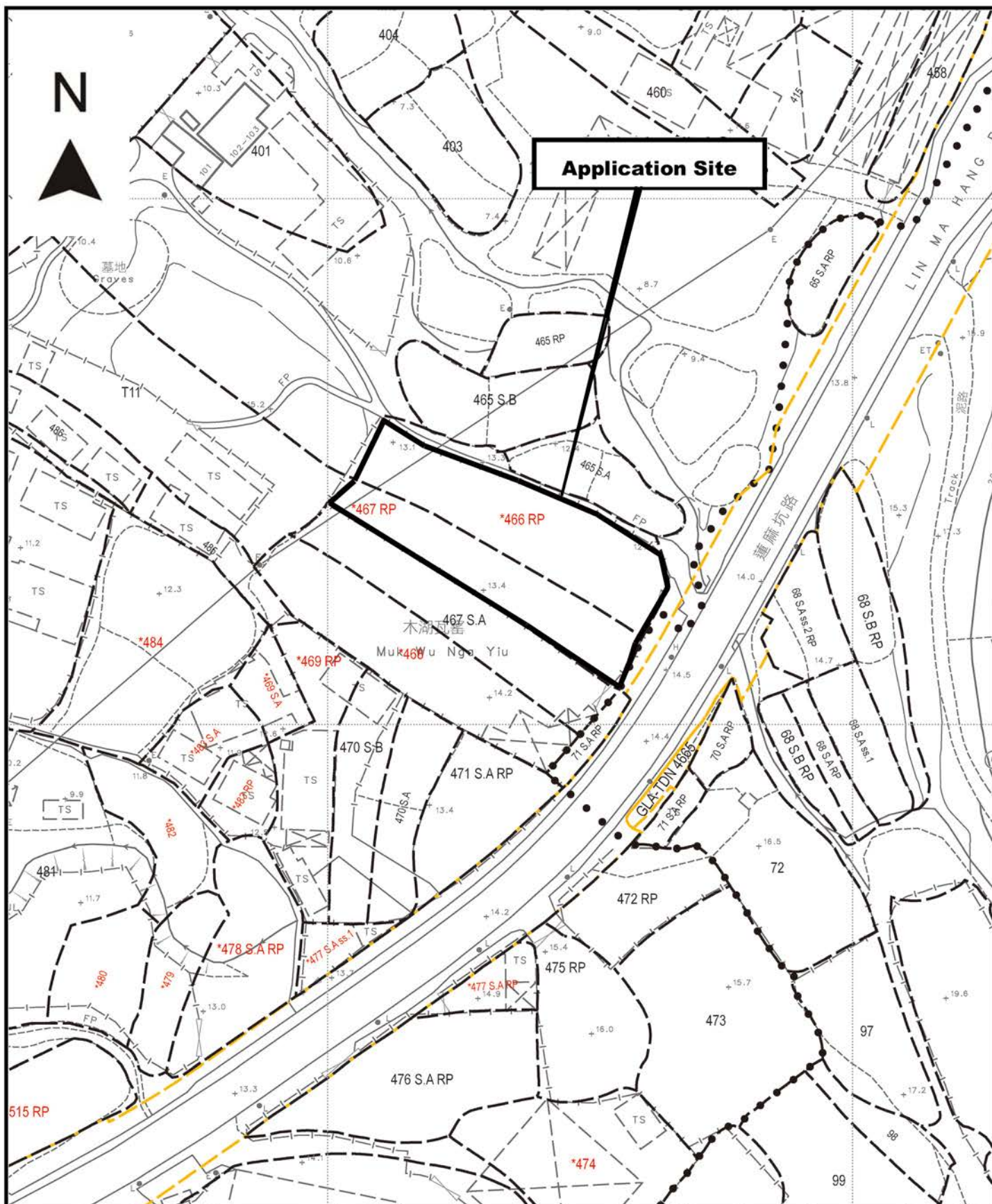
Should you have any questions, please feel free to contact the undersigned at [REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Cheryl TSANG) –
By Email



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Structure 1
Warehouse for storage
of construction materials
GFA: Not exceeding 845m²
Height: Not exceeding 12m
No. of storey: 1

Structure 2
F.S. pump room
GFA: Not exceeding 12m²
Height: Not exceeding 3m
No. of storey: 1

Structure 3
Site office
GFA: Not exceeding 36m²
Height: Not exceeding 6m
No. of storey: 2

Structure 4
Toilet
GFA: Not exceeding 6m²
Height: Not exceeding 3m
No. of storey: 1

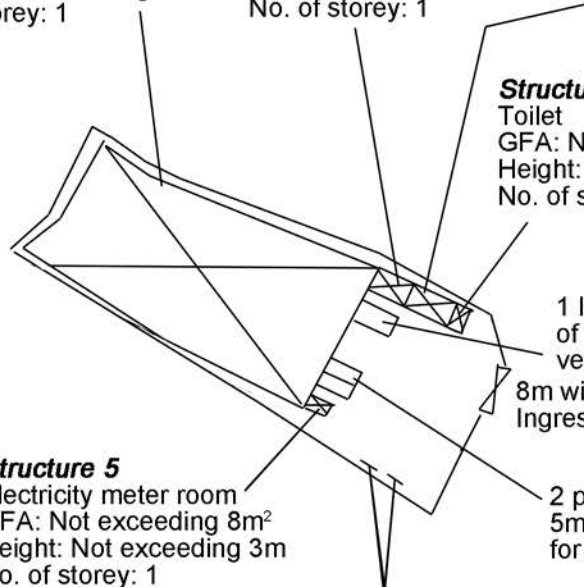
Structure 5
Electricity meter room
GFA: Not exceeding 8m²
Height: Not exceeding 3m
No. of storey: 1

1 loading/unloading spaces
of 7m x 3.5m for light goods
vehicle

8m wide
Ingress/Egress

2 parking spaces of
5m x 2.5m for private car
for staff

Proposed 2 pole-mounted
transformers



Project 項目名稱:

Proposed Temporary Warehouse for
Storage of Construction Materials for
a Period of 3 Years & Filling of Land
at Lots 466 RP (Part) & 467 RP in
D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Proposed Layout Plan

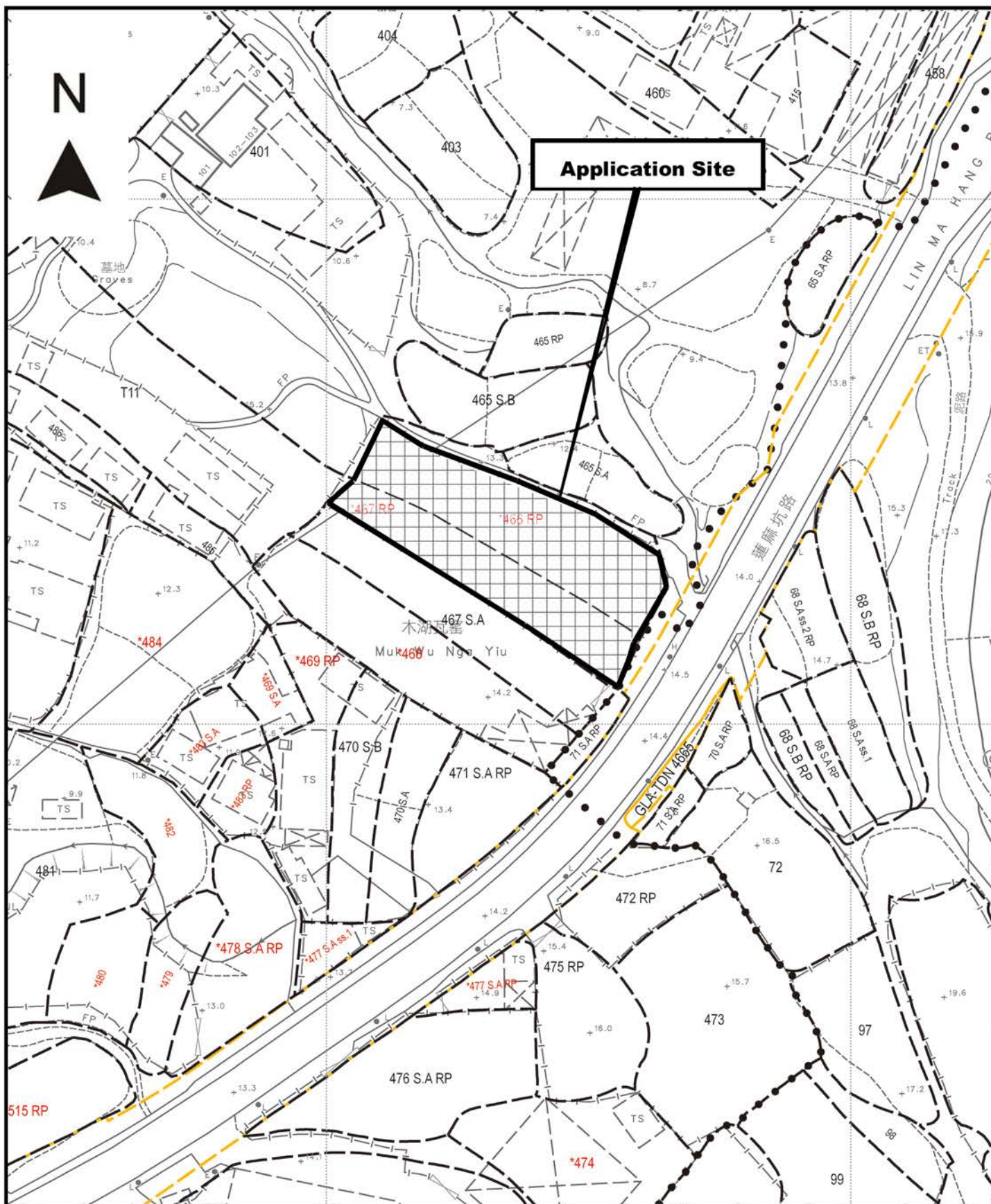
Remarks 備註:

Drawing No. 圖號:

Figure 2

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.


Drawing Title 圖目:

Proposed Land Filling Plan

Drawing No. 圖號:

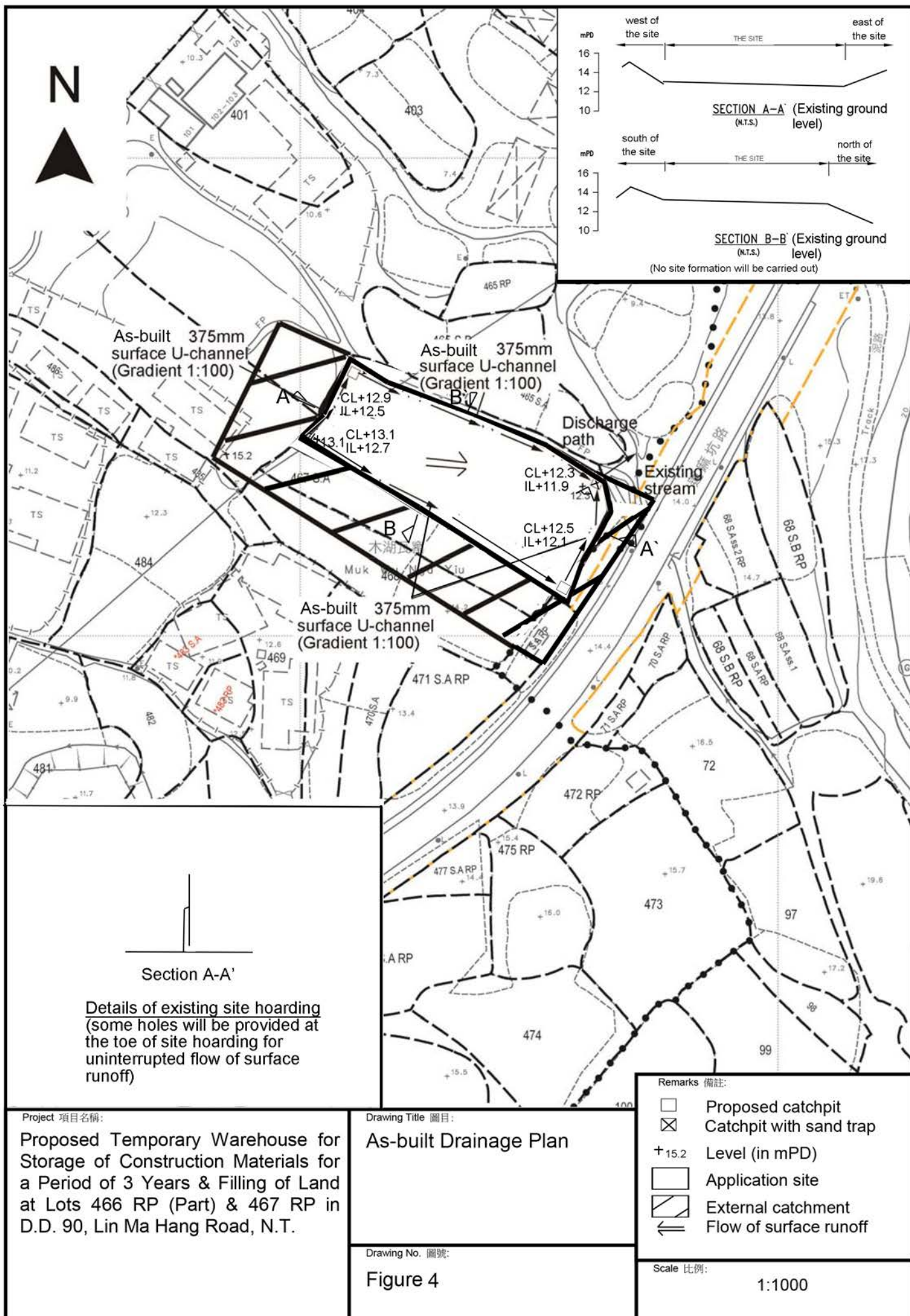
Figure 3

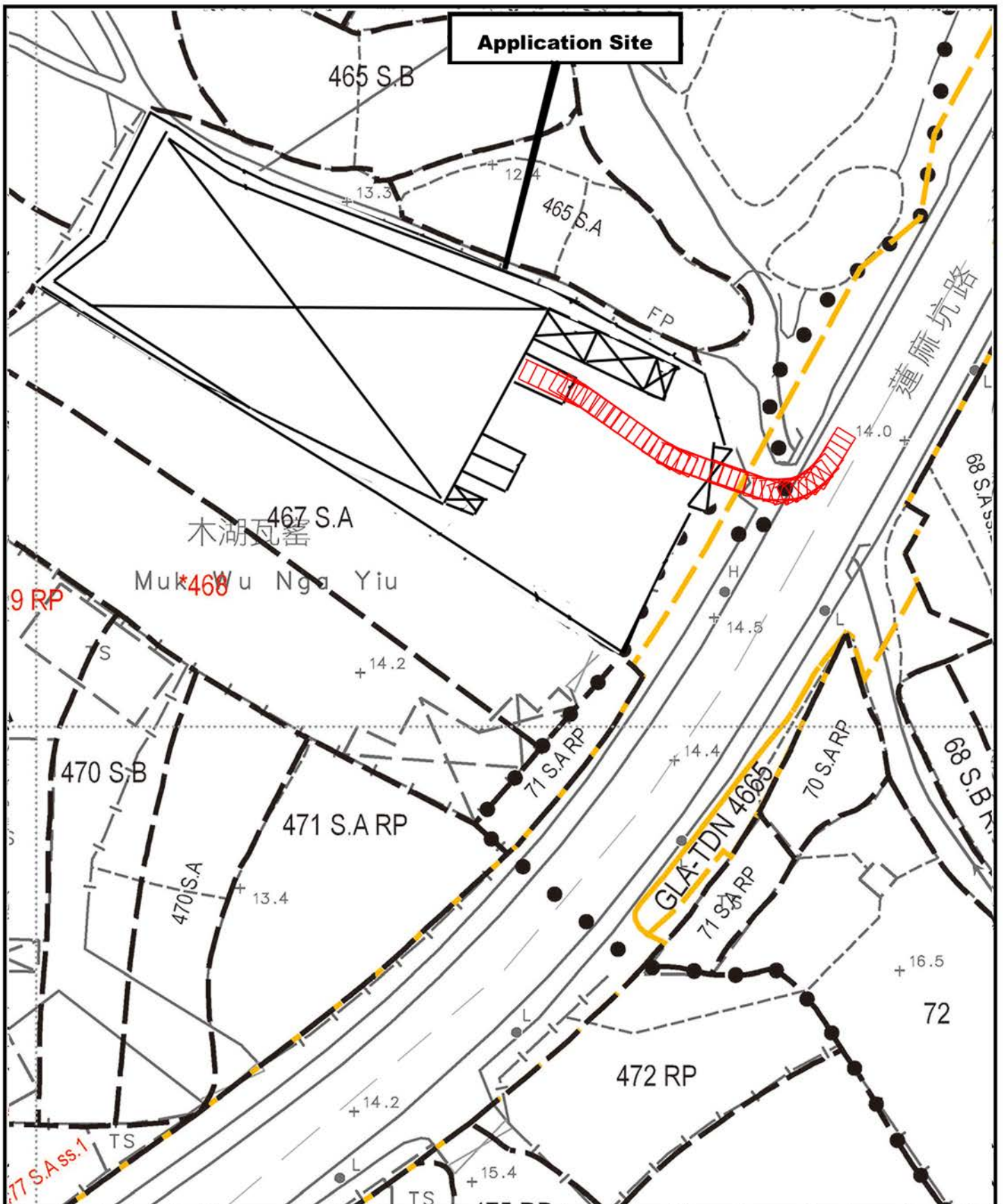
Remarks 備註:

 Proposed filling of land by 200mm thick concrete

Scale 比例:

1:1000





Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Leaving the Application Site

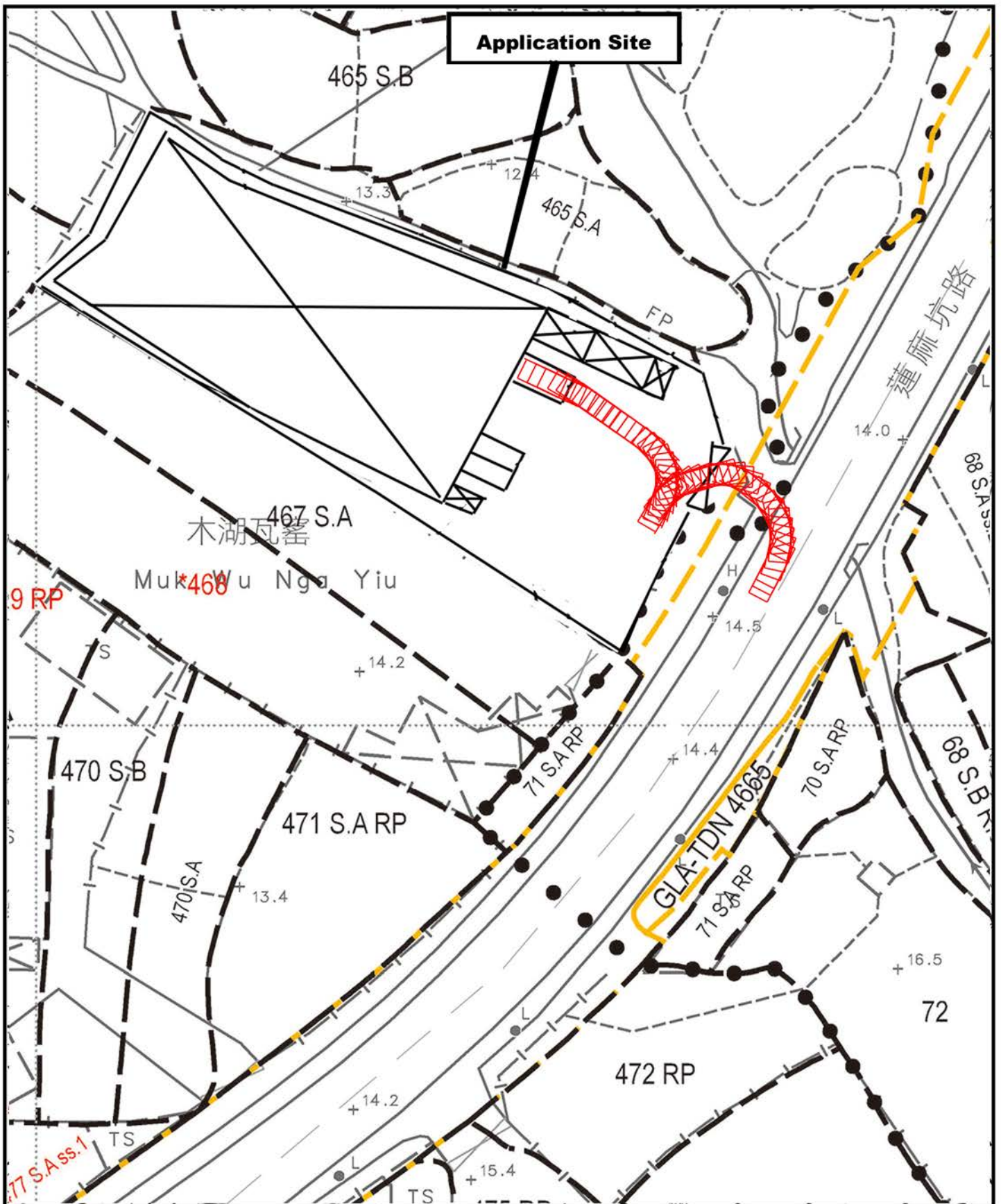
Remarks 備註:

Drawing No. 圖號:

Figure 12

Scale 比例:

1:500



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Swept Path Analysis for Light Goods Vehicle Entering the Application Site

Drawing No. 圖號:

Figure 13

Remarks 備註:

Scale 比例:

1:500

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Cheryl Tsz Man TSANG/PLAND

寄件者: king king <[REDACTED]>
寄件日期: 2024年11月29日星期五 22:48
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/39
附件: HT814Es16Drawing001a.pdf
類別: Internet Email

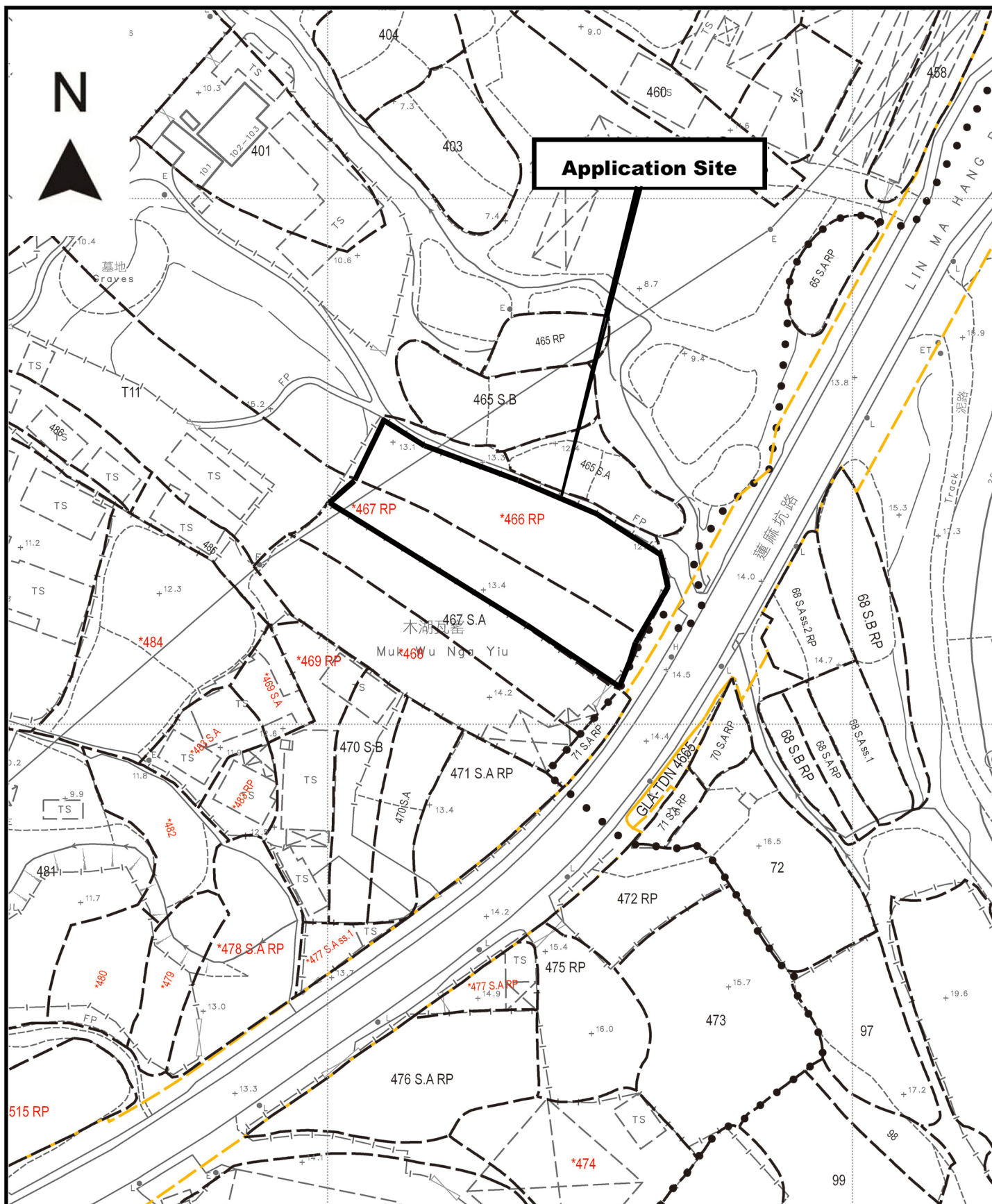
Dear Cheryl,

The updated site area as shown in the attached plan is 1,500 sq.m.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years & Filling of Land at Lots 466 RP (Part) & 467 RP in D.D. 90, Lin Ma Hang Road, N.T.

Drawing Title 圖目:

Application Site

Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000

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

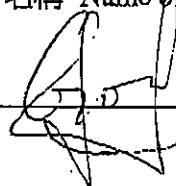
有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/39

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date 2024.8.20

2

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-MKT/39

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

道路狹窄，車輛需旁上行人路才能到達該位置，對村民
及行人出入造成不便及危險。

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

簽署 Signature

江勝凡

日期 Date

2024-8-16

3

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-MKT/39

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

（此申請建議在渣甸道及渣甸道下實村路加建村民出入通道，此建議將會對渣甸道及渣甸道下實村路帶來交通影響，並會產生噪音及空氣污染，影響居民健康。所以提出反對。）

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

李浩仁 渣甸村居民代表

簽署 Signature

李浩仁

日期 Date

26-8-2024

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-MKT/39

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

反對申請。因為制做交通阻礙，空氣污染
對行人造成不便，安全。

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

鄭錦富

簽署 Signature

鄭錦富

日期 Date

27-8-2024

From:
Sent: 2024-08-28 星期三 17:35:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on four planning applications
Attachment: 240828 s16 TKL 763.pdf; 240828 s16 MKT 37 & 39.pdf; 240828 s16 KTN 1042.pdf

Dear Sir/ Madam,

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

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

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

28th August, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3
Years and Associated Filling of Land**
(A/NE-MKT/37)

&

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period
of 3 Years and Associated Filling of Land**
(A/NE-MKT/39)

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether the Agriculture (AGR)-zoned areas surrounding/ near the sites, and the sites themselves, are still arable. This is important to be considered as the approval of any of these applications would set a precedent for other similar applications within this area. We urge the Board to consider the potential cumulative impacts of approving any of these applications on the surroundings and this AGR zone.
3. We also urge the Board to seriously calculate with relevant authorities as to how many sites under AGR zone have been gradually turned into sites for brownfield operation over the past years through the approval of 'temporary' use(s). Again, we urge the Board to seriously consider whether or not it is appropriate to allow more and more AGR-zoned areas to be occupied by non-agricultural uses (even temporary), under the context that at present 'Construction of Ecological Civilisation' has become our National Policy.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

4. We urge the Board to reject these applications as they are unlikely to be in line with the planning intention of the AGR zone.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-08-30 星期五 03:14:32
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MKT/39 DD 90 Lin Ma Hang Road

A/NE-MKT/39

Lots 466 RP (Part) and 467 RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 1,480sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Despite evidence that the applicant had no intention of operating a hobby farm.

"The development scheme submitted under the current renewal application is largely the same as the previous application in terms of applied use and site area except for the reduction in cultivated area (i.e. about 1,231 m² to 1,170 m²) due to the provision of drainage channel at the boundary at the Site"

Of course, the intention all along was to pave the way for brownfield use.

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

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

DESPITE THE FACT THAT THE LOTS ARE NOT INCLUDED IN THE ALREADY EXTENSIVE PROVISION PROVIDED UNDER CAT 2 IT IS SHOCKING TO NOTE THE FOLLOWING:

1.1.3 The representative of the applicant of this planning application has approached Development Bureau for seeking the advice for the relocation of his business to a suitable location. **Development Bureau agreed that the application site may be a suitable location for the relocation of applicant's business** subject to the provision of appropriate technical proposals.

That DB is playing an active role in encouraging the proliferation of brownfield operations into districts not included in either the appropriate zoning nor the Cat 2 footprint is unacceptable.

https://www.devb.gov.hk/en/sdev/press/index_id_10537.html

https://www.devb.gov.hk/en/issues_in_focus/assistance_to_brownfield_operators/index.html

Members must bear in mind that it is their duty to follow the regulations and guidelines and to ensure that approval is in line with what is published.

The application must be rejected in order to underline the credibility of the process.

Mary Mulvihill

From:

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

Date: Thursday, 9 March 2023 2:52 AM HKT

Subject: A/NE-MKT/24 DD 90 Lin Ma Hang Road

A/NE-MKT/24

Lots 466 RP (Part) and 467 RP in D.D. 90, Lin Ma Hang Road, Man Kam To

Site area: About 1,480sq.m

Zoning: "Agriculture"

Applied use: Renewal of Planning Approval for Hobby Farm / 4 Vehicle Parking

Dear TPB Members,

Strong Objections. The conditions of the approved Application 11 have not been fulfilled.

Members must request that PlanD provide aerial views of the current status of the site to identify what kind of operation is actually being carried out.

Abuse of the planning process should not be tolerated.

Mary Mulvihill