

2024年 4月 24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。

Appendix I of RNTPC
Paper No. A/NE-TKLN/85A

This document is received on 24 APR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400858

5/4

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-TKLW/85
	Date Received 收到日期	24 APR 2024

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
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)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)	
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 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, 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 1,105 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 885 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) NA 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 Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Recreation ("REC")
(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 at5/4/2024..... (DD/MM/YYYY), this application involves a total of2..... "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) of2..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
2	The Remaining Portion of Section B of Lot No. 1364 in D.D. 78	3/4/2024
1	The Remaining Portion of Sub-section 1 of Section B of Lot No. 1364 in D.D. 78	3/4/2024

(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 or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

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

(a) Proposed use(s)/development
擬議用途/發展Temporary Warehouse for Storage of Construction Materials (Metal)
for a Period of 3 years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期 year(s) 年 3 month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	220	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	885	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	3		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	885	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	885	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

One 1-storey warehouse for storage of construction materials (metal) (height: about 13m).....

One 1-storey open-sided shelter for loading/unloading and vehicle manoeuvring (height: about 13m).....

One 1-storey guard room (height: about 2.5m).....

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 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA
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	NA
Coach Spaces 旅遊巴車位	NA
Light Goods Vehicle Spaces 輕型貨車車位	NA
Medium Goods Vehicle Spaces 中型貨車車位	1 (3.5m x 11m)
Heavy Goods Vehicle Spaces 重型貨車車位	NA
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

Mondays to Saturdays (9am - 7pm)

No operation 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	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Lin Ma Hang Road
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>

(e) Impacts of Development Proposal 擬議發展計劃的影響
 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)

(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情
	No 否	<input checked="" type="checkbox"/>

(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	No 否	<input checked="" type="checkbox"/>

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>NA</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

8. Declaration 聲明

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

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

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

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人



Cannis Lee

Associate Director (Planning)

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 MPA

on behalf of
代表

Lawson David & Sung Surveyors Limited



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

Date 日期

5/4/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
Site area 地盤面積	1,105 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
Zoning 地帶	Recreation
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years

(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	885 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.8 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2.5 - 13	<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 上蓋面積	80	%	<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)	2 (2.5m x 5m) NA NA NA NA NA	
(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 NA NA 1 (3.5m x 11m) NA NA	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Plan showing Vehicular Access to the Application Site and Site Photos</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Drop Kerbs Details, Swept Path Analysis, Drainage Proposal and Fire Service Installations Proposal</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。



羅 迅 測 計 師 行
Lawson David & Sung
S U R V E Y O R S L I M I T E D
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/7007

Section 16 Planning Application

Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Planning Statement

Applicant

Hang Sing Limited (行陸有限公司)

Prepared by

Lawson David & Sung Surveyors Limited

April 2024

Executive Summary

This planning statement is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (“the Application Site”).

The Application Site, covering an area of about 1,105 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

The Applicant is currently operating at Yuen Long with their business of construction materials (metal), machinery, vehicles parts and electronic goods since early 2000s. They are one of the business operators affected by the land resumption for Second Phase Development of Yuen Long South Development Area. The Applicant is informed that they are required to relocate before September 2024. The Applicant has identified the Application Site as a possible site for relocation and decide to relocate their operation at Lot 1414 in D.D. 119, which is currently used as a warehouse for storage of construction materials (metal), and same as the applied use at the Application Site.

The proposed development will erect a 1-storey warehouse for storage of construction materials, with a floor area of about 607 sq.m. and height of not more than 13m at the northern portion of the Application Site. The southern portion will be used as an 1-storey (height: not more than 13m) open-sided shelter with an area of about 276 sq.m. for loading/unloading activities and manoeuvring of vehicles near the ingress/egress point. An 1-storey (height: about 2.5m) guard room of 2 sq.m. will be erected next to the proposed ingress/egress point at the southern boundary. The Applicant will widen the existing ingress/egress point to 8m in width at the southern boundary connecting Lin Ma Hang Road.

There will be 1 loading/unloading space (3.5m x 11m) for medium goods vehicle, and 2 private car parking spaces for staff/visitors (2.5m x 5m). The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. To minimize any potential noise and environmental impacts to the surrounding area, the proposed warehouse will be enclosed with no workshop activities conducted within the Application Site.

The justifications of this application are:

1. The proposed development helps support the construction industry in Hong Kong;
2. The proposed development is in line with the future planning intention of Northern Metropolis;
3. The Application Site is the best location choice for the Applicant;
4. The proposed development does not contravene the planning intention of “REC” zone;
5. Similar application is approved within the same “REC” zone;
6. The proposed development allows optimization of valuable land resources;
7. The proposed development is not incompatible with surrounding land uses;
8. The proposed development will not generate adverse traffic, environmental and drainage impact on the surrounding areas;
9. The proposed development will not create undesirable precedent.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

行政摘要

此規劃報告書向城市規劃委員會(“城規會”)呈交，旨在支持在新界打鼓嶺蓮麻坑路丈量約份第 78 約地段第 1364 號 B 分段餘段及第 1364 號 B 分段第 1 小分段餘段(“申請地點”)，作為期三年的臨時存放建築材料(五金物料)貨倉(“擬議發展”)的規劃申請。

申請地點的面積約 1,105 平方米，座落於在 2016 年 5 月 13 日刊憲的打鼓嶺北分區計劃大綱核准圖(圖則編號：S/NE-TKLN/2)上的「康樂」地帶。根據該大綱圖的註釋，「貨倉」不屬「康樂」地帶內的第一欄或第二欄用途，然而不超過三年土地或建築物的臨時用途或發展，須先向城規會提出申請。

申請人自 2000 年代初開始於元朗設置貨倉，用作存放建築材料(五金物料)、機械、汽車零件及電子產品。申請人是受元朗南發展區第二期發展計劃收地影響的營運者之一，並收到通知需於 2024 年 9 月前搬遷。

申請人已覓得申請地點作為重置貨倉地點，決定重置現時於新界元朗丈量約份第 119 約地段第 1414 號存放建築材料的貨倉到申請地點，以繼續營運。

擬議發展將於申請地點北面興建一個樓面面積約 607 平方米以及其高度不超過 13 米的一層高貨倉，用作存放建築材料。同時，於申請地點南面設置一個樓面面積約 276 平方米以及其高度不超過 13 米的一層高開放式上蓋，以便上落貨及車輛迴轉。此外，申請地點南邊近出入口亦會提供一座一層高(約 2.5 米高)，面積約 2 平方米的保安室。擬議發展將擴闊現時於場地南邊的出入口至 8 米，連接蓮麻坑路。申請地點亦設有 1 個中型貨車上落貨位(3.5 米 x 11 米)和 2 個供職員/訪客使用的私家車停車位(2.5 米 x 5 米)。擬議發展的營運時間為星期一至星期六上午 9 時至下午 7 時，星期日及公眾假期不會運作。為減少擬議發展對周遭的潛在噪音及環境影響，擬議貨倉是以密封形式興建，以及於申請地點內不會進行任何工場活動。

本規劃申請的理據為：

1. 擬議發展有助支持本港的建造業；
2. 擬議發展合乎北部都會區未來的規劃意向；
3. 申請地點是申請人搬遷的最佳位置選擇；
4. 擬議發展不會違背「康樂」地帶的規劃意向；
5. 申請地點座落的「康樂」地帶已有類近申請獲得規劃許可；
6. 擬議發展可優化申請地點及有效利用寶貴的土地資源；
7. 擬議發展與周邊土地用途兼容；
8. 擬議發展不會對附近地方構成不良的交通、環境及排水影響；及
9. 擬議發展不會被定為不良的先例。

基於本規劃報告書所述的理據，敬希 各城規會委員及有關政府部門能批准此項申請，作為期三年的臨時用途。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (“the Board”) in support of a planning application for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) (the “proposed development”) for a period of 3 years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T. (hereafter referred to as “the Application Site”). **Figure 1** shows the location of the Application Site and the Lot Index Plan indicating the concerned lots is shown per **Figure 2**.

The Application Site, covering an area of about 1,105 sq.m., falls within an area zoned “Recreation” (“REC”) on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016. According to the Notes of the OZP, ‘Warehouse’ is neither a Column 1 nor Column 2 use of the “REC” zone, and temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board.

1.2 Background of the Application

Background of the Applicant

The Applicant, **Hang Sing Limited** (hereafter “the Applicant”), has been operating their business of construction materials (metal), machinery, vehicles parts and electronic goods in Yuen Long since the early 2000s, in which they supply assorted goods to different construction companies and hardware stores in the market.

The Applicant is currently operating at various lots in D.D. 119 and D.D. 121 at Shan Ha Tsuen, Yuen Long, N.T. with multiple open storage and warehouses in the locality (see **Appendix A**). Since the area is subject to land resumption for the Second Phase development of Yuen Long South Development Area, the Applicant is informed by the Lands Department that their existing warehouses would be under site clearance in September 2024 and they are required to relocate by then.

The Applicant intends to continue their operation after the site clearance of their existing operations in Yuen Long and is required to identify a suitable site to relocate their operation to sustain their business. However, due to ongoing government land resumption schemes in the Northern Metropolis area, it is extremely difficult to search for suitable site of adequate size that can accommodate all of their existing operations at once. As such, the Applicant has decided to search for multiple relocation sites of smaller size to continue respective operation.

Given the limited time before the site clearance and scarce supply of suitable sites for warehouse operation within the budget of the Applicant, the Applicant has identified the Application Site and decided to relocate their existing operation at Lot 1414 in D.D. 119, Shan Ha Tsuen, Yuen Long, N.T., which is currently used as a warehouse for storage of construction materials (metal) to the Application Site. The current applied use is the same as the affected business in Yuen Long.

While the Application Site has a larger site in comparison with the Applicant's current operation site in Yuen Long, it should be noted that the Applicant is able to shift their stocks from warehouse to warehouse based on the seasonal demand and supply of different goods at their existing location in Yuen Long. As the Applicant has to now split up their business operation in different locations, the Applicant requires a larger site in order to store all the stocks for their operation needs.

In addition, while the Applicant has currently made use of their surrounding warehouse sites and open space for loading/unloading and manoeuvring of goods vehicles at the vacant land at the current operation site in Yuen Long, the same scenario is yet not feasible at the Application Site. Therefore, to avoid any goods vehicle queuing up outside the Application Site and causing any traffic at Lin Ma Hang Road, the southern portion of the Application Site has been reserved for an open-sided shelter to allow loading/unloading and smooth manoeuvring of goods and private vehicles.

Relocation Need of the Applicant

With the ongoing land resumption in the locality of Yuen Long South, operators of storage yards / warehouses in the area might be forced to terminate their business after land resumption due to lack of compatible alternative land in the market. Therefore, to sustain and continue their business, it is necessary for the Applicant to be able to relocate their business and continue to contribute to the construction industry in Hong Kong.

Various discussions were made between the Development Bureau and the Applicant regarding the relocation of the Applicant's warehouse. Due to the limited time before the clearance of their existing site in Yeun Long, the Applicant is required to identify a suitable site that can fulfill their operational needs within the current timeframe of September 2024.

However, the Applicant has faced tremendous difficulties searching for a suitable site in the New Territories. The ongoing land resumption schemes in the Northern Metropolis area has caused a stiff competition for suitable sites for storage yards / warehouses. It is difficult for the Applicant to identify suitable site for relocation as land within the Categories 1 and 2 areas in the region under TPB PG-No. 13G was either occupied by other open storage/storage uses or over the price consideration of the Applicant. Meanwhile, taken into consideration that the storage materials are bulky in nature which involves considerable land requirements i.e. site with considerable size, appropriate access road for long vehicles, etc., the Applicant struggles to identify possible sites for relocation.

The Applicant has conducted a thorough site search exercise before identifying the Application Site as the best available option for relocation. The Applicant has investigated about 4 possible sites located in assorted areas in New Territories such as Ta Kwu Ling, Kwu Tung South, Tai Po and Ping Che (see **Appendix B**), in which all require planning permission for warehouse use under section 16 of the Town Planning Ordinance (TPO). All are considered not suitable for relocation due to various reasons, for instance, geographical constraints, unaffordable potential construction costs, potential right of way disputes from private lots owners, perceived local objections and traffic concerns.

As a result, the Applicant has identified the Application Site as the best available option for a number of reasons. Firstly, the Application Site is directly accessible from Lin Ma Hang Road, which

provides good accessibility for the staff to commute to work, and allow the various sizable goods vehicles to access to the site. Secondly, the Application Site is currently vacant with most of the site being formed already. A swift transformation into a warehouse for the Applicant's imminent usage is thus feasible. Last but not least, the size of the Application Site could meet the immediate need of the Applicant to accommodate their business operation with sufficient manoeuvring space. The Applicant has decided choosing the Application Site for relocation taking into account that the availability of similar sites in the market is limited.

As the basic settings of Application Site meet the operational needs of the Applicant, the Applicant seeks the Board's permission to use the Application Site as a temporary warehouse for storage of construction materials (metal) for relocation of their business. The proposed development will also allow better utilization of scarce land resources so that the land can be under better use.

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the background details of the Application Site in terms of current land-use characteristics and neighbouring developments;
- Chapter 3 discusses the planning context of the Application Site;
- Chapter 4 outlines the development proposal;
- Chapter 5 gives account to the justifications of the proposed development;
- Chapter 6 is the conclusion of the planning statement.

2. Site Context

2.1 The Application Site and Its Existing Condition

The Application Site, with an area of about 1,105 sq.m., abuts Lin Ma Hang Road near Heung Yuen Wai Border Control Point (BCP) in Ta Kwu Ling, N.T. The Application Site is generally flat, formed and vacant. The Application Site is fenced off by 2.5m high corrugated metal sheets (see **Photo Plate 1**).

2.2 Surrounding Land Use

The surrounding area of the Application Site is rural in nature and consists of vacant land, temporary structures, open storage and village settlements. The Application Site is surrounded by vacant land at the immediate north, east and west. To the south across Lin Ma Hang Road sees mostly vacant land intermixed with several open storage/storage yards. To the further north of the Application Site sees scattered temporary structures and the Heung Yuen Wai BCP across Heung Yuen Wai Highway. Meanwhile, to the further south of the Application Site along Lin Ma Hang Road finds a fenced open storage site and the village settlements of Kaw Liu Village.

2.3 Accessibility

The Application Site enjoys good accessibility to strategic road network. It has direct access to Lin Ma Hang Road, which can be connected to Heung Yuen Wai Highway, and provide quick access to the Heung Yuen Wai BCP to Mainland China. It is also conveniently connected to other parts of the New Territories via Heung Yuen Wai Highway. A plan showing the vehicular access to the Application Site is provided at **Figure 3**.

2.4 Land Status

According to the records of Land Registry, the Subject Lots are held under Block Government Lease and demised for agricultural use with a lease term for 75 years, commenced from 1.7.1898, and are renewable for a further term of 24 years.

The Subject Lots are old schedule agricultural lots. The Applicant will apply for a Short Term Waiver (STW) for the proposed structures to the Lands Department upon obtaining planning approval for this application.

3. Planning Context

3.1 Outline Zoning Plan

The Application Site falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2 gazetted on 13.5.2016 (see **Figure 1**). The planning intention of "REC" zone is "primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission."

Despite the fact that the proposed development ('warehouse') is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for the subject "REC" zone, the Board may grant

planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

3.2 Previous Application

The Applicant Site is not subject to any previous planning application.

3.3 Similar Application

The Board has recently approved a planning application of similar warehouse uses in the same “REC” zone as below:

Application No.	A/NE-TKLN/77
Applied Use	Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years
Location	Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North, N.T.
Site Area	About 122,819 sq.m.
Gross Floor Area	About 130,848 sq.m.
No. of Block	6
Building Height	2 storeys (7 – 15m)
TPB’s Decision	Approved with Conditions for a period of 3 years on 15.3.2024

4. Development Proposal

4.1 Site Configuration and Layout

It is proposed to use the Application Site as temporary warehouse for storage of construction materials (metal) for a period of 3 years. The Application Site has an area of about 1,105 sq.m.

The proposed 1-storey warehouse, with a floor area of about 607 sq.m. and height of not more than 13m, will be erected for the storage of construction materials (metal) at the northern portion of the Application Site. The southern portion will then be used as an open-sided shelter with an area of about 276 sq.m. for loading/unloading activities and manoeuvring of vehicles near the ingress/egress point. An 1-storey (height: about 2.5m) guard room of about 2 sq.m. will be erected next to the proposed ingress/egress point at the southern boundary (see Layout Plan at **Figure 4**).

The Application Site will be continued to be fenced off by the existing 2.5m high corrugated metal sheets on all sides. To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

4.2 Vehicular Access and Parking Arrangement

The Applicant will widen the existing ingress/egress point of the Application Site to about 8m wide at the southern side of the Application Site connecting to Lin Ma Hang Road. The run-in/out will be constructed by the Applicant according to Highways Department (HyD)’s standard drawings Nos. H1113C and H1114B. Meanwhile, the design of the drop kerb will follow HyD’s Transport Planning

and Design Manual (TPDM), Volume 2, Chapter 3.6, Diagram 3.6.3.1 (see Drop Kerb Details and HyD typical details of run-in at **Appendix C**).

The Applicant will provide 1 loading/unloading space (3.5m x 11m) for medium goods vehicle and 2 private car parking spaces (2.5m x 5m) for staff/visitors. A swept path analysis (see **Appendix D**) is prepared to demonstrate that satisfactory manoeuvring of vehicles entering to and exiting from the Application Site and manoeuvring within the Application Site. There will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is reserved at the southern portion such that no waiting or queuing of goods vehicles along Lin Ma Hang Road will arise under any circumstances. In addition, according to the Applicant, trips for transporting the construction materials to/from the Application Site made by the goods vehicles will not be more than 3 round trips daily at non-peak hours (between 10am – 4pm) with the materials stored within the Application Site remaining stagnant all the time. There will be no more than 5 working staff on-site. Considering the business nature and operational needs, staff can take public transport to the Application Site and the traffic generated by private vehicles (staff) can be minimized. The estimated traffic arising from the proposed development is as follows:

Time	No. of Trips (Medium Goods Vehicles)		No. of Trips (Private Cars)	
	In	Out	In	Out
08:00-09:00 (peak hour)	0	0	1	0
09:00-10:00 (peak hour)	0	0	1	0
10:00-11:00	1	0	0	0
11:00-12:00	1	1	0	0
12:00-13:00	0	1	0	0
13:00-14:00	0	0	0	0
15:00-16:00	1	1	0	0
16:00-17:00	0	0	0	0
17:00-19:00 (peak hour)	0	0	0	2

4.3 Site Operations

The operation hours of the Application Site are between 9am to 7pm from Mondays to Saturdays. There will be no operation on Sundays and public holidays. The main use of the Application Site will be storage purpose of construction materials (metal), which is same as the current use at the existing operation site in Yuen Long. To minimize any potential noise and environmental impacts to the surrounding area, the proposed warehouse will be enclosed with no workshop activities to be conducted within the Application Site.

4.4 Landscape and Tree Preservation

There are no existing trees within the Application Site. Meanwhile, existing trees of various species are found immediate outside the northern, western and eastern boundary of the Application Site. These existing trees will not be disturbed by the Applicant and would act as the natural hedges bounding the edge of the development and thus soften the building footprint of the proposed development. As a result, the proposed development would fit well into the setting in the neighborhood without causing any significant visual impact.

4.5 Drainage Proposal

No drainage facilities can be found within the Application Site while surface channels are found outside the southern boundary along Lin Ma Hang Road. Peripheral 225mm U-channels and catchpit with sand trap are proposed to collect and divert surface runoff from the Application Site to the u-channel outside the southern boundary of the Application Site. A drainage proposal is submitted (see **Appendix E**) to show the proposed drainage design.

4.6 Fire Service Installations Proposal

To minimize the fire hazard, the Applicant will provide fire service installations to the satisfaction of the Fire Services Department. A fire service installations proposal (see **Appendix F**) is submitted together with this application.

4.7 Environmental Consideration

The nature of the proposed use will merely involve the storage of construction materials. To minimize the possible environmental nuisance, the Applicant will follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and undertake to provide the following mitigation measures:

- (a) No workshop activities will be conducted at the Application Site;
- (b) All stocks will be stored within the proposed enclosed warehouse;
- (c) The existing 2.5m high corrugated metal fencing will be maintained along the site boundary;
- (d) The operating hours will be restricted from 9 am to 7 pm on Mondays to Saturdays and there will be no operation on Sundays and public holidays; and
- (e) No more than 3 round trips by goods vehicles daily to minimize the traffic and noise impact.

5. Planning Justifications

5.1 Support the Construction Industry in Hong Kong

With the ongoing resumption projects in the Northern Metropolis area, a significant number of operators in the construction industries is affected as their operation sites have been/will be resumed. As the Applicant is keen to continue their business, they have therefore searched for multiple smaller sites for relocating different operations, in which they require the Application Site as the warehouse for storage of construction materials.

As announced in the recent Policy Address, it is anticipated that there would be an increasing number of development projects in the coming years such as public works for various New Development Areas, new public housing sites and new transport systems. The Application Site could provide land for the proposed relocation of warehouse directly related to or in support of the public works of the Government and private developments. Therefore, the approval of this application would allow the Applicant to continue their business and support the construction industry in Hong Kong.

5.2 In Line with the Future Planning Intention of Northern Metropolis

With reference to the Northern Metropolis Action Agenda published in October 2023, the Application Site is within the “Boundary Commerce and Industry Zone”, in which the area near the Heung Yuen Wai BCP is intended for modern logistics development and upgrading of traditional industries. The proposed development, which is to support the Applicant’s business in terms of logistics arrangement of construction materials, would be in line with the future planning intention of logistics development of the area.

5.3 Best Location Choice of the Application Site

With the ongoing land resumption projects of the Northern Metropolis, it could be assumed that many private land in the Northern New Territories and North East New Territories will be resumed by the Government for development of NDAs/public works in the near future. Tremendous difficulties are encountered by the Applicant to identify a suitable site to continue their business with the lack of available site and financial constraints. Due to limited available land supply for warehouse and stringent timeframe before the clearance of the existing operation site, the only piece of land that meet the Applicant’s operational needs and could be secured by the Applicant is the current Application Site.

The Application Site is conveniently directly connected to Lin Ma Hang Road, which is connected to Heung Yuen Wai Highway and Heung Yuen Wai BCP. It allows easy transportation of construction materials from and to Mainland China with ease. The Application Site is also flat and formed, which allows prompt transformation into the proposed development for the operation of the Applicant. Meanwhile, the Application Site has been vacant for a long period of time. As such, the proposed use of the Application Site for warehouse for storage of construction materials is actually a practical and reasonable solution to the relocation demand of the Applicant. Being located close to a main road and having a compatible size to accommodate the operational needs of the Applicant, the Application Site is the best location choice.

5.4 Not Contravene the Planning Intention of “REC” Zone

The Application Site falls within an area zoned “REC” on the Ta Kwu Ling North OZP No. S/NE-TKLN/2. In view of the surrounding developments of the Application Site, which is mainly occupied by scattered temporary structures, open storage and unused vacant land, the planning intention of the “REC” zone has not been materialized. It should also be noted that there is no known long-term recreational development at the Application Site or its surrounding area within the applied planning period. Additionally, the proposed development is a temporary use which would not jeopardize the long-term planning intention of “REC” zone.

5.5 Similar Application approved within the same “REC” zone

As mentioned in Section 3.3, an application of similar warehouse uses (No. A/NE-TKLN/77) for relocation purpose within the same “REC” zone of the Ta Kwu Ling North OZP has been recently approved by the Board on 15.3.2024. The approval of this application indicates that the subject locality will be open to cater warehouse / logistics uses, which aligns with future planning intention of the locality under the Northern Metropolis Action Agenda. The proposed development, which is for similar temporary warehouse uses, could be considered tolerable by the Board.

5.6 Optimization of Valuable Land Resources

The Application Site is currently vacant. The proposed development provides an interim solution to maximize land utilization on the Application Site rather than leaving the Application Site idle and deteriorating. The proposed development would take full advantage of the location and the exceptional physical state of the Application Site i.e. direct access to Lin Ma Hang Road with close proximity to Heung Yuen Wai BCP for transportation of construction materials to and from Mainland China and flat and formed land. The proposed development is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without inflicting undesirable impacts on the environment.

5.7 Not Incompatible with Surrounding Land Uses

The proposed development is considered not incompatible with the surrounding land uses. The surrounding of the Application Site mainly consists of scattered temporary structures, open storage and unused vacant land. A site of 122,819 sq.m. to the southeast of the Application Site for temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities was approved by the Board on 15.3.2024. Taking into consideration that the Applicant has proposed proper mitigation measures, including operation within the enclosed warehouse and restriction of operation hours, the proposed development could co-exist well with all these surrounding land uses without posing any adverse environmental impacts. As the proposed development is considered not incompatible with other developments/facilities in the adjacent areas in terms of nature and scale of use, approval of the application would therefore not result in any interface problems with the surrounding areas.

5.8 No Adverse Traffic Impact

The Application Site is directly accessible via Lin Ma Hang Road and no more than 3 round trips daily will be made by goods vehicles to/from the Application Site. Most of the vehicles will enter to/get out of the Application Site at non-peak hours (between 10am – 4pm). As such, it is anticipated that traffic generated by the proposed development to Lin Ma Hang Road will be very minimal and not be overloaded should the application be approved. In addition, sufficient spaces will be reserved at the southern portion of the Application Site for loading/unloading and vehicle manoeuvring. It is further envisaged and unlikely that the foregoing minimal volume of traffic generated from the proposed development would adversely affect the existing and/or planned road networks. There will also be no need for goods vehicles queuing up outside the Application Site under any circumstances.

5.9 No Adverse Environmental Impacts on the Surrounding Areas

As reiterated in Section 4.7, the proposed warehouse will only be used as storage of construction materials and all operations will be confined within the enclosed warehouse. No workshop activities will be undergone within the Application Site and relevant mitigation measures will be conducted to minimize all the potential environmental impacts on the surrounding areas. In addition, the operating hours will be restricted from 9am to 7pm, the proposed development will unlikely create significant adverse environmental impact to the surrounding areas.

Since the surrounding environments are characterized by various rural and storage uses, with the proposed storage use also being confined within the enclosed structure, no adverse environmental impacts on the surrounding area is anticipated.

5.10 No Adverse Drainage Impact

Drainage facilities will be provided within the Application Site for this application, surface runoff will be effectively collected from and discharge out of the Application Site. The Applicant has accordingly submitted a drainage proposal (see **Appendix E**) to elaborate. Therefore, no adverse drainage impact would be generated from the Application Site.

5.11 No Creation of Undesirable Precedent

Having realized the Board is entitled to consider planning applications, there may be little concern about setting an undesirable precedent by approving the current application. The proposed development is an exceptional case which is justified on the demand for relocation of warehouse due to land resumption to support the construction industry in Hong Kong. The proposed development at the Application Site would be able to support the construction industry, especially with the increasing development projects in Hong Kong in the coming years. Therefore, it is proposed that the permission is only given to the development under this application.

As the Board will consider each planning application on its individual merits, which in a sense, physical states of and surrounding the Application Site are always assessed individually and differently even if they are of similar nature. Approving the current application should therefore not entail to the approval of other similar applications under any circumstances.

6. Conclusion

The Application Site falls within “REC” zone on the approved Ta Kwu Ling North OZP. The Applicant is currently operating at Shan Ha Tsuen, Yuen Long, which is subject to land resumption for the Second Phase Development of Yuen Long South Development Area. As the Applicant is required to relocate before September 2024, they are in a dire need to search for a relocation site by then.

In facing difficulties in identifying a suitable site for relocation of their business, there is no other alternative option for the Applicant due to limited available site in the market. The Application Site is considered as the best location choice due to its locational advantage and readily availability for warehouse use. Valuable land resources can also be optimized due to its locational advantage and similar uses on the surrounding areas in which no interface problems will be arisen out of the proposed development with similar warehouse application recently approved in the vicinity. In view of the site location, surrounding land uses and the nature of the proposed development, the Application Site is considered suitable for proposed temporary warehouse for storage of construction materials.

Despite the fact that the Application Site fall within the “REC” zone, the planning intention of “REC” zone is hardly to be materialized with no long-term planned recreational development in the locality. In contrast, the proposed development in the interim at the Application Site is deemed not unsuitable for temporary uses with proposed mitigation measures and submission of relevant documents. Also, instead of the Application Site being not fully utilized, the proposed development encourages the optimization and revitalization of the land use of the Application Site whilst contributing to the construction industry in Hong Kong.

In view of the justifications as presented in this planning statement, it is hoped that members of the Board and relevant Government departments will approve this application for a period of 3 years.

Lawson David & Sung Surveyors Ltd.
April 2024

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 Vehicular Access to the Site
- Figure 4 Indicative Layout Plan



擬議連接蓮塘/香園圍道路 (路線有待詳細設計)
 ED LIANTANG / HEUNG YUEN WAI CONNECTING ROAD
 (ALIGNMENT SUBJECT TO DETAILED DESIGN)

Application Site

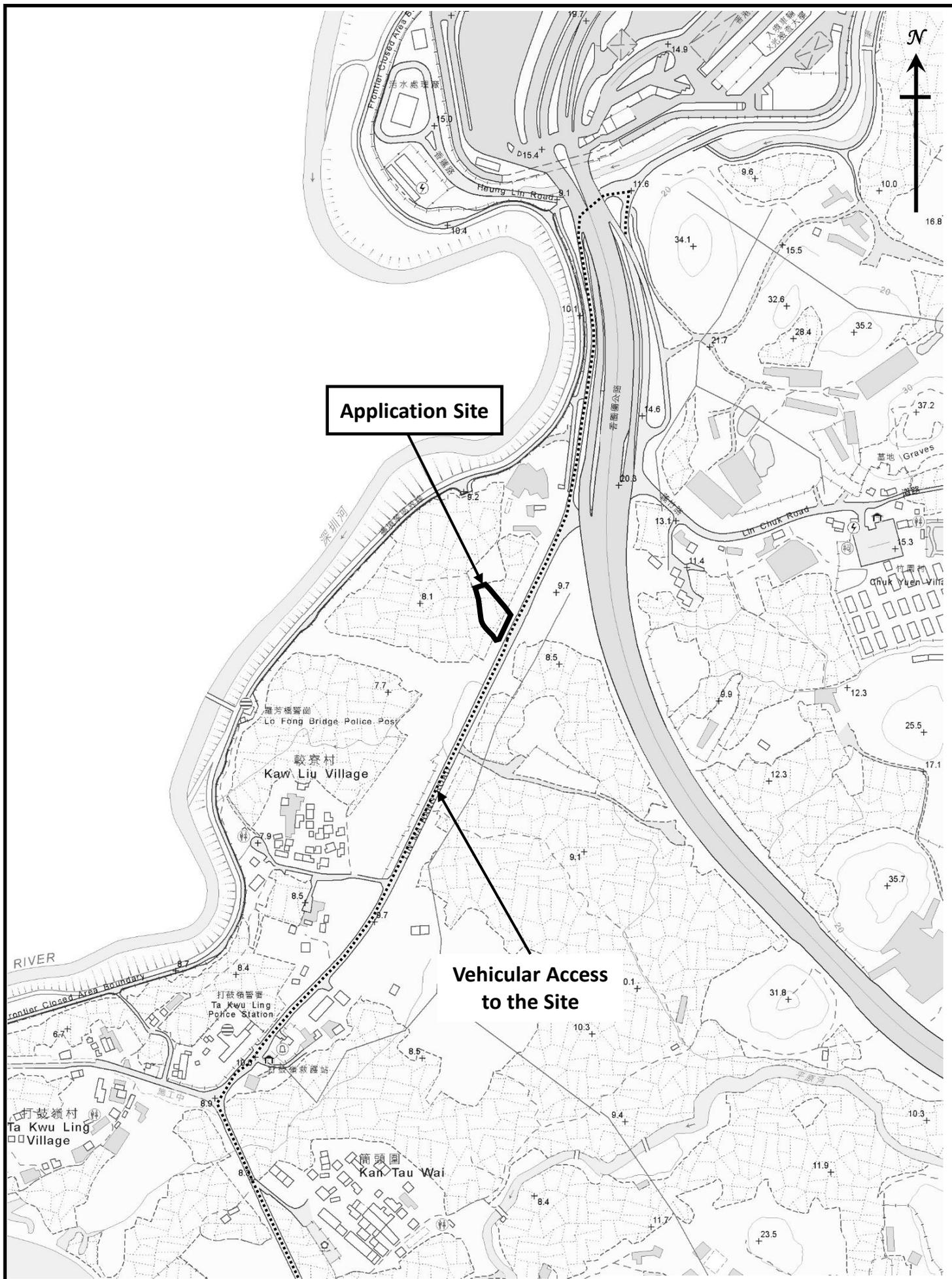
Location Plan
 (Extract from Approved Ta Kwu Ling North Outline
 Zoning Plan No. S/NE-TKLN/2)

Figure 1

1 : 7500



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Vehicular Access to the Application Site

Figure 3

1 : 5000

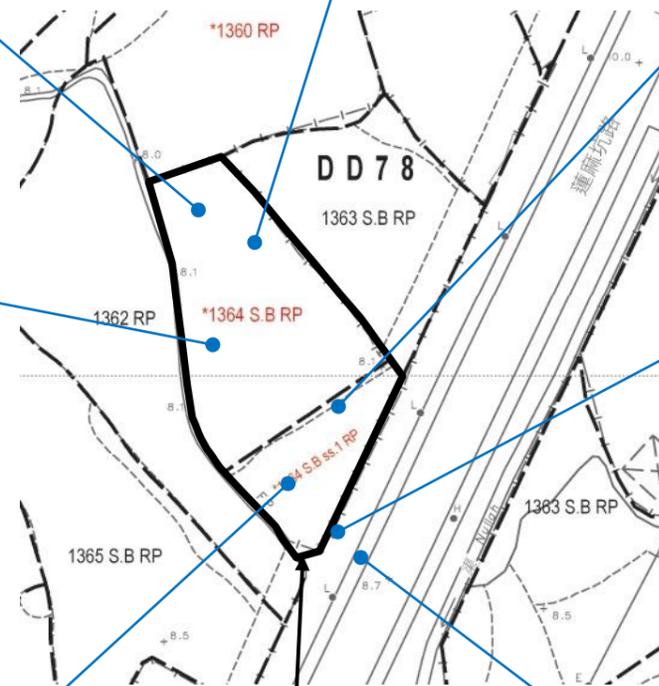


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Lawson David & Sung

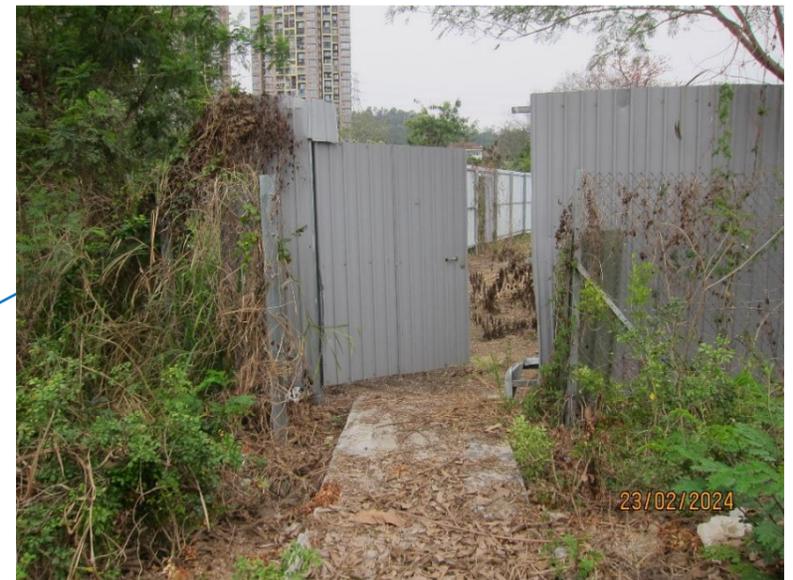
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Site Photos

Photo Plate 1 Existing Condition of the Application Site



Application Site



Existing Condition of the Application Site

Photo Plate 1



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Appendix A

Location Plan of Existing Operation Site

Appendix B

Alternative Site Options for
Relocation of the Applicant's Existing Premises

Alternative Site Options for Relocation of the Applicant's Existing Premises

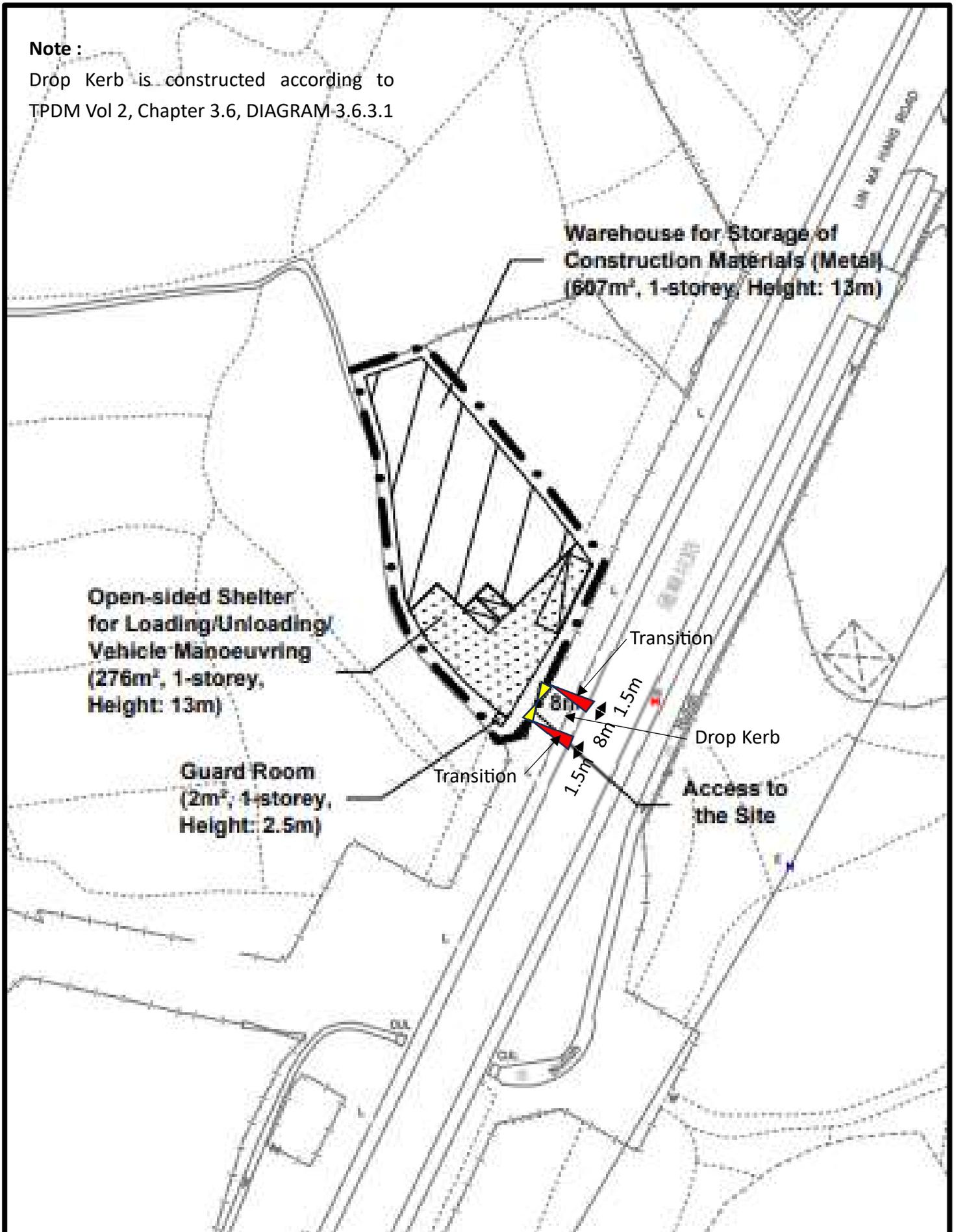
	Possible Site Location	Zoning	Site Area (m ²) (about)	Reasons of unsuitable for relocation
(a)	DD82 Lots 768 & 769 RP (Ta Kwu Ling, North District)	REC	4,220	<ul style="list-style-type: none"> ● Site located very close to nearby village settlements ● required clearance of vegetation with no direct access road.
(b)	DD100 Lot 1596 S.G RP (Kwu Tung South, Sheung Shui)	AGR	751	<ul style="list-style-type: none"> ● Site located very close to nearby village settlements and residential developments ● Required clearance of vegetation ● Narrow access road for goods vehicles
(c)	DD12 Lot 305 S.A (Part) (Tung Tsz Shan Road, Tai Po)	GB	946	<ul style="list-style-type: none"> ● Site access road trespassed various private lots and too narrow for goods vehicles ● No public transport facilities for staff
(d)	DD84 Lots 9 S.A, 10 S.A, 10 S.B and 11 (Part) (Ping Che, Ta Kwu Ling)	AGR	10,700	<ul style="list-style-type: none"> ● Site required clearance of vegetation ● No existing direct vehicular access ● Active agricultural activities are found on site

Appendix C

Drop Kerb Details and Typical Details of Run-in

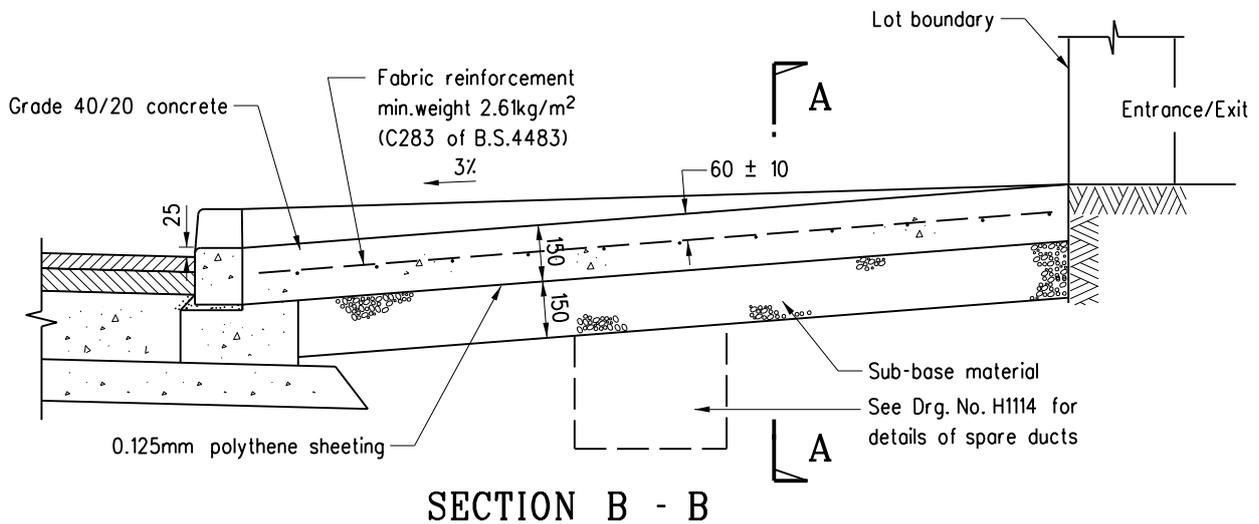
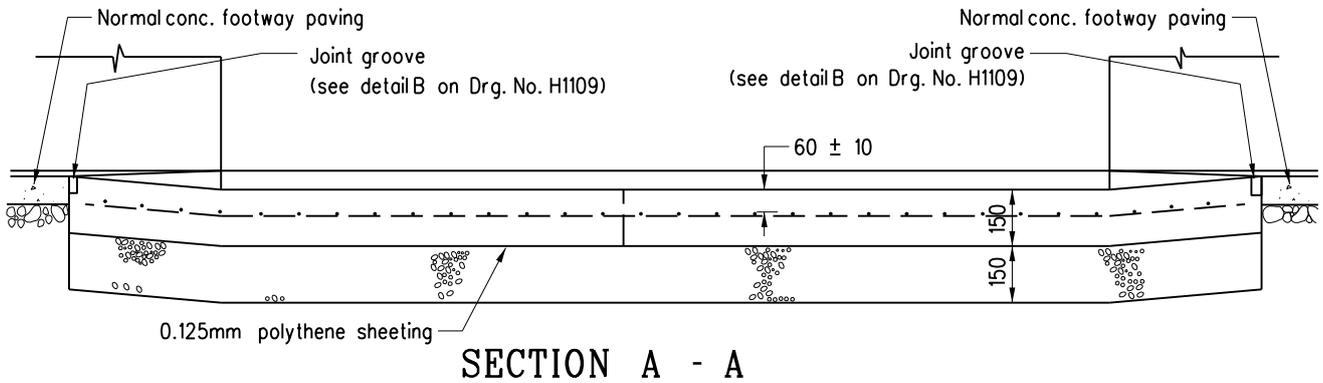
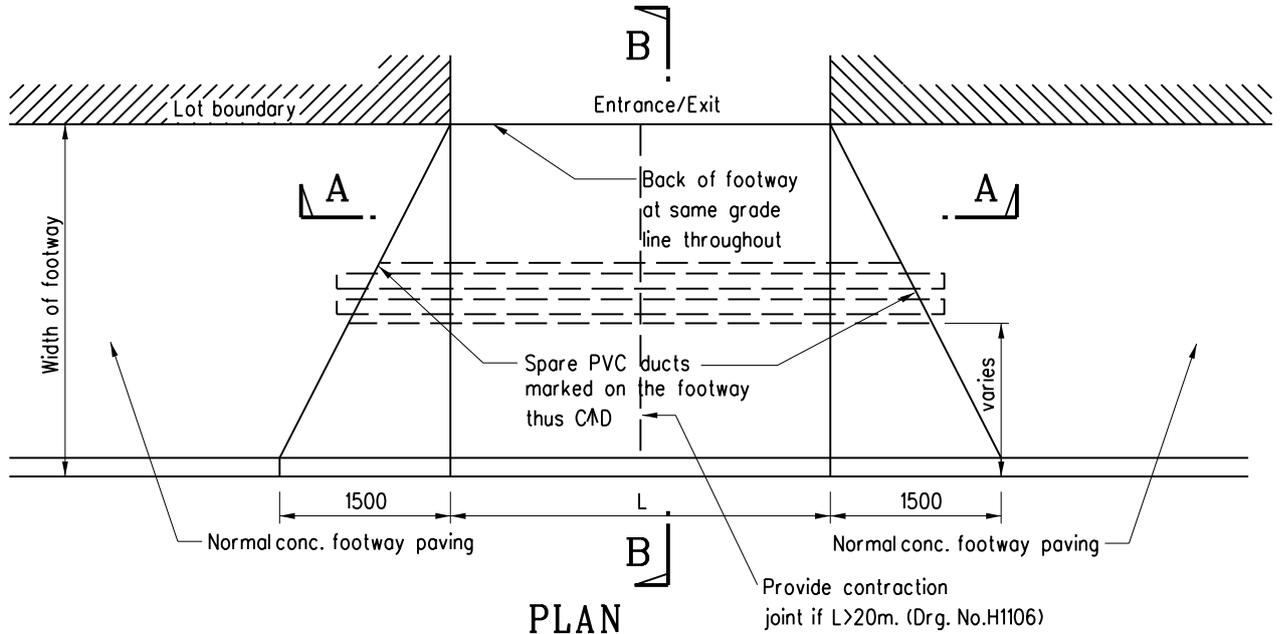
Note :

Drop Kerb is constructed according to TPDM Vol 2, Chapter 3.6, DIAGRAM 3.6.3.1



Drop Kerb Details

Drawing No. LMH 03



Note:

1. All dimensions are in millimetres.

REF.	REVISION	SIGNATURE	DATE
C	General revision	Original signed	Oct 19
B	Joint groove details revised	-	Nov 96
A	Grade of concrete revised	-	Sept 96
	Former Drg. No. H1011A with general revision	-	June 94

**TYPICAL DETAILS
OF RUN-IN
(SHEET 1 OF 2)**

HIGHWAYS DEPARTMENT

REFERENCE

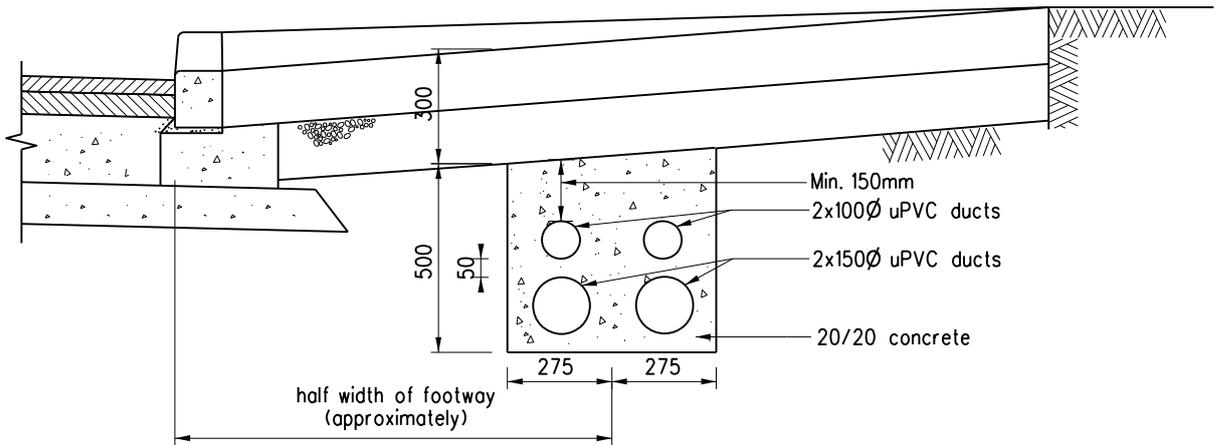
DRAWING No.

CAD

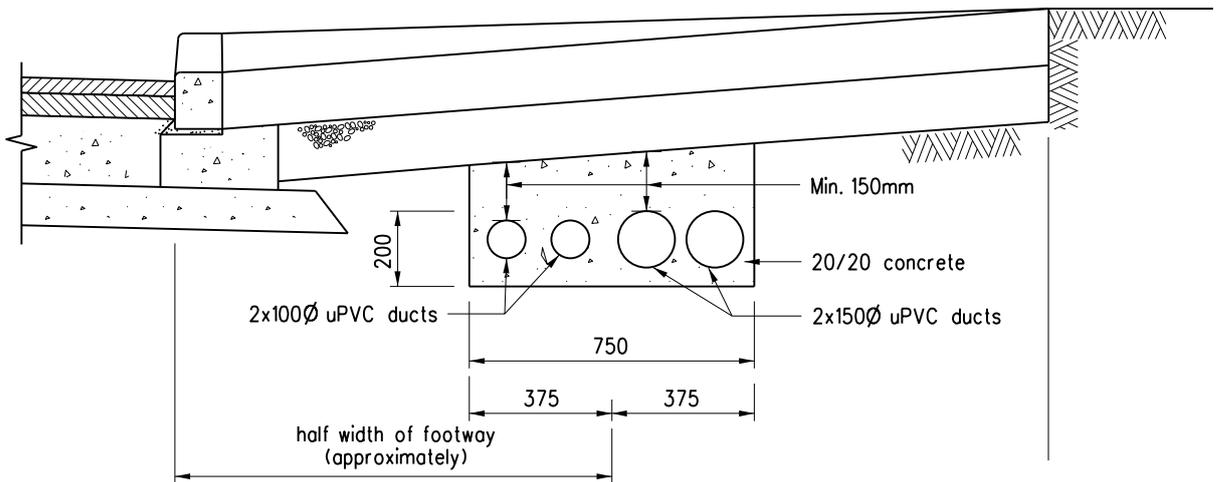
SCALE

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H 1113C



OPTION A



OPTION B

Notes:

1. 100 diameter ducts are provided for cables of ATC or CCTV.
150 diameter ducts are provided for power cables.
2. The choice of option depends on the site situations (e.g. width of footway, existing underground utilities).
3. Position of both ends of the duct bank to be marked on footway thus CAD.

B	General revision	Original signed	Oct 19
A	Concrete cover revised		Sep 96
	Former Drg. No. H1011A with general revision		Jun 94
REF.	REVISION	SIGNATURE	DATE

TYPICAL DETAILS
OF RUN-IN
(SHEET 2 OF 2)

HIGHWAYS DEPARTMENT

REFERENCE

DRAWING No.

CAD

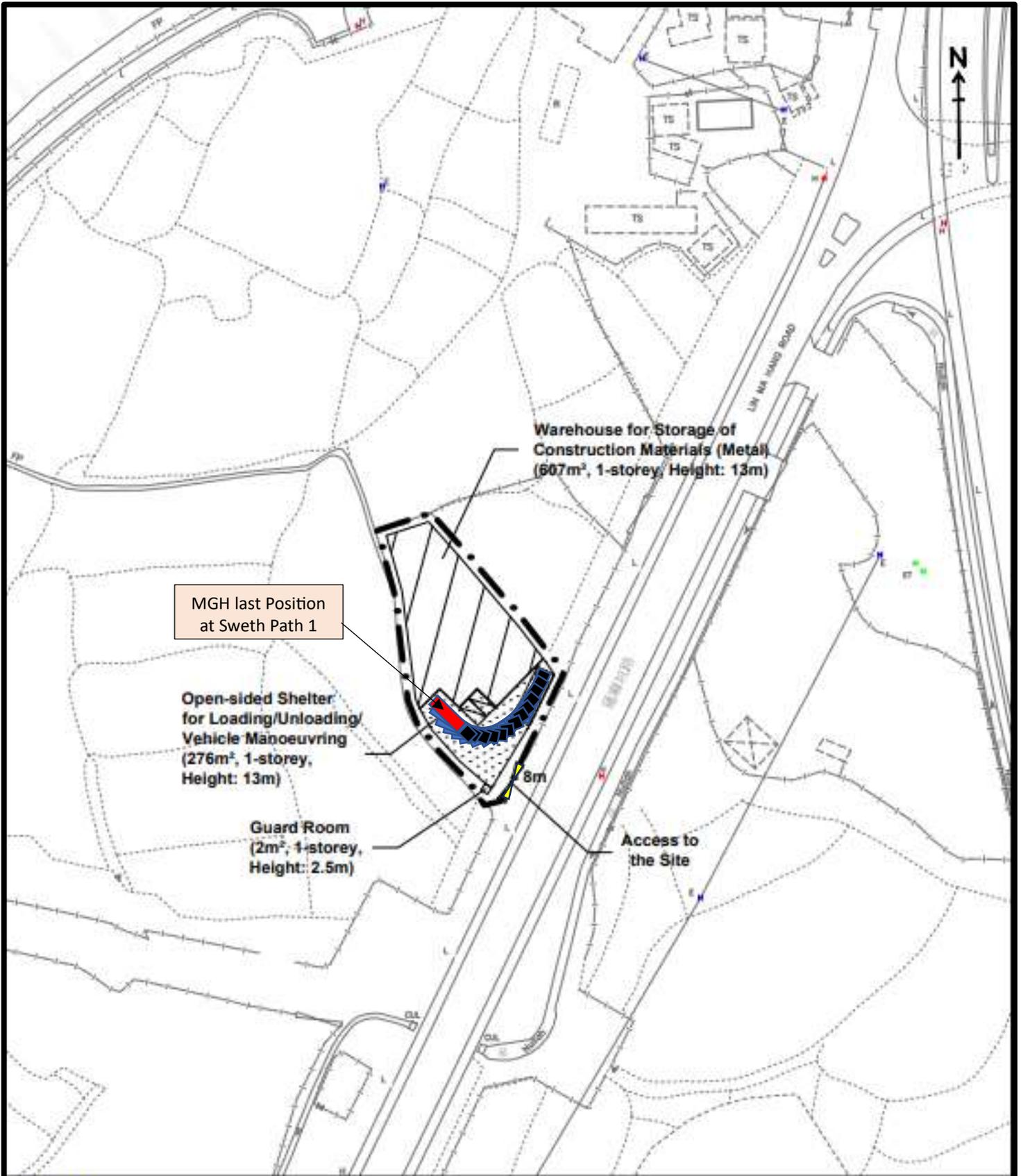
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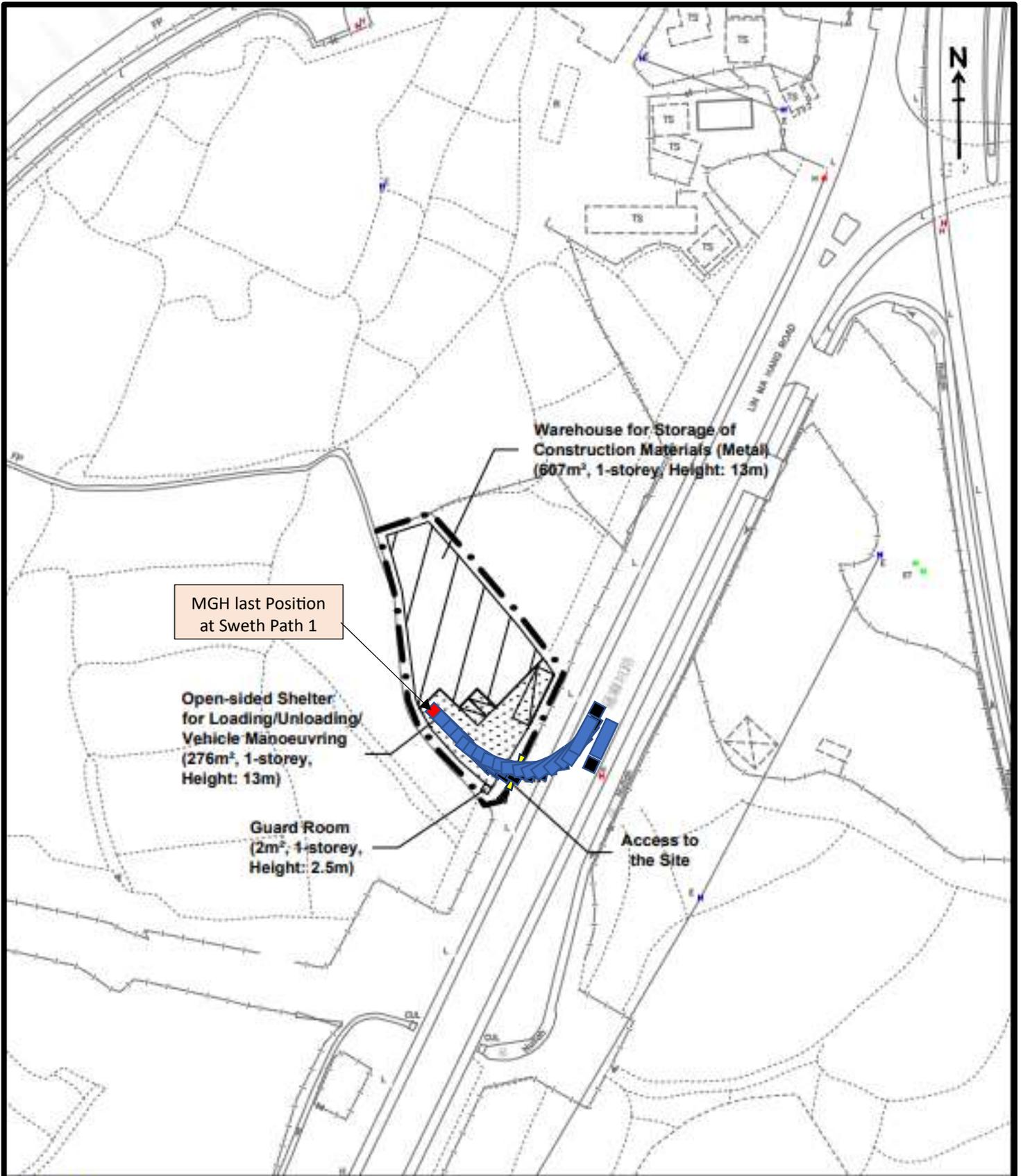
Appendix D

Swept Path Analysis



Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- For Identification Purpose



Legend:

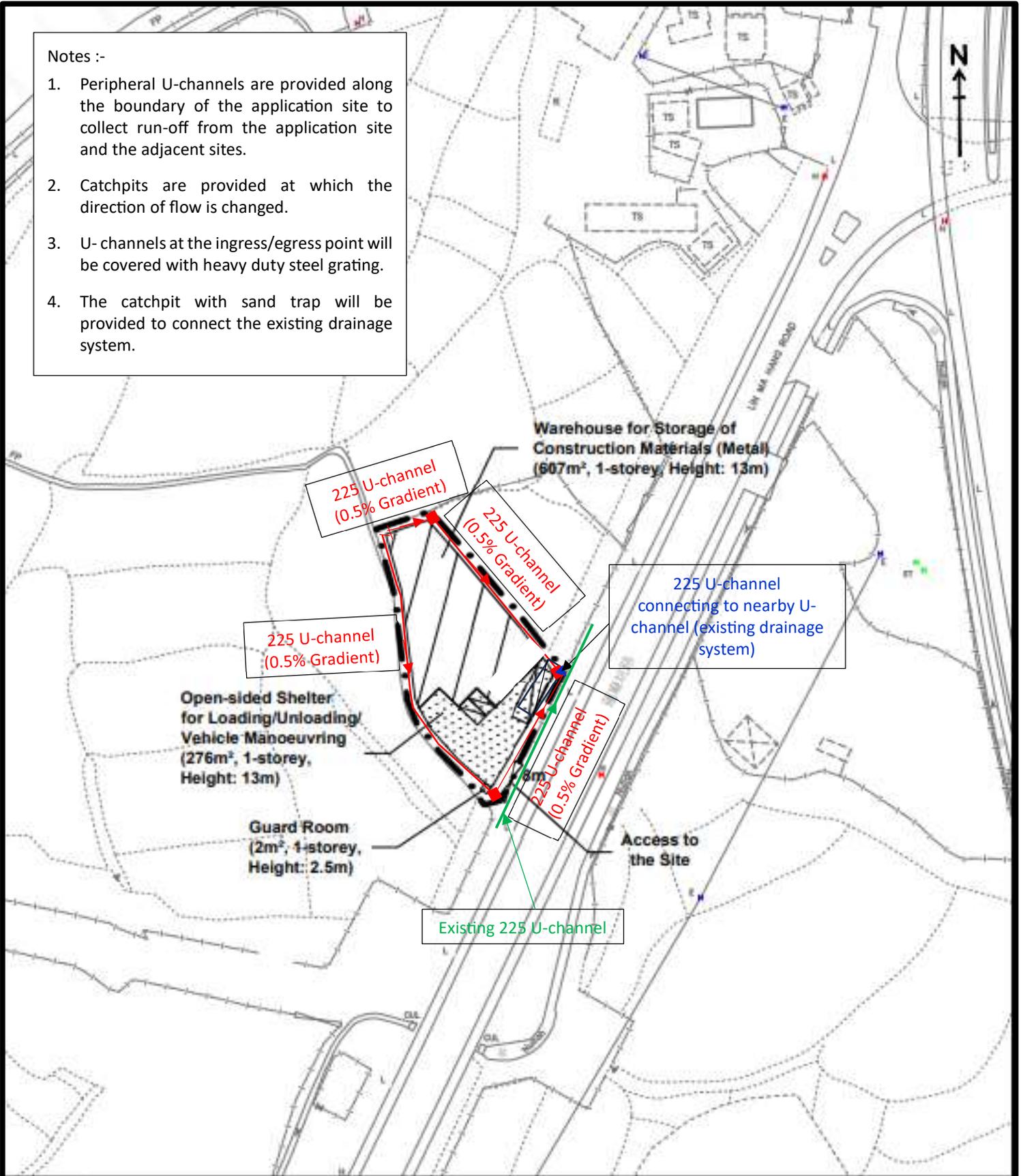
- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- For Identification Purpose

Appendix E

Drainage Proposal

Notes :-

1. Peripheral U-channels are provided along the boundary of the application site to collect run-off from the application site and the adjacent sites.
2. Catchpits are provided at which the direction of flow is changed.
3. U-channels at the ingress/egress point will be covered with heavy duty steel grating.
4. The catchpit with sand trap will be provided to connect the existing drainage system.



Legend:

-  Application Site (about 1,105 sq.m.)
-  Warehouse for Storage of Construction Materials (Metal)
-  Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
-  Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

Drainage Plan

Drawing No. LMH 04

Drainage Design for the site at DD78

Lin Ma Hang Road

DSD - STORMWATER DRAINAGE MANUAL

7.5.2 Rational Method

$$Q_p = 0.278CiA$$

where Q_p = peak runoff in m^3/s

C = runoff coefficient (dimensionless)

i = rainfall intensity in mm/hr

A = catchment area in km^2

In Hong Kong, a value of $C = 1.0$ is commonly used in developed urban areas. In less developed areas, appropriate C values in order to ensure that the design would be fully cost-effective.

Surface Characteristics Runoff coefficient, C^*

Asphalt	0.70 - 0.95
Concrete	0.80 - 0.95
Brick	0.70 - 0.85
Grassland (heavy soil**)	
Flat	0.13 - 0.25
Steep	0.25 - 0.35
Grassland (sandy soil)	
Flat	0.05 - 0.15
Steep	0.15 - 0.20

The surface of the site will be covered by Asphalt, the C should be **0.85** (Mid value)

6.6.1 Village Drainage and Main Rural Catchment Drainage Channels

'Village Drainage' refers to the local stormwater drainage system within a village. A stormwater drain conveying stormwater runoff from an upstream catchment but happens to pass through a village may need to be considered as either a 'Main Rural Catchment Drainage Channel' or 'Village Drainage', depending on the nature and size of the upstream catchment. In any case, the impact of a 50-year event should be assessed in the planning and design of village drainage system to check whether a higher standard than 10 years is justified. **50 Years** is used.

Table 2d – Intensity-Duration-Frequency (IDF) Relationship of North District Area for durations not exceeding 240 minutes

Duration (min)	Extreme Intensity x (mm/h) for various Return Periods						
	T(year)						
	2	5	10	20	50	100	200
240	28.5	37.7	43.4	48.6	54.9	59.4	63.6
120	42.2	54.7	62.5	69.6	78.4	84.7	90.8
60	61.0	75.7	84.3	92.0	101	108	114
30	84.0	100	110	118	128	135	142
15	106	127	139	150	163	173	182
10	119	141	155	168	184	196	208
5	138	161	177	193	216	234	254

i (rainfall intensity) = 101mm/hr (Duration of 60min is used)

$$Q_p = 0.278CiA$$

C = 0.85 (Asphalt)(mid value) (Application Site)

C = 0.15 (Grass Land (Sandy Soil) (Adjacent Area)

i = 92 mm/hr

A = 1,105² (0.001105km²) (Application Site)

+ 1,105m² (0.001105km²) (Adjacent Area = 100% of Application Site)

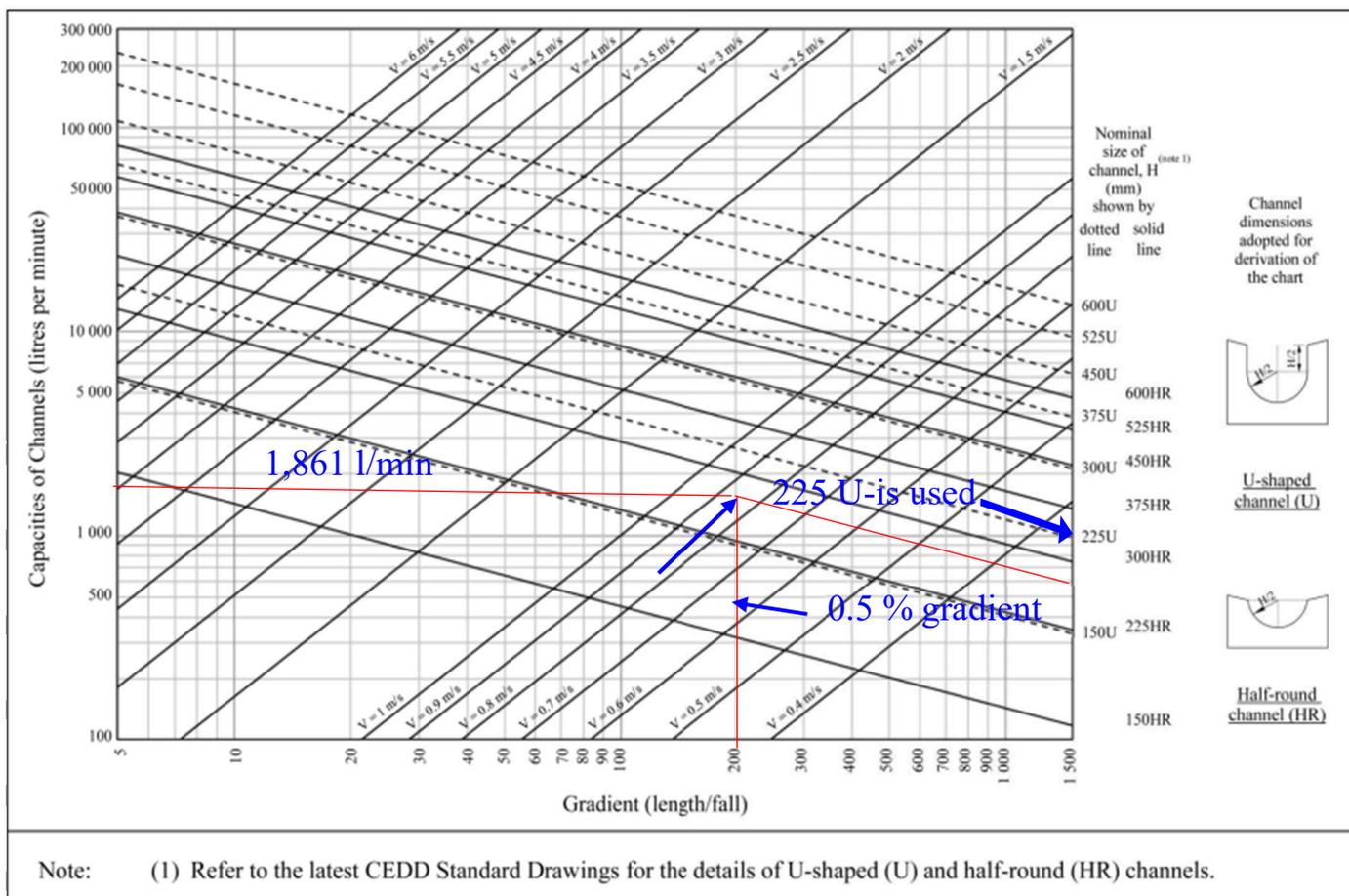
$$Q_p = 0.278 \times 101 \times ((0.85 \times 0.001105) + (0.15 \times 0.001105))$$

$$Q_p = 0.0310 \text{ m}^3/\text{s} \text{ or } 1,861 \text{ l/min}$$

For conservative calculations, all catchment areas are combined for all U-Channels.

GEO Technical Guidance Note No. 43 (TGN 43) Guidelines on Hydraulic Design of U-shaped

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



For 1,861 l/min, 225 U-channel is used.

Appendix F

Fire Service Installations Proposal

F.S.NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO $\phi 150\text{mm}$.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE $\phi 150\text{mm}$.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m^3 F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FS PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTARY AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m^3 SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 3.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 3.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 3.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HEIGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839 PART 1: 2017 AND FSD CIRCULAR LETTERS 6/2021
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND BS EN 1838 :2013', FSD CIRCULAR LETTER 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE

6. EXIT SIGN

- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-PART 1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

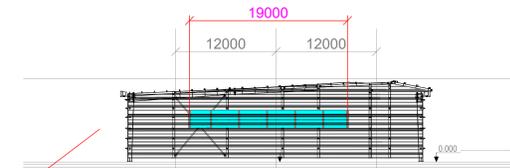
7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

 HOSE REEL	 EMERGENCY LIGHT	 5KG CO2 FIRE EXTINGUISHER	 5KG DRY POWDER FIRE EXTINGUISHER
 BREAK GLASS UNIT	 EXIT SIGN	 SPRINKLER CONTROL VALVE SET	 SPRINKLER HEAD (ON PLAN)
 FIRE ALARM BELL	 SUBSIDIARY VALVE / FLOW SWITCH	 SPRINKLER INLET	 PUMP SET

Structure 1 Openable Windows Calculation
 Area of Structure B1 = 607sq.m.
 Area of High Bay Window (H.B.W.) = 2.0m(H) x 19m = 38 sq.m.
 Total openable window area = 38 sq.m.
 = 6.26% of floor area



Section drawing of window opening for the structure 1

Structure 1
Warehouse for Storage of
Construction Materials (Metal)
(607m², 1-storey, Height: 13m)

Open-sided Shelter
for Loading/Unloading/
Vehicle Manoeuvring
(276m², 1-storey,
Height: 13m)

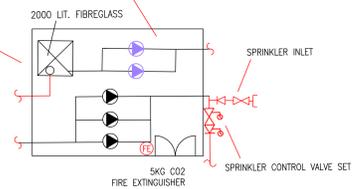
Guard Room
(2m², 1-storey,
Height: 2.5m)



135000 LIT. RCC SPRINKLER WATER TANK (UNDER GROUND)

Water Tank Room For FSIs

Pump Room For FSIs



Access to the Site

PROJECT : Indicative Layout Plan	DRAWING TITLE : F.S. Notes, Legend, Fire Service Installation Layout Plan	ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR : Century Fire Service Engineering Co., Ltd.	<table border="1"> <tr> <td>NAME</td> <td>DATE</td> <td>DRAWING NO :</td> <td>REV.</td> </tr> <tr> <td>C.K.NG</td> <td>22 MAR 2024</td> <td>FS-01</td> <td>0</td> </tr> <tr> <td colspan="2">SCALE :</td> <td colspan="2">1 : 300 (A0)</td> </tr> <tr> <td colspan="2">SOURCE :</td> <td colspan="2">B.O.O. Ref. BD F.S.D. Ref. FP</td> </tr> </table>	NAME	DATE	DRAWING NO :	REV.	C.K.NG	22 MAR 2024	FS-01	0	SCALE :		1 : 300 (A0)		SOURCE :		B.O.O. Ref. BD F.S.D. Ref. FP	
NAME	DATE	DRAWING NO :	REV.																		
C.K.NG	22 MAR 2024	FS-01	0																		
SCALE :		1 : 300 (A0)																			
SOURCE :		B.O.O. Ref. BD F.S.D. Ref. FP																			
REV	DESCRIPTION	DATE																			



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Chiu Wai Chi
MRICS MSc BBus (MKtg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIOB MICE
MHKIE MSOE FCMI MCIArb MSc

劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIUS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email (tpbpd@pland.gov.hk)

Date : 30 April 2024
Your Ref.: TPB/A/NE-TKLN/85
Our Ref. : LDS/PLAN/7007

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

(Application No. A/NE-TKLN/85)

We refer to the captioned application and provide the following further information for your reference:

1. The captioned application is submitted to facilitate the relocation of the Applicant's current operation in Shan Ha Tsuen, Yuen Long being affected by land resumption for the Second Phase development of Yuen Long South Development Area. The Applicant's main operation is located at Lot 1414 in DD119 (the affected lot) which involves a site area and floor area of about 728.4m² and 97m² respectively. Due to limited space available in the affected lot, the Applicant shifts their stocks to different warehouses/spaces owned by the Applicant in the vicinity during high seasonal demand and supply of their goods. As such, the Applicant is looking for a larger site for relocation.

The proposed development involves a site area of about 1,105m² and comprise a warehouse with a floor area of about 607m². Apart from the area covered by the warehouse, the remaining area is reserved for parking of goods and private vehicles and circulation area with a cover of about 276m². While the site area and the floor area of the proposed development are larger than that of the affected business premises, the Applicant has genuine need for a larger warehouse space to accommodate their stocks and meet the operational requirements. Sufficient space for manoeuvring and parking is also required to support to proposed development and avoid queuing of vehicles on the public road.

2. The applied use is the same as the affected business. Site Photos showing the existing operation at Lot 1414 in DD119, Shan Ha Tsuen are provided in **Annex 1**.
3. Letter from Lands Department on the resumption of the existing operation at Lot 1414 in DD119 is provided in **Annex 2A**. An authorization letter from the affected operator to the Applicant (see **Annex 2B**) is also attached for your reference.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.

c.c. DPO/STN (Attn.: Mr. William Wong) – By Email wstwong@pland.gov.hk
Client

Site Photos (Existing Operation at Lot 1414 in DD119)





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/SPDQ3/028
來函檔號 Your Ref:

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

新界上水龍琛路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

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

現場派遞

新明德五金機械工程
(經辦人：魏先生)

魏先生：

元朗南第二期發展

露天／戶外業務清拆編號：Y10/154-160

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。



[Signature]

LE/P15
(Y.S. CHEUNG)

查閱元朗南發展計劃第二期發展工程擬議收地及清拆範圍可於元朗南發展計劃網頁瀏覽，網址如下：

<https://www.yls.hk/tc/library/3B-compensation-and-clearance>

或掃描以下二維碼(QR Code)：



相關圖則亦可於下列地點查閱：

地政總署新發展區組

新界上水龍琛路39號上水廣場15樓1501-1510室

辦公時間： 星期一至星期五上午9時至下午5時30分
(下午12時30分至1時30分除外)
公眾假期除外

元朗南發展計劃社區聯絡隊

香港新界元朗屏山灰沙圍144A地下

辦公時間： 星期一、二、四上午9時30分至下午5時30分
(下午12時30分至2時除外)；
星期三、五下午2時至9時30分
(下午5時30分至7時除外)；
星期六上午9時30分至下午1時30分
公眾假期除外

評核安置補償資格的所需文件

(註：若閣下希望能盡早得知是否符合資格申領安置補償，可向地政總署提供以下文件的副本，以便評核。)

業務經營者

- (a) 經營者之香港身份證；
- (b) 香港公司註冊證書；及
- (c) 有關業務在清拆前登記日前2年的營運單據，例如供水電及電話單據、火險保單/器材保養/僱員保險等單據及其他有效證明文件

寮屋住戶

合資格寮屋住戶可選擇申領安置或特惠津貼。如住戶申領安置，有關資格審核除了由地政總署處理外，亦涉及房屋署及/或香港房屋協會(房協)的審核。地政總署會先進行初步資格審核，主要審核住戶是否符合安置資格所需最少於已登記/持牌構建築物連續居住的年期(見下文(e))。住戶通過初步資格審核後，地政總署會適時把「須通過經濟狀況審查」的安置申請轉介至房屋署，或把「免經濟狀況審查」的安置申請轉介至房協。同時，申請者亦會獲通知轉介情況。房屋署及房協在收到地政總署轉介的安置申請後，會審核有關住戶是否符合其他相關安置申請的規定(請參考附錄)。如通過有關審核，房屋署及房協會發信邀請申請者進行親身會面、提交證明文件、簽署相關聲明書/表格。

因應每個受清拆影響住戶的不同情況，若閣下希望能盡早得知是否符合初步資格申領安置補償，可向地政總署提供以下文件的副本，以便評核，或致電3529 2415與地政總署新發展區組清拆小組職員聯絡：

- (a) 香港身份證/出世紙或其他出生證明
- (b) 結婚證書(如適用者)
- (c) 各子女就讀學校之學生手冊(有地址紀錄之內頁)(如適用者)
- (d) 離婚證明(如適用者)
- (e) 有關住戶在清拆前登記日前2年(適用於「須通過經濟狀況審查」的安置申請或特惠津貼)或7年(適用於「免經濟狀況審查」的安置申請)的住址證明，例如供水電及電話/手提電話單據、繳稅/報稅單據、銀行月結單據、租約證明文件、租單、工作證、勞資受僱合約、僱主證明書、政府部門及公營機構所發出之文件或帳單及其他有效證明文件

代為辦理營業地點搬遷授權書

訂立日期：2023 年 11 月 12 日

魏江濤 NGAI KONG HOI 商業登記證號碼：[REDACTED] (以下簡稱“授權方”)

HANG SING LIMITED 商業登記證號碼：[REDACTED] (以下簡稱“獲授權方”)

獲授權方現在憑此簽署文件確認得到授權方完全授權，代授權方辦理申請，將受政府收地的

原 DD 119 Lot 1A14 營業地點，搬遷至 DD 78 Lot

1364 SB551RP, 1364 SBRP 的新地點。期間授權方同意全力配合乙方的申請並提供所有

相關資料及簽署文件，而所有相關搬遷的費用成本及權益歸獲授權方負責。

授權方在此承諾，在申請搬遷期間，不會有任何自身或相關連的人士向政府部門提出撤銷搬遷，或反對搬遷，或重復授權任何第三方人仕代為申請搬遷等等導致申請無法獲得批准的事情。授權方董事 / 股東 魏江濤 香港身份證號碼：[REDACTED] 願意為此承諾作個人保證，如有違反上述承諾則願意承擔獲授權方所有的經濟損失及責任。

授權方簽署及蓋印：

獲授權方簽署及蓋印：

[Signature] [REDACTED]

董事香港身份證號碼：

(簽署人需要提供身份證副本)



[Signature] [REDACTED]

董事香港身份證號碼：



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS
The mark of
property professionalism worldwide

Appendix Ib of RNTPC
Paper No. A/NE-TKLN/85A



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIArb RPS (GP)

李霧儀
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劉志光
Lau Chi Kwong
FHKIS FRICS ALS MHKIUS RPS(LS) MSc

潘孝維
Pun How Wai
MRIBA

By Email (tpbpd@pland.gov.hk)

Date : 31 May 2024
Your Ref.: TPB/A/NE-TKLN/85
Our Ref. : LDS/PLAN/7007

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(Application No. A/NE-TKLN/85)

We refer to the comments from Urban Design and Landscape Section, Planning Department and Transport Department on the captioned application and submit herewith our response in **Table 1** for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at [REDACTED].

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.

c.c. DPO/STN (Attn.: Mr. William Wong) – By Email wst Wong@pland.gov.hk
Client

Your Assets for Growth

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-TKLN/85 (31 May, 2024)

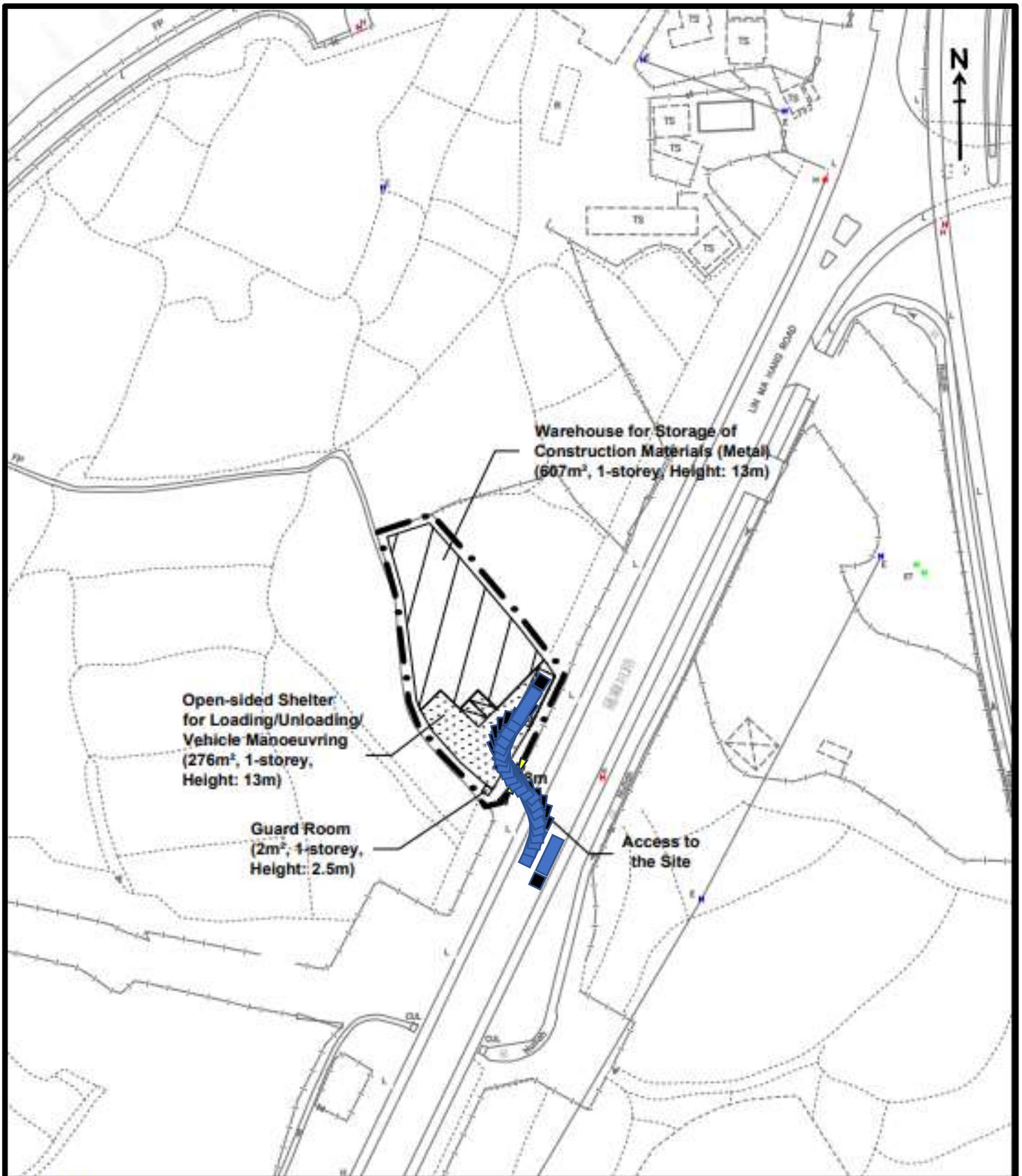
COMMENTS	RESPONSES
<p>1. Urban Design and Landscape Section, Planning Department</p>	
<p>(a) According to the aerial photos of 2023, the site is vacant with no trees observed. Based on Para. 4.4 of the Planning Statement, existing trees immediately outside the site will not be affected. Significant adverse impact on the existing landscape resources within the site arising from the proposed use is not anticipated. With reference to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising of farmlands, small houses, clusters of tree groups, and vegetated areas. There is a concern that approval of the application may alter the landscape character of the “REC” zone.</p>	<p>(a) The area across Lin Ma Hang Road to the southeast of the Application Site was approved for a temporary logistic centre, warehouse (excluding dangerous goods godown) and container vehicle park with ancillary facilities with an area of about 122,819m² for a period of 3 years by the Town Planning Board on 15.3.2024 (Application No. A/NE-TKLN/77). The Application Site is geographically located close to the Mainland China with convenient access to Heung Yuen Wai Highway and Boundary Control Point. It is anticipated that there will be gradually changed of the landscape character in the locality in view of the approved surrounding developments and economic growth from the integration between the Mainland China and Hong Kong.</p> <p>As there are no trees within the Application Site, the landscape impact arising from the proposed development is minimal. The proposed development would alleviate the pressing demand for storage spaces in Hong Kong and allow the Applicant to continue their business due to land resumption.</p>
<p>2. Transport Department</p>	
<p>(a) Please note our comments on the subject application below from a traffic engineering point of view:</p> <p>(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the</p>	<p>(i) The swept path analysis has been conducted (see Annex 1) and demonstrated the smooth manoeuvring of medium goods vehicle entering and exiting the subject site, maneuvering within the subject site and into/out</p>

COMMENTS	RESPONSES
<p>subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces using the swept path analysis including each of these:</p> <ul style="list-style-type: none"> - Ingress route from the northbound of Lin Ma Hand Road entering site - Ingress route from the southbound of Lin Ma Hand Road entering site - Internal maneuvering within the site entering the loading/unloading space - Internal maneuvering within the site leaving the loading/unloading space - Egress route to the northbound of Lin Ma Hand Road existing site - Egress route to the southbound of Lin Ma Hand Road existing site 	<p>of the parking and loading/unloading spaces. There is a very good visibility of driver from the Application Site, therefore, the driver can clearly observe the traffic condition on Lin Ma Hang Road and take necessary precaution to prevent conflicting with road traffic.</p>
<p>(ii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety.</p>	<p>(ii) To improve the safety for pedestrian at the site access, road markings and road signs are proposed to alert the drivers and pedestrian, encourage them to proceed in a cautious manner at the site access. In addition, revolving lantern with sound will be provided at the vehicular access to alert pedestrian when there are vehicles passing through the site access (see Figure 4A). A security guard will be provided to manage the in/out traffic.</p>
<p>2. We may offer further comments on the application after receiving the above information.</p>	<p>2. Noted.</p>

Annex 1

Swept Path Analysis
Visibility Splay

Figure 4A Layout Plan showing the Pedestrian Access and
Provision of Pedestrian Facilities

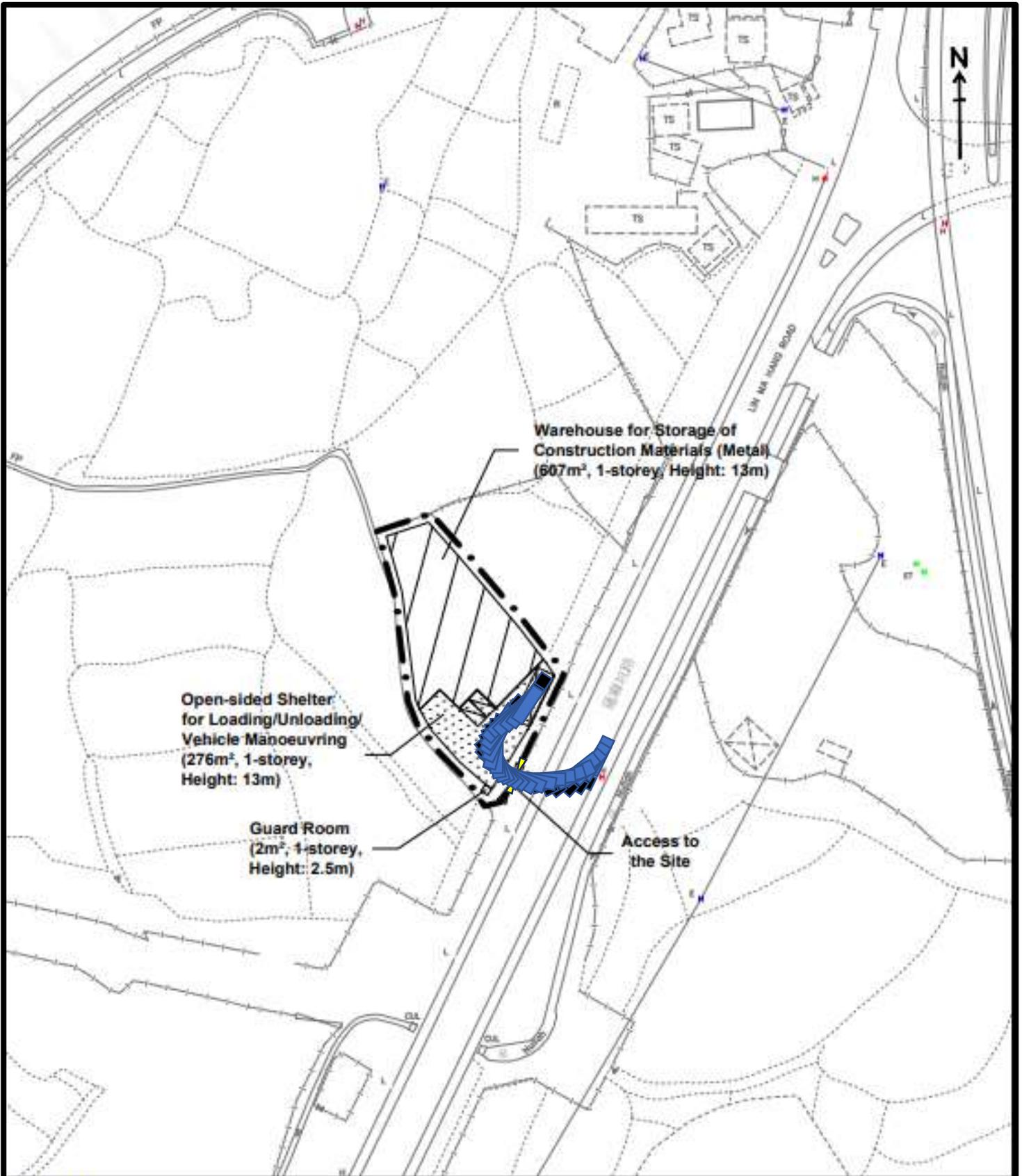


Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- For Identification Purpose

Swept Path Analysis No. 1
Ingress route from the northbound
of Lin Ma Hang Road

Drawing No. LMH 01A

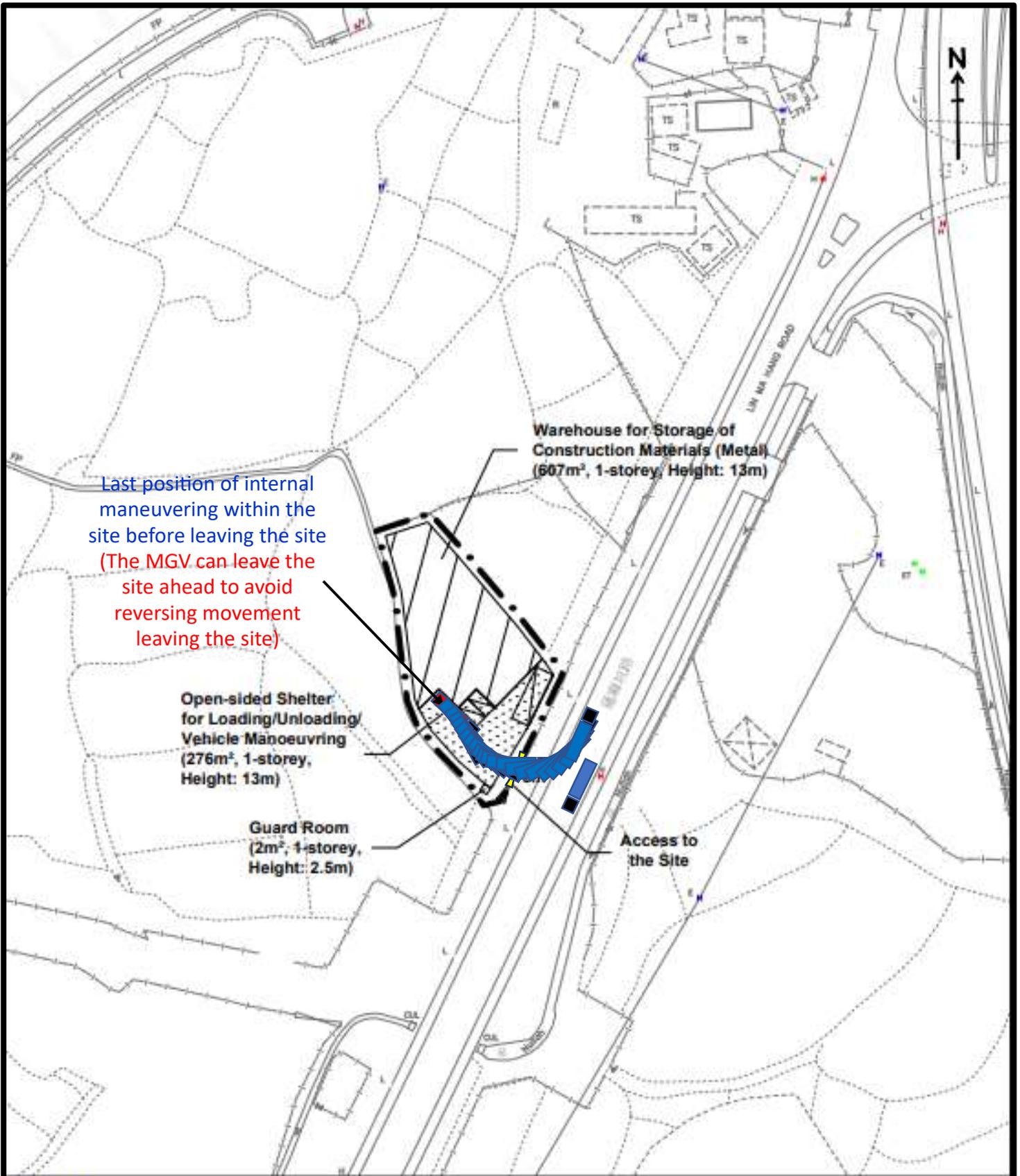


Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- For Identification Purpose

Swept Path Analysis No. 2
 Ingress route from the southbound
 of Lin Ma Hang Road

Drawing No. LMH 02A



Last position of internal maneuvering within the site before leaving the site
 (The MGV can leave the site ahead to avoid reversing movement leaving the site)

Open-sided Shelter for Loading/Unloading/ Vehicle Manoeuvring
 (276m², 1-storey, Height: 13m)

Guard Room
 (2m², 1-storey, Height: 2.5m)

Warehouse for Storage of Construction Materials (Metal)
 (607m², 1-storey, Height: 13m)

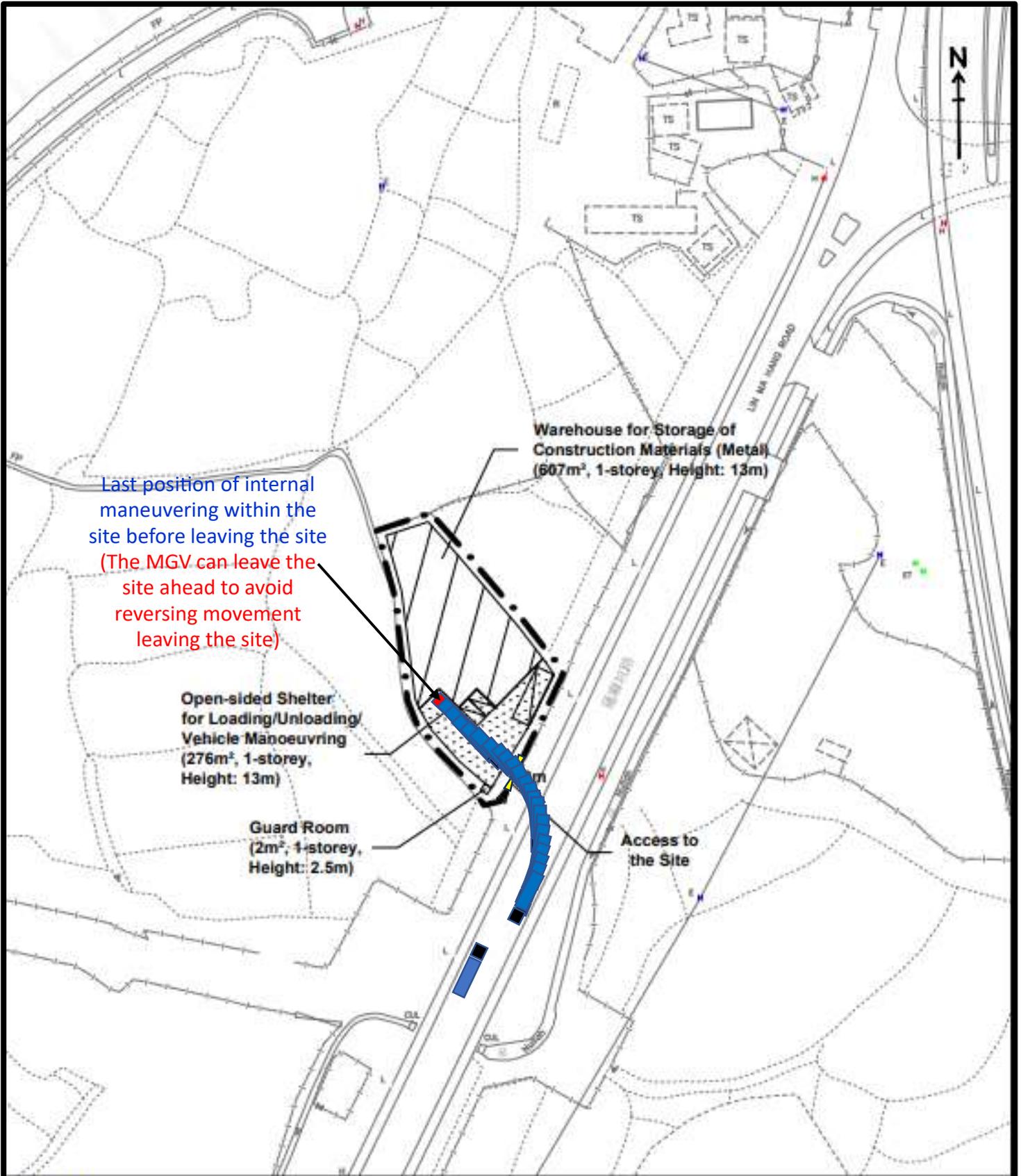
Access to the Site

Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 11m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- For Identification Purpose

Swept Path Analysis No. 5
 Egress route to the northbound of Lin Ma Hang Road exiting site

Drawing No. LMH 05



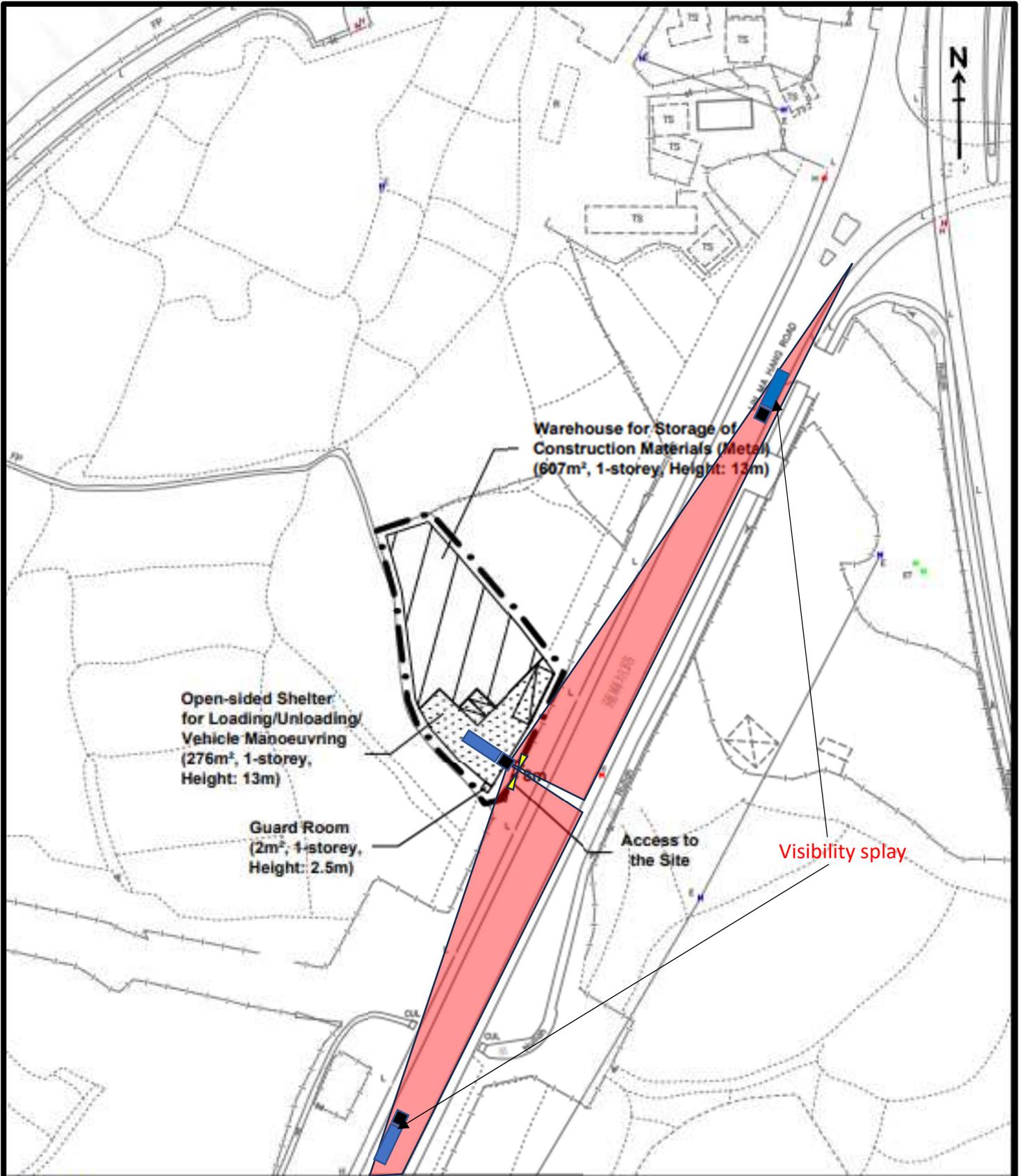
Legend:

- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 1 1m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)
- For Identification Purpose

Swept Path Analysis No. 6

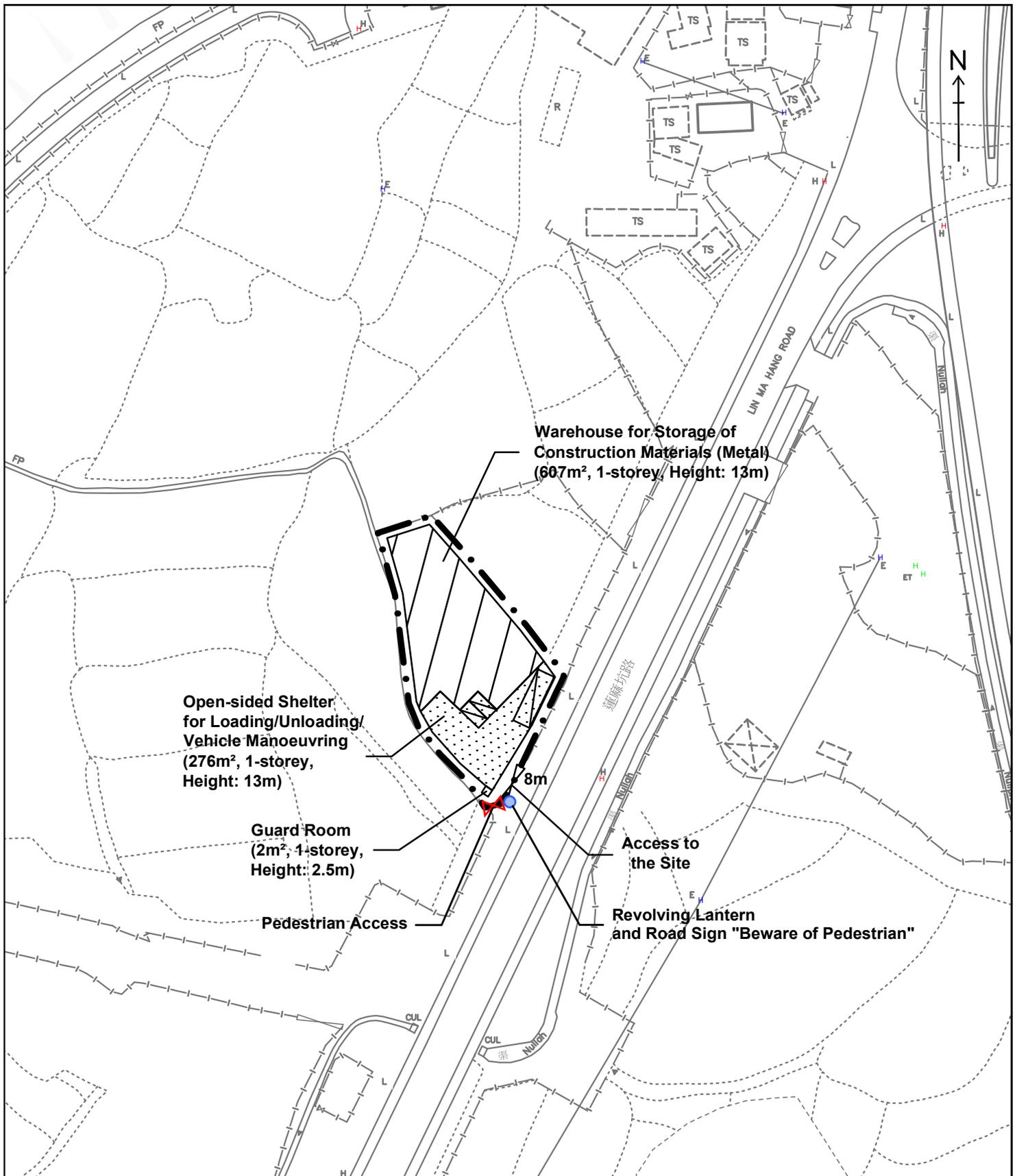
Egress route to the southbound of Lin Ma Hang Road exiting site

Drawing No. LMH 06



Visibility Splay

Drawing No. LMH 07



Legend:

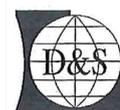
- Application Site (about 1,105 sq.m.)
- Warehouse for Storage of Construction Materials (Metal)
- Loading/Unloading Space for Medium Goods Vehicle (3.5m x 1.1m) (1 no.)
- Parking Spaces for Staff/Visitors (2.5m x 5m) (2 nos.)

For Identification Purpose

Indicative Layout Plan

Figure 4A

Scale 1:1000



羅迅測計師行
Lawson David & Sung
 SURVEYORS LIMITED
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 Estate Agency License No. C-006328



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Lawson David & Sung
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Appendix Ic of RNTPC
Paper No. A/NE-TKLN/85A



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIArb RPS (GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
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潘孝維
Pun How Wai
MRIBA

By Email (tpbpd@pland.gov.hk)

Date : 12 July 2024
Your Ref.: TPB/A/NE-TKLN/85
Our Ref. : LDS/PLAN/7007

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Metal) for a Period of 3 Years at Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling, N.T.

(Application No. A/NE-TKLN/85)

We refer to the captioned application and submit herewith a replacement page of the Planning Statement for your reference.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung



Encl.

c.c. DPO/STN (Attn.: Mr. William Wong) – By Email wst Wong@pland.gov.hk
Client

Your Assets for Growth

planning permission (with or without conditions) for a maximum period of three years under section 16 of the TPO.

3.2 Previous Application

The Applicant Site is not subject to any previous planning application.

3.3 Similar Application

The Board has recently approved a planning application of similar warehouse uses in the same "REC" zone as below:

Application No.	A/NE-TKLN/77
Applied Use	Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years
Location	Various Lots in D.D. 78 and 82 and Adjoining Government Land, Lin Ma Hang Road, Ta Kwu Ling North, N.T.
Site Area	About 122,819 sq.m.
Gross Floor Area	About 130,848 sq.m.
No. of Block	6
Building Height	2 storeys (7 – 15m)
TPB's Decision	Approved with Conditions for a period of 3 years on 15.3.2024

4. Development Proposal

4.1 Site Configuration and Layout

It is proposed to use the Application Site as temporary warehouse for storage of construction/**building** materials (metal) for a period of 3 years. The Application Site has an area of about 1,105 sq.m.

The proposed 1-storey warehouse, with a floor area of about 607 sq.m. and height of not more than 13m, will be erected for the storage of construction/**building** materials (metal) at the northern portion of the Application Site. The southern portion will then be used as an open-sided shelter with an area of about 276 sq.m. for loading/unloading activities and manoeuvring of vehicles near the ingress/egress point. An 1-storey (height: about 2.5m) guard room of about 2 sq.m. will be erected next to the proposed ingress/egress point at the southern boundary (see Layout Plan at **Figure 4**).

The Application Site will be continued to be fenced off by the existing 2.5m high corrugated metal sheets on all sides. To minimize any potential noise and environmental impacts to the surrounding area, no workshop activities will be conducted within the Application Site.

4.2 Vehicular Access and Parking Arrangement

The Applicant will widen the existing ingress/egress point of the Application Site to about 8m wide at the southern side of the Application Site connecting to Lin Ma Hang Road. The run-in/out will be constructed by the Applicant according to Highways Department (HyD)'s standard drawings Nos. H1113C and H1114B. Meanwhile, the design of the drop kerb will follow HyD's Transport Planning

**Similar S.16 Application for Temporary Warehouse
within the “REC” in the vicinity of the application site
in the Ta Kwu Ling North Area**

Approved Application

Application No.	Uses/Developments	Date of Consideration
A/NE-TKLN/77	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	15.3.2024

Government Departments' General Comments

1. Land Administration

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

- no objection to the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site; and
- the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. 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 waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

2. Traffic

Comments of Commissioner for Transport (C for T):

- no comment on the application upon reviewing the Further Information (FI) submitted by the applicant (**Appendix Ib**); and
- approval condition on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to his satisfaction or of the Town Planning Board shall be imposed.

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

- the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Lin Ma Hang Road should be commented and approved by Transport Department (TD);
- the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

3. **Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, approval conditions should be imposed to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area. The drainage system should be properly maintained at all times during the planning approval period and rectify if they are found inadequate/ ineffective during operation;
- the Site is in an area where public sewerage connection is not available; and
- his comment on the submitted drainage proposal is at **Appendix IV**.

4. **Fire Safety**

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

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- he has no objection to the submitted FSIs proposal and his detailed comments are at **Appendix IV**.

5. **Project Interface**

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

- it is noted that the proposed temporary warehouse (storage of building materials and metal) (the proposed use) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. 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 the next stage. Subject to the land use planning in P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

6. **Other Departments**

The following government departments have no comments on the application:

- (a) Director of Agricultural, Fisheries and Conservation;
- (b) Chief Building Surveyor/New Territories West, Buildings Department;
- (c) Head of the Geotechnical Engineering Office, CEDD;

(d) Chief Engineer/Construction, Water Supplies Department; and

(e) Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
- (i) the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No right of access via Government land (GL) is granted to the Site; and
 - (ii) the lot owners shall apply to his office for a Short Term Waiver (STW) to permit the structures to be erected within the said private lots. 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 waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (b) 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 Environmental Protection Department (EPD) should be followed to minimize potential environmental nuisance to the surrounding area;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed 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
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances.
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the proposed access arrangement and the Traffic Impact Assessment for the run-in/out at Lin Ma Hang Road should be commented and approved by Transport Department (TD);
 - (ii) the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and TD; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains.

- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the applicant should rectify the drainage system if it is found to be inadequate/ineffective during operation;
 - (ii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department (EPD) should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
 - (iii) regarding the submitted drainage proposal, the applicant is advised that the existing u-channel under run in/out should not be blocked and details should be provided to show the existing 225mm channel and the proposed run in/out. No water should be discharged to Lin Ma Hang Road.
- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to submit a full set of FS251 which should be incorporated with all FSIs proposed in the approved FSI proposal for his further arrangement of FSI acceptance inspection.
- (f) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed temporary warehouse (storage of building materials and metal) (the proposed use) is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The P&E Study already commenced on 29.10.2021. 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. Subject to the land use planning in P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.
- (g) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
- (i) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulations (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of the B(P)R;
 - (ii) the Site is not abutting on a specified street under regulation 18(3) of the B(P)R having a width not less than 4.5m, the development intensity shall be determined by the Building Authority (BA) under regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) it is noted that a new structure had been proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are Unauthorized Building Works (UBW). An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary.

The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
- (vi) in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- (vii) the applicant's attention is also drawn to the headroom of the storey not be excessive, otherwise GFA of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification;
- (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- (ix) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines (SBD), etc. will be formulated at the formal building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

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

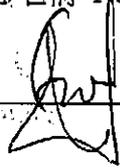
A/NE-TKLN/85

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 2024.5.8

From:
Sent: 2024-05-24 星期五 02:59:59
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TKLN/85 DD 78 Lin Ma Hang Road

A/NE-TKLN/85

Lots 1364 S.B RP and 1364 S.B ss.1 RP in D.D. 78, Lin Ma Hang Road, Ta Kwu Ling North,

Site area: About 1,105sq.m

Zoning: "Recreation"

Applied use: Warehouse (Storage of Building Materials and Metal / 3 Vehicle Parking

Dear TPB Members,

Yet another "Destroy to Build" application for Lin Ma Hang Road.

This road cannot be allowed to be developed into another avenue of ramshackle brownfield operations like Kam Sheung Road.

Application must be rejected in line with previous applications of the same nature and stringent enforcement undertaken with regard to unauthorized development.

Mary Mulvihill