

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

This document is received on 5 JUL 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

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 請在適當的方格內加上「✓」號

2201515

10/6 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	A14C-H1F/1137
	Date Received 收到日期	- 5 JUL 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Pak Shing Properties Management Limited

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

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

Man Chi Consultants and Construction Limited

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)	Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,755 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,493 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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 Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" ("R(D)")
(f) Current use(s) 現時用途	Recyclable Collection Centre (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☐ is not a "current land owner".
並不是「現行土地擁有人」。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上(請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	.....3.....
	<input type="checkbox"/> month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	2,305	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,450	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7	.....
Proposed domestic floor area 擬議住用樓面面積	N.A.	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,493	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,493	.....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)		
Please refer to the attached Planning Statement.		
.....		
.....		
.....		
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	.....
Motorcycle Parking Spaces 電單車車位	.....	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	.....
Others (Please Specify) 其他 (請列明)	.....	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	.....
Coach Spaces 旅遊巴車位	.....	.....
Light Goods Vehicle Spaces 輕型貨車車位	2	(Served as Parking/ L/UL)
Medium Goods Vehicle Spaces 中型貨車車位	.....	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....	.....
Others (Please Specify) 其他 (請列明)	.....	.....

Proposed operating hours 擬議營運時間 9am - 6pm (Monday to Saturday excluding Sunday and Public Holiday)																																	
(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))																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Existing Warehouses to be enclosed and part of the existing ancillary structure to be enlarged (Please refer to the attached planning statement)																															
	No 否	<input 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？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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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) 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>Please refer to the attached Planning Statement.</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 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

Please refer to the attached Planning Statement.

8. Declaration 聲明

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

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

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

Signature
簽署

J.P. THOMAS LUK
Name in Block Letters
姓名（請以正楷填寫）



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

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Man Chi Consultants and Construction Limited

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

Date 日期

10. 6. 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories 新界元朗廈村丈量約份第128約地段第146號B分段1小分段、第149號、第150號(部分)、第151號、第152號(部分)及第153號
Site area 地盤面積	3,755 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12
Zoning 地帶	"Residential (Group D)" ("R(D)") 住宅(丁類)
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years 臨時貨倉(危險品倉庫除外) (為期三年)

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,493 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	7 (Included 2 existing warehouses and 5 ancillary structures)	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	About 8.6 m 米 (Included existing about 1.3m elevated platform) <input type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	39 % <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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 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) _____ _____		2 (Served as Parking / L/UL)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plans, Extract of lot index plan, Extract of outline zoning plan, Indicative Layout Plan,		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Man Chi Consultants and Construction Limited

敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811

Fax 傳真 : (852) 3180 7611

Date : 28th June, 2022

Our Ref. : ADCL/PLG-10243/L002

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150(Part), 151, 152(Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Further to our submission dated 10.6.2022 (Ref.: ADCL/PLG-10243/L001), we would like to submit herewith replacement pages for planning statement and plan for your onward processing. Please find enclosed the following items:-

- i. Replacement pages of the Planning Statement (P.12)
- ii. Replacement pages of plan (Figure 1)

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,

For and on behalf of

Man Chi Consultants and Construction Limited

Thomas Luk *MTCP, MHKIREA, MGCIPM, MRTPL, RPP*

Managing Director



Encl.

2022年 7月 5 日

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

This document is received on 5 JUL 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Address 地址 :

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室

Unit 1310, Level 13, Tower 2 Metroplaza,

223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

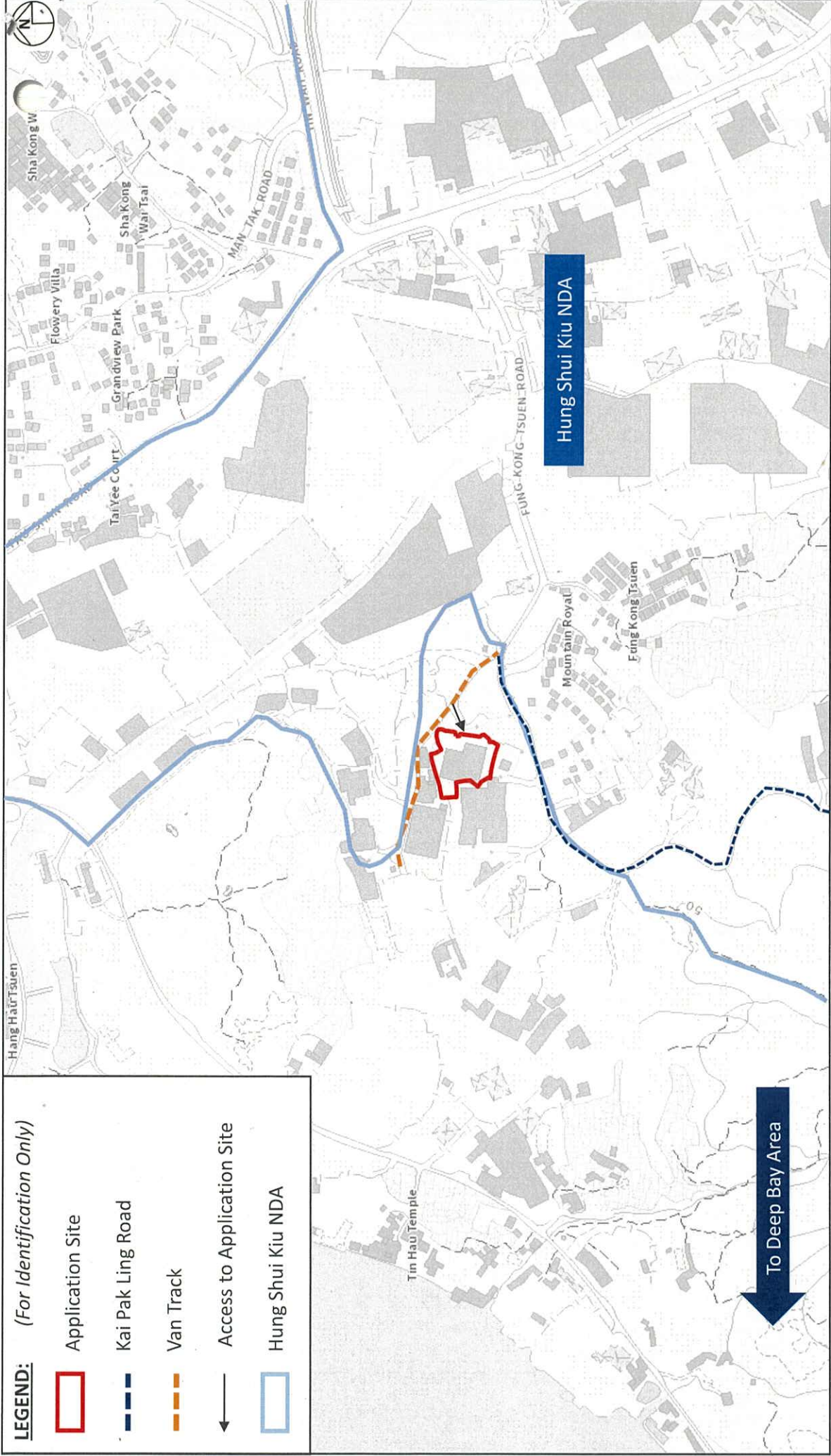
Current Application that regularises existing settings and confine spill over activities shall facilitate reinstatement of the Application Site upon the lapse of planning approval.

Table 3: Proposed Key Development Parameters

Total Site Area	About 3,755m ²
- Covered Area	About 1,450 m ² (39%)
- Uncovered Area	About 2,305m ² (61%)
Total Plot Ratio	About 0.4
Total Gross Floor Area	About 1,493m ²
- Warehouses	About 1,219m ²
- Other Ancillary Use	About 274m ²
Total No of Structures	7
- Existing Warehouses	2
- Existing and Proposed Ancillary Use	5
No. of Storeys	Not Exceeding 2 storeys
Building Height	About 8.6m (including about 1.3m elevated platform)
Site Coverage	About 39%
No. of Vehicle Parking Spaces (Private Cars, Van-type Light Goods Vehicles and Taxis)	2
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 8 m wide

4.2 Operation

- 4.2.1 All goods to be stored within the Application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time whilst being stored within the warehouses. These items will be in from of packed boxes upon arrival at and when being stored within the proposed warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. There will be no unpacking or packing activities required to be undertaken within the warehouses. Storage activities would be carried out in the confined and enclosed structures. LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4-5 trips will made by the LGVs per week.
- 4.2.2 As tabulated in **Table 4**, transportation vehicles (type: not exceeding 5.5 tonnes goods vehicles) entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the proposed warehouse.
- 4.2.3 Given that the proposed use has no urgent need for loading the goods, the time of



Project: Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B.s.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories	Title: The Location Plan	Figure: 1	Scale: Not to scale	Date: Jun 2022
Ref.: ADCL/PLG-10243-R001/F001a				
Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司				



Section 16 Planning Application

Proposed Temporary Warehouse
(excluding Dangerous Goods Godown) for
a Period of 3 Years at Lot Nos. 146 S.B
ss.1, 149, 150(Part), 151, 152(Part) and
153 in D.D. 128, Ha Tsuen, Yuen Long,
New Territories

Planning Statement

Address:
Unit 1310, Level 13, Tower 2 Metroplaza,
No. 223 Hing Fong Road, Kwai Chung, Hong Kong
Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email: info@aikon.hk

Prepared by
***Man Chi Consultants and
Construction Limited***

Jun 2022

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 3,755m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The Application Site locates to the north of Fung Kong Tsuen at Ha Tsuen in Yuen Long and is in adjacent to Hung Shui Kiu New Development Area. The Applicant seeks to replace current recyclable collection centre by utilizing the Application Site as the proposed use (temporary warehouse for non-dangerous goods for period of 3 years). The overriding goal is to resume a warehouse use which was ever erected on the Application Site from around mid-1980s to early 1990s.

The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 which was exhibited on 26.10.2018 (hereinafter referred to as “the Current OZP”). According to the Current OZP, the proposed use is neither one of the Column 1 or Column 2 uses under “R(D)” zone. However, as stipulated in section (11)(b) of the Notes of the OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The Application Site has long been paved and carried out industrial undertakings with the warehouse structures before the gazettal of the First IDPA Plan in 1990. The Current Application aims to resume the warehouse use for non-dangerous goods which was ever erected on the Application Site from around mid-1980s to early 1990s;*
- (b) The Current Application involves no substantial change since it only seeks for a change of use in similar nature, i.e., from existing industrial use (recyclable collection centre) to proposed industrial use (warehouse for non-dangerous goods) and a majority of the existing settings including the warehouses and ancillary structures would be retained in the Current Application;*
- (c) Considered that the Application Site has previously been used for the proposed use, the proposed use will be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial*

- activities that are similar to the proposed use;*
- (d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of "R(D)" zone or any planned infrastructural development (if any) in future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the "R(D)" zone is anticipated within the coming 3 years;*
 - (e) The Current Applications aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
 - (f) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established on the higher terrain and is able to access existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*
 - (g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;*
 - (h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;*
 - (i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 9am to 6pm, hence no adverse noise impact shall be envisaged;*
 - (j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature;*
 - (k) No undesirable precedent will be set given the unique nature of the proposed use is only to resume the former, long-established warehouse uses. Other approved applications for temporary development within "R(D)" zone over the years also evidenced that the Current Application itself should not be a precedent nor would it be considered as a precedent for other similar applications to follow in future.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作臨時貨倉（危險品倉庫除外）（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗廈村丈量約份第 128 約地段第 146 號 B 分段 1 小分段、第 149 號、第 150 號(部分)、第 151 號、第 152 號(部分)及第 153 號（以下簡稱「申請地點」）。申請地點的面積約為 3,755 平方米。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於元朗廈村，鳳降村以北，並毗鄰洪水橋發展區。申請人欲發展申請地點作擬議用途（為期三年的臨時貨倉存放非危險封箱貨物），以取替現時作可循環再造物料回收中心的工業用途。該申請旨在尋求回復在申請地點作擬議用途，即是遠在 80 年代中期至 90 年代初期曾經存在的貨倉用途。

申請地點於 2018 年 10 月 26 日供公眾查閱的廈村邊緣分區計劃大綱核准圖編號（編號：S/YL-HTF/12）內被劃為「住宅（丁類）」用途（以下簡稱「大綱核准圖」）。根據大綱核准圖，擬議用途不屬「住宅（丁類）」的第一欄或第二欄。而根據大綱草圖的註釋 11(b)，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可。對於有關用途或發展，即使圖則沒有作出規定，城市規劃委員會可批給或拒絕批給許可，規劃許可的有效期限最長為三年。因此，申請人希望申請規劃許可作擬議用途為期三年。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 該申請長久以來已為已鋪土地，並遠在 1990 年公佈的廈村中期發展審批地區圖前已利用貨倉建築物作工業經營。申請地點於 80 年代中期至 90 年代初期曾用作貨倉存放非危險封箱貨物，故該申請主要目標為尋求回復在申請地點作貨倉用途；
- (二) 該申請並不涉及於申請點作出重大改變，考慮到該申請祇在尋求改變作同類型的工業用途，即由目前的回收工業用途轉為擬議貨倉存放非危險封箱貨物。同時該申請亦將保留絕大部分的現場建構物，包括貨倉及附屬設施；
- (三) 考慮到申請地點以前已作擬議用途，擬議用途將與周邊性質相近而長久用作貨倉、露天存放及非正式工業活動的土地用途產生協調；
- (四) 擬議用途之申請屬臨時性質，將不會佔有或阻礙政府於申請地點覆行「住宅（丁類）」的長遠規劃意向或其他基礎建設發展（如有）。再者，未來三年預計未有於「住宅（丁類）」土地相關的徵用土地及清拆安排，故該申請將不會影響政府未來的發展計劃；
- (五) 該申請旨在規範目前作業並有助申請人將擬建用途受限於規劃及滿足相關法例及城規會/其他部門之要求；
- (六) 擬議用途不會造成嚴重的排水或水浸問題，理由是申請地點長久以來已立於高地之上而且能夠接連現時的排水網絡去水。申請人亦願意就該申請批准後提交並履行詳細渠務報告；
- (七) 擬議用途不會造成嚴重的交通影響，理由是擬建用途所產生的車輛數目不顯著，擬建用途只涉及每日少次輕型貨車出入；
- (八) 擬議用途不會造成嚴重的環境影響，理由是擬建貨倉內所存放的封箱貨品全屬非污染及非危險性；
- (九) 擬議用途不會造成嚴重的視覺及噪音影響，理由是擬建貨倉將會是密封式，所存放的封箱貨品在任何時間亦屬靜止性質，相較現時的工業用途，擬建用途的性質更為穩定、環保。此外貨車進出入申請地

點時間將限於早上 9:00 至晚上 6:00，因此，擬議用途不會造成嚴重的噪音影響；

- (十) 擬議用途不會造成火災憂患，理由是擬建貨倉內所存放的封箱貨品全屬非危險性；及
- (十一) 擬議用途不會構成開拓不良先例，理由是擬建用途的獨特性質（祇在尋求回復長久以前存在的貨倉用途）。再者，與申請地點同屬的「住宅（丁類）」內的其他地點申請作臨時發展的申請個案，過往亦獲得城規會批准，這足以證明批准該申請不會成為先例或被視為會於將來導致其他同類申請批准的借鏡。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories. This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 1.1.2 Prepared on behalf of the Pak Shing Properties Management Limited, who is also the sole registered owner of Lot Nos. 146 S.B ss.1, 149, 150, 151, 152 and 153 in D.D. 128 (hereafter collectively referred to as “the Applicant”), Man Chi Consultants and Construction Limited (MCCCL) has been commissioned to prepare and submit the Current Application.
- 1.1.3 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 exhibited for public inspection under section 9(5) of the Ordinance on 26.10.2018 (hereinafter referred to as “the Current OZP”).

1.2 Background

- 1.2.1 The Application Site with a site area of approximately 3,755m² that entirely falls within an area zoned “Residential (Group D)” (“R(D)”) on the Current OZP. According to the Schedule of Uses for “R(D)” zone attached to Notes of the OZP, the proposed use is neither one of the Column 1 or Column 2 uses. However, as stipulated in section (11)(b) of the Notes of the OZP, *“...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...”*. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years.
- 1.2.2 The Applicant has become the sole landowner of Lot Nos. 146 S.B ss.1, 149, 150, 151, 152 and 153 in D.D. 128 since 1992, which are held under the Block Lease.
- 1.2.3 According to the Applicant, the Application Site has been a piece of hard-paved land for warehouse use since mid-1980s. As evidenced in **Illustration 1-I**, warehouse structure was erected at the southern part of the Application Site before 1989 while the northern warehouse was erected in 1990. Most of structures were in existence before the gazettal of the Ha Tsuen Interim Development Permission Area (No.

IDPA/YL-HT/1) notified on 17.8.1990 (hereinafter referred to as “the First IDPA Plan”). According to the Applicant, the warehouses at the Application Site have been utilised the storage of goods and materials (hereinafter referred to as “Former Use”) since mid-1980s. Notwithstanding that Application Site has been utilised for various use (warehouse, recyclable collection centre) due to change in operators, its nature as industrial use remains unchanged. The Current Application aims to resume the warehouse use for non-dangerous goods which was ever erected on the Application Site from around mid-1980s to early 1990s. Should planning approval be granted for the Current Application by the Board, the Applicant will seek a Short-Term Wavier and/or any approval(s) from other government department(s) in order to effect the proposed use.

1.3 Purpose

1.3.1 The Current Application strives to achieve the following objectives:-

- (a) To be given an opportunity to the Applicant to resume storage use within warehouse which was ever in existence in the mid-1980s and early 1990s;*
- (b) To induce no adverse environmental, visual nor infrastructural impacts on its surroundings;*
- (c) To give an opportunity to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s).*

1.4 Structure of the Planning Statement

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

2 SITE PROFILE

2.1 Location and Current condition of the Application Site

- 2.1.1 As shown in **Figure 1**, the Application Site locates at Ha Tsuen in Yuen Long. Situates at the northern fringe of Hung Shui Kiu New Development Area (hereinafter referred to as “HSKNDA”), the Application Site locates to the immediate north of Fung Kong Tsuen. The Application Site is directly accessible via a van track branching off from Kai Pak Lane Road, which connects to Fung Kong Tsuen Road to its east and to Deep Bay Area to its west.
- 2.1.2 The Application Site has an approximate site area of about 3,755m², which most of the area is currently occupied by the Applicant as recyclable collection centre and other ancillary use, such as restroom and lavatories. As shown in **Illustration 2-I**, the periphery of the Application Site is mostly bounded by galvanized sheeting and chain-link fencing. Most part of the Application Site has been utilised for categorizing and recycling raw material for transportation to Mainland.
- 2.1.3 As evidenced in **Illustration 1-I**, the Application Site has been piece of hard-paved land which was in existence before the First DPA Plan. The southern warehouse was in existence before 1990 while the northern warehouse was erected in 1990. As shown in **Illustration 2-II**, there are two existing warehouses with a maximum building height of about 8.6m (including existing about 1.3m elevated platform). These existing warehouse structures are accommodating a total Gross Floor area of about 1,219m². About 77% of the Application Site is erected on an elevated platform of about 1.3m. There is an existing ramp at the northern part of the Application Site for vehicular access to the elevated platform.
- 2.1.4 As shown in **Illustration 2-III**, there is a group of ancillary structures observed at the northern part of the Application Site, these structures have a height not exceeding two storeys are for ancillary uses, such as restroom, ancillary room, and lavatory. An electricity substation is located near existing ingress/egress. The overall settings have not been substantially changing as to that before the exhibition of the First IDPA Plan dated 17.08.1990.

2.2 Surrounding Land-use Characteristics

- 2.2.1 As shown in **Figure 2**, the locality of the Application Site and surrounding areas are predominately rural in character and the immediate environment surroundings are characterised by various brownfield operations such as open storage, warehouses, recyclable collection centre and other informal industrial activities. The Application Site is surrounded by numerous temporary warehouse structures similar to its kind. As evidenced per **Illustration 3-I**, a factory is found to the immediate west of the Application Site whilst recycling collection centre and open storage are found at the immediate northwest and southwest of the Application Site. These sizable temporary structures of factories and warehouses form an industrial cluster that are bounded by open storage sites to further its north.

- 2.2.2 Land at the immediate southeast of the Application Site is Government Land and is currently vacant. A farmhouse which locates to the immediate south of the Application Site, is owned, and occupied by the Applicant as retreat purpose. The farmhouse that erects on a higher terrain, has about 6m level difference from the Application Site and is physical and visually blocked by a galvanised sheet along the Application Site boundary.
- 2.2.3 To the east of the Application Site are some graveyards locating at the junction of Kai Pak Ling Road and an existing van track. The existing van track has long been formed prior to the gazettal of the First IDPA plan and is being utilised as vehicular access to serve the Former Use as welling as the neighbouring industrial uses and graveyards. To the further south are some low-rise residential clusters namely Mountain Royal and temporary structures abut along Kai Pak Ling Road. To the further southeast of the Application Site locates Fung Kong Tsuen, which is a Recognized Villages in Yuen Long District and has long been settled before the gazettal of the first IDPA plan.
- 2.2.4 The area is distant from major transport facilities and accessing the Application Site mostly relied on driving.

2.3 Land Status

- 2.3.1 As shown in **Figure 3**, the Application Site comprises 6 private lots, i.e, lot nos. 146 S.B ss.1, 149, 150, 151, 152 and 153 in D.D. 128. The total area of the Application Site is about 3,755m². Lot Nos. 146 S.B ss.1, 149, 150, 151, 152 and 153 in D.D. 128, are owned by the Applicant and held under Block Lease.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The Application Site currently falls completely within an area zoned “**R(D)**” on the Current OZP (please refer to **Figure 4**). According to the notes of the current OZP, this zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.
- 3.1.2 Notwithstanding the proposed use is neither one of the Column 1 or Column 2 uses under the Schedule of Uses for “R(D)” zone attached to Notes of the OZP, as stipulated in (11)(b) of the covering notes of the Current OZP, “*...Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...*”.
- 3.1.3 According to the R(D) zone notes attached to the OZP, “*No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to ‘New Territories Exempted House’ or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the Ha Tsuen Interim Development Permission Area Plan, whichever is the greater.*”.
- 3.1.4 Also, as stipulated in the notes, “*Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*”, in this regard, considering the Current Application seeks resuming former warehouse use without significant modification, the additional GFA are proposed for regularising existing ancillary structures and supporting the proposed use, it is sincerely hoped that the Board could give favourable considerations in approving the Current Application.

3.2 Previous Planning Applications

- 3.2.1 The Application Site is not subject to any previous planning application.

3.3 Similar Planning Applications

- 3.3.1 As tabulated in **Table 1**, there are 3 similar applications for applying warehouses use within the same OZP over the past 10 years. While these applications were rejected, it should be noted that unlike the Current Application that was given an unique nature

for resuming the former, long-established warehouse uses, these proposed use falls within “AGR” zone, and were rejected mainly on the grounds that the developments are not in line with the planning intention of “AGR” zone and their incompatibilities.

Table 1: Similar Planning Applications for Uses being similar to the Proposed Use (i.e. Warehouses) covered by the Current OZP in the recent 10 years

Application No.	Proposed Use(s)	Decisions
A/YL-HT/856	Temporary Open Storage of Construction Materials and Warehouse with Ancillary Office for a Period of 3 Years	Rejected/Not agreed on 15.11.2013
A/YL-HT/884	Temporary Warehouse for Storage of Mock-up Room of the Housing Development under Home Ownership Scheme and Public Housing for a Period of 3 Years	Rejected/Not agreed on 06.06.2014
A/YL-HTF/1092	Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years	Rejected/Not agreed on 08.11.2019

3.3.2 On the other hand, there are 21 similar applications for applying similar industrial use within or staddles across “R(D)” zone within the same OZP over the past 10 years. **Table 2** illustrate these similar applications.

Table 2: Similar Planning Applications for Uses being similar to the Proposed Use in R(D) zone covered by the Current OZP in the recent 10 years

Application No.	Proposed Use(s)	Decisions
A/YL-HTF/1129	Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years	Deferred on 4.3.2022
A/YL-HTF/1093	Proposed Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	Rejected/Not agreed on 1.2.2019
A/YL-HTF/1108	Temporary Plastic Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	Rejected/Not agreed on 4.12.2020
A/YL-HTF/1096	Temporary Plastic Bottle Recycling Centre with Workshop and Ancillary Office for a Period of 3 Years	Rejected/Not agreed on 20.9.2019
A/YL-HTF/1085	Temporary Recyclable Collection Centre for Garment, Cloth and Waste Paper for a Period of 3 Years	Revoked on 4.8.2019
A/YL-HTF/1122	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 27.8.2021
A/YL-HTF/1124	Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	Approved with condition(s) on a temporary basis on 24.9.2021

Application No.	Proposed Use(s)	Decisions
A/YL-HTF/1115	Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.5.2021
A/YL-HT/986	Temporary Open Storage of Used Paper Product with Ancillary Packaging Workshop for a Period of 3 Years	Revoked on 4.9.2016
A/YL-HTF/1119	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 9.7.2021
A/YL-HTF/1099	Temporary Recyclable Collection Centre for Garment, Cloth and Waste Paper for a Period of 3 Years	Revoked on 13.2.2020
A/YL-HTF/1101	Proposed Temporary Recyclable Collection Centre for Metal and Garment for a Period of 3 Years	Revoked on 17.7.2020
A/YL-HTF/1107	Temporary Recyclable Collection Centre for Garment, Cloth and Waste Paper for a Period of 3 Years	Approved with condition(s) on a temporary basis on 4.9.2020
A/YL-HTF/1120	Proposed Temporary Recycling Centre (Metal Waste, Plastic and Plastic Bottle) with Ancillary Office and Plastic Breakdown Workshop for a Period of 3 Years	Approved with condition(s) on a temporary basis on 23.7.2021
A/YL-HTF/1109	Proposed Temporary Recyclable Collection Centre for Metal for a Period of 3 Years	Approved with condition(s) on a temporary basis on 18.12.2020
A/YL-HTF/1111	Temporary Open Storage of Metal for a Period of 3 Years	Approved with condition(s) on a temporary basis on 12.3.2021
A/YL-HTF/1114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 28.5.2021
A/YL-HT/807	Renewal of Planning Approval for Temporary "Open Storage of Used Paper Product with Ancillary Packaging Workshop" Use for a Period of 3 Years	Approved with condition(s) on a temporary basis on 10.8.2012
A/YL-HTF/1123	Proposed Temporary Recyclable Collection Centre (Metal) for a Period of 3 Years	Approved with condition(s) on a temporary basis on 10.9.2021
A/YL-HT/1070	Temporary Open Storage of Construction Material and Metal Ware for a Period of 3 Years	Revoked on 17.6.2019
A/YL-HTF/1118	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	Approved with condition(s) on a temporary basis on 25.6.2021

- 3.3.3 There were numerous applications in this OZPs for proposed temporary industrial use, approved by the Board in recent years. These applications are usually approved by TPB with conditions on a temporary basis. While it is noted that the Board approved these cases based on their individual merits, however, with a view that the Current Application shares the same nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the Current Application.

3.4 Hung Shui Kiu New Development Area

- 3.4.1 Upon completion of HSKNDA, a local road with a roundabout would be formed to the immediate north of the Application Site. Based on the timeframe and site configuration, the proposed use shall by no means jeopardise future infrastructural development.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 3,755m², comprising of 6 private lot (i.e., Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153).
- 4.1.2 It is proposed to resume the former industrial use (i.e., the proposed use) for storage of goods within the two respective warehouses by utilising existing configurations. While its storage and non-dangerous nature within the Application Site was ever in existence in the mid-1980s to early 1990s, and the warehouse structures have long been existed for related industrial use, the Applicant aims to make use of existing site configurations without excessive changes.
- 4.1.3 It is proposed in the Current Application to retain the building envelopes of the existing warehouse structures within the Application Site for the proposed use. The retention of warehouses involves minor modification of existing warehouses in order to have the structures enclosed for security reasons. The Current Application involves regularisation of the existing warehouse structures and inclusion of certain existing and proposed ancillary structures within the Application Site. The majority of the open area within the Application Site is elevated and the area is currently being utilised for loading and unloading space and storage of machinery. The remaining area is a piece of flat land for parking and loading and unloading activities. The open area will continue serving as loading and unloading and parking purposes in Current Application without spill over of storage activities.
- 4.1.4 In general, the proposed use comprises of two existing warehouse structures, and 5 temporary structures as ancillary use (See **Figure 5**). Apart from the existing warehouse building envelopes that are to be retained, the existing temporary structures locating at the eastern part of the Application Site, including the ancillary room, lavatory, meter room and electricity substation are to be retained. The existing restroom with staircases and canopy at the north-eastern corner of the Application Site will be modified with minor increase in Gross Floor Area (about 39m²) and site coverage (about 20m²). In addition, a 1-storey temporary structure as ancillary room is proposed at the western part of the Application Site.
- 4.1.5 As tabulated in **Table 3**, the warehouses are of maximum building height of about 8.6m (including existing about 1.3m elevated platform) and built over area for the subject warehouses of a total of about 1,219m². The ancillary uses that comprises of about 274m² are for general administrative work and supporting use. The existing warehouses are rectangle shape that will be fully enclosed. Both entrances of the warehouses are well equipped with a door which will be closed after operation hours for security reason. The proposed use shall make use of existing open area for manoeuvring, parking and L/UL activities which have long been utilizing by goods vehicles of existing industrial use. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area. The

Current Application that regularises existing settings and confine spill over activities shall facilitate reinstatement of the Application Site upon the lapse of planning approval.

Table 3: Proposed Key Development Parameters

Total Site Area	About 3,755m ²
- Covered Area	About 1,450 m ² (39%)
- Uncovered Area	About 2,305m ² (61%)
Total Plot Ratio	About 0.4
Total Gross Floor Area	About 1,493m ²
- Warehouses	About 1,219m ²
- Other Ancillary Use	About 274m ²
Total No of Structures	7
- Existing Warehouses	2
- Existing and Proposed Ancillary Use	5
No. of Storeys	Not Exceeding 2 storeys
Building Height	About 8.6m (including about 1.3m elevated platform)
Site Coverage	About 37%
No. of Vehicle Parking Spaces (Private Cars, Van-type Light Goods Vehicles and Taxis)	2
No. of Loading and Unloading/Parking Spaces for LGVs	2
Ingress/Egress	About 8 m wide

4.2 Operation

4.2.1 All goods to be stored within the Application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time whilst being stored within the warehouses. These items will be in from of packed boxes upon arrival at and when being stored within the proposed warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. There will be no unpacking or packing activities required to be undertaken within the warehouses. Storage activities would be carried out in the confined and enclosed structures. LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4-5 trips will made by the LGVs per week.

4.2.2 As tabulated in **Table 4**, transportation vehicles (type: not exceeding 5.5 tonnes goods vehicles) entering or leaving the Application Site will be restricted to from 9:00a.m. to 6:00p.m. (Monday to Saturday excluding Sunday and Public Holiday) and the entrance doors will be closed outside the aforesaid operation hours without any active operation within or outside the proposed warehouse.

4.2.3 Given that the proposed use has no urgent need for loading the goods, the time of

loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. It is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any). Due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance.

Table 4: Traffic Flow Estimation of the Application Site

Time	No. of Trips of LGVs Monday to Saturday excluding Sunday and Public Holiday		
	Entering to	Getting Out	Trips per Hour
08:00-09:00			
09:00-10:00	1		1
10:00-11:00		1	1
11:00-12:00			
12:00-13:00			
13:00-14:00			
14:00-15:00			
15:00-16:00	1		1
16:00-17:00		1	1
18:00-19:00			
Total	2	2	4

4.3 Vehicular Access and Parking Arrangement

- 4.3.1 The Application Site is directly accessible via a van track branching off from Kai Pak Lane Road, which connects to Fung Kong Tsuen Road to its east and all the way down to Deep Bay Area at its west. As shown in **Illustration 1-I**, the existing van track has long been formed prior to the gazettal of the First IDPA Plan and all along serves the adjoining open storage, recycling centre and industrial workshop use in the locality. The proposed use would make use of the current ingress/egress location at the eastern boundary of the Application Site, that connects to the said van track to its east. The width of the ingress/egress point of the Application Site is about 8m wide and sufficient space for manoeuvring of vehicles is available within the Application Site to avoid vehicles waiting or queuing up at the frontage of the Application Site. Besides, the Application Site abuts on a local track of about 30m long that branches off from the said van track, it is envisaged that there will not be any queuing back issue (**See Illustration 4-I**). As shown in **Figure 5**, manoeuvring circles with a diameter of 10m and 7m are proposed within the Application Site to ensure smooth manoeuvring of vehicles.
- 4.3.2 The proposed parking arrangement and parking spaces on the Application Site have complied with the requirements of 'Rural-based industrial use' of Special Industrial Use as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. Two loading and unloading bay/ parking spaces in Light Goods Vehicles ("hereinafter referred to as "LGV") standard are proposed fronting the entrance of

Application Site. Two parking spaces for private cars, van-type light goods vehicles and taxis are proposed at the south of the Application Site for staff's use.

- 4.3.3 Considering that the proposed operation and traffic arrangement will be similar to that of the current use and to certain extent, generating fewer trips and hence less traffic impact, the proposed use is considered to be acceptable from traffic point of view.

4.4 Landscape Treatment

- 4.4.1 There is no existing tree within the Application Site, hence no existing tree is expected to be affected. The existing fencing erected on Government Land would be removed, the Application Site will be bounded by part of the existing galvanised sheeting that is to be retained and proposed chain link fencing along the Application Site boundary. An at least 10m distance has been retained between the proposed use and the adjacent farmhouse owned by the Applicant.

4.5 Provision of Drainage Facilities

- 4.5.1 The Application Site is flat and hard paved with gravel and there are existing public drainage pipe running in adjacent the Application Site. The Current Application would make use of existing drainage network installed. Given that the proposed use has a similar nature to former/existing use, it is anticipated that the proposed use would not give rise to any drainage impact to the adjoining areas. Should the Current Application be approved, the Applicant more than willing to submit a detailed drainage proposal together with a thorough investigation of the existing drainage system and implement such to the satisfaction of the Board and the concerned Government departments.

4.6 Fire Safety Considerations

- 4.6.1 The Applicant is well noted that fire safety consideration should be taken into once the proposed use is approved by the Board. In this case, the Applicant is prepared to submit and implement relevant fire services installation proposal to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5 PLANNING JUSTIFICATIONS

5.1 Only Apply for Resuming Former Warehouse Uses existed before the First IDPA Plan

- 5.1.1 According to the Applicant, the proposed use was long in existence before the gazettal of the First IDPA Plan in 1990. The existing warehouses structures erected in mid 1980s and early 1990s have continue served the proposed use for storage of non-dangerous goods. The subject site was later on being utilised as recyclable collection centre. While the former the warehouse use was replaced by existing use as recyclable collection centre, given same nature of the activities, there is no substantial change on existing structures as to that before the gazettal of First IDPA plan. While the Application Site has long been paved and utilised for brownfield activities, the Current Application only seeks to a apply for resuming the Former Use i.e., to resume former warehouse use by utilising existing site configuration and structures erected on the Application site from mid 1980s to around late 1990s.

5.2 No Substantial Change to Existing Setting

- 5.2.1 While its nature as storage of non-dangerous goods within the Application Site was ever in existence in the mid-1980s and early 1990s, and the warehouse structures has long been existed for related industrial use, the Applicant seeks to make use of existing site configuration without excessive changes. The Current Application involves no substantial change since it only seeks for a change of use in similar nature, i.e., from existing industrial use (recyclable collection centre) to proposed industrial use (warehouse for non-dangerous goods) which was in existence before the First IDPA plan. A majority of the existing settings including the warehouses and ancillary structures would be retained in the Current Application. The Current Application involves regularisation of the existing warehouse structures and inclusion of certain existing and proposed ancillary structures within the Application Site. In a sense, no significant change to existing setting is envisaged.

5.3 Proposed Use Being Compatible with the Existing Land-use Characters of the Locality

- 5.3.1 The immediate surrounding of the Application site is characterised by warehouse, open storage, recyclable collection centre and other informal industrial undertakings which are of similar nature to the proposed use. These brownfield operations in the subject area and the Application Site were in existence immediately before the gazettal of the IDPA plan. In this regard, the proposed use at the Application Site is deemed fully compatible with these surrounding land use characters and allowing the proposed use on site should not in any sense pose any interface problems to the locality.
- 5.3.2 On the other hand, the adjoining farmhouse owned by the Applicant has long been existed with the pre-existed industrial undertakings before 1980s. The farmhouse

that served as a retreat purpose, have been co-existed with the brownfield operation for a prolonged period of time. While the existing use as a recyclable collection centre has been tolerated for years, the Current Application would phase out existing a recyclable collection operation and utilise the Application Site for a more controlled and environmentally friendly activity. Compared to the existing use, the proposed use for storage of non-dangerous goods would greatly mitigate noise impact to the neighbourhood by changing to an industrial use with stagnant nature and relocating activities to an indoor controlled environment as well as having a minimal, restricted trips rate. It is considered that the proposed use could be better tolerated and not incompatible with the adjoining land uses.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “R(D)” zone and Allow Optimization of Valuable Land Resources

- 5.4.1 Given that the proposed use in the Current Application is being applied for 3 years, its temporary nature is by no means jeopardise the long-term planning intention of “R(D)” zone should the Board consider essential to implement in future.
- 5.4.2 While the subject zone is intended for transformation of into permanent building and allow residential buildings to a certain extent, the surroundings are still characterised by industrial operations which were approved and allowed by the Board on temporary basis in recent years. In this regard, until the entire surrounding characteristics are reverted to permanent structures and residential development which are fully in line with the R(D) zone, bringing forward the planning intention of “R(D) zone that is yet to be materialised in short term would hinder optimisation of valuable land resources. In contrast, land use optimisation and concentration of similar uses in replacement of other industrial undertakings in unsuitable locations or planned development area could be achieved by allowing the proposed use.

5.5 Regularization of Existing Setting

- 5.5.1 While the proposed use has been existed before the gazettal of IDPA Plan, the Current Application aims to regularise current settings and confine spill over activities within an indoor environment. The Current Application enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s). The Applicant is more than willing to comply with other departmental regulation. It is also believed that such act shall facilitate the transformation of existing industrial undertakings in the future and echoes with the planning intention of R(D) zone.

5.6 No Infrastructural Impacts

- 5.6.1 Given that the Application Site and its surrounding land have long been paved and established, the subject area was equipped with existing infrastructure support and there were no floodings problems arising from the Application Site. The proposed use would make use of existing drainge network without generating additional discharge,

as such, no adverse drainage impact arising from the proposed use is anticipated. The Applicant is willing to submit and implement a drainage proposal to the satisfaction of the Board/ or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.7 No Adverse Traffic Impact

- 5.7.1 The Application site is directly accessible via a van track branching off from Kai Pak Ling Road and this van track has long been formed prior to the gazettal of the First IDPA plan serving the adjoining open storage and/ or informal industrial undertakings in the locality. The existing van track leading to the Application site has long been utilised by goods vehicle serving the adjoining industrial activities in close vicinity of the Application Site whereby the traffic volume is low.
- 5.7.2 According to the Applicant, there will be only an average of 4 to 5 trips per week generated by LGVs entering to and getting out of the Application Site per week. Given that the proposed use has no urgent need for loading the goods, the time of loading and unloading is flexible and under the control of the Applicant. Arrangements could be made to avoid busy traffic hours. Also, due to security reasons, other private vehicles not for operation purposes is not welcomed. The time for loading and unloading activities would be arranged in advance. As such, it is anticipated that by allowing the Current Application, the volume of the traffic generated from the proposed use would not adversely affect the existing or planned road networks (if any).
- 5.7.3 Furthermore, the Application site abuts a local road of 30m long that branches off from the existing van track, it is anticipated that the proposed use will not generate any queuing back issue and will not significantly affect the ingress/ egress to other industrial operation along the existing van track. Taking into account the above, there will only be a amounts of trips generation, it is anticipated that vehicles trip due to the operation of the proposed use will be very insignificant to the generation of the overall traffic in the local network.
- 5.7.4 Sufficient area within the Application Site has been provided to ensure smooth manoeuvring within the Application Site. The Applicant will also ensure that there will not be any vehicles exceeding 5.5 tonnes enters the Application Site.

5.8 No Adverse Environmental Impact

- 5.8.1 Unlike other brownfield operation in the immediate surrounding, the proposed use as temporary warehouse for non-dangerous goods is stagnant and inactive in nature. The proposed use that involves solely storage of packed goods without any breakbulk nor packing and unpacking activities, is comparatively clean, non-polluting, and non-dangerous. It is anticipated that the proposed use shall not pose any adverse environmental impact to the surrounding areas nor itself.

5.9 No Adverse Noise Impact

- 5.9.1 The nature of the proposed use demands high degree of security, the proposed use will be fully enclosed with doors. Goods to be stored within the Application site will remain stagnant all the time whilst being stored within the warehouses. All goods will be packed in boxes before delivering to the Application Site and be stored within the warehouse until they are collected by LGVs upon request by clients. Hence, there will be no unpacking or packing nor breakbulk activities required to be undertaken within or outside the warehouses. Storage activities would be carried out in the confined and enclosed structures.
- 5.9.2 On the other hand, LGVs will only deliver or collect the goods to/from the Application site upon demand and it is anticipated that only about an average of 4 to 5 trips will be made by the LGVs per week. LGV entering or leaving the application site will be restricted to from 9:00 a.m. and to 6:00p.m. (Monday to Saturday) and the entrance door will be closed outside the aforesaid operation hours within out any active operation within than outside the proposed warehouse. In this regard, it is anticipated that no adverse noise impact will be arisen out of the proposed use.

5.10 No Fire Risk

- 5.10.1 As shown in **Figure 5**, the ingress/egress point locates at the east of the Application Site is of a width of 8m would ensures smooth passage of vehicles and emergency vehicles. Again, the proposed use is for storage of non-dangerous goods which is not prone to fire and non-dangerous in nature. The proposed use will be equipped with sufficient firefighting measures, and the Applicant is willing to submit and implement fire service installations and water supplies for firefighting to the satisfaction of the Board and/or relevant Government department(s) as compliance of approval planning conditions should it be considered necessary.

5.11 Not Setting an Undesirable Precedent

- 5.11.1 Given the unique history and nature of the Application Site and numerous temporary industrial activities and development within the "R(D)" zone in the locality approved by the Board were ever evidenced, approving the Current Application should be set an undesirable precedent.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of a planning application **for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years** at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories. The Application Site has a total area of approximately 3,755m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The Application Site locates to the north of Fung Kong Tsuen at Ha Tsuen in Yuen Long and is in adjacent to Hung Shui Kiu New Development Area. The Applicant seeks to replace current recyclable collection centre by utilizing the Application Site as the proposed use (temporary warehouse for non-dangerous goods for period of 3 years). The overriding goal is to resume a warehouse use which was ever erected on the Application Site from around mid-1980s to early 1990s.
- 6.1.3 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 which was exhibited on 26.10.2018 (hereinafter referred to as “the Current OZP”). According to the Current OZP, the proposed use is neither one of the Column 1 or Column 2 uses under “R(D)” zone. However, as stipulated in section (11)(b) of the Notes of the OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years,...”. In this connection, the Applicant wishes to seek planning permission for the proposed use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the proposed use is well justified on the grounds that:-
- (a) *The Application Site has long been paved and carried out industrial undertakings with the warehouse structures before the gazettal of the First IDPA Plan in 1990. The Current Application aims to resume the warehouse use for non-dangerous goods which was ever erected on the Application Site from around mid-1980s to early 1990s;*
 - (b) *The Current Application involves no substantial change since it only seeks for a change of use in similar nature, i.e., from existing industrial use (recyclable collection centre) to proposed industrial use (warehouse for non-dangerous goods) and a majority of the existing settings including the warehouses and ancillary structures would be retained in the Current Application;*
 - (c) *Considered that the Application Site has previously been used for the proposed use, the proposed use will be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the proposed use;*

- (d) Temporary nature of the proposed use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future. The Current Application shall by no means affect government development program since no land acquisition and clearance within the “R(D)” zone is anticipated within the coming 3 years;*
- (e) The Current Applications aims to regularise current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the Board and/or other relevant Government department(s);*
- (f) No adverse drainage impact nor flooding problems shall be envisaged since the Application Site has long been established on the higher terrain and is able to access existing drainage network for discharge. The Applicant is prepared to submit detailed drainage proposal once the Current Application is allowed;*
- (g) No adverse traffic impact shall be anticipated since the number of trips generated by the proposed use will not be significant, there are minimal daily trips generation of light goods vehicles to /from the Application Site for the proposed use;*
- (h) No adverse environmental impact shall be envisaged as items being stored within the proposed warehouses will be non-polluting and non-dangerous in nature;*
- (i) No adverse visual nor noise impact shall be anticipated since the proposed warehouses will be enclosed, and items being stored therein will remain stagnant all the time and the nature of the proposed use is more under control and environmentally friendly compared to the existing use. The duration for ingress and egress is restricted to 9am to 6pm, hence no adverse noise impact shall be envisaged;*
- (j) No fire risks shall be envisaged since the items being stored within the proposed warehouses will be non-dangerous in nature;*
- (k) No undesirable precedent will be set given the unique nature of the proposed use is only to resume the former, long-established warehouse uses. Other approved applications for temporary development within “R(D)” zone over the years also evidenced that the Current Application itself should not be a precedent nor would it be considered as a precedent for other similar applications to follow in future.*

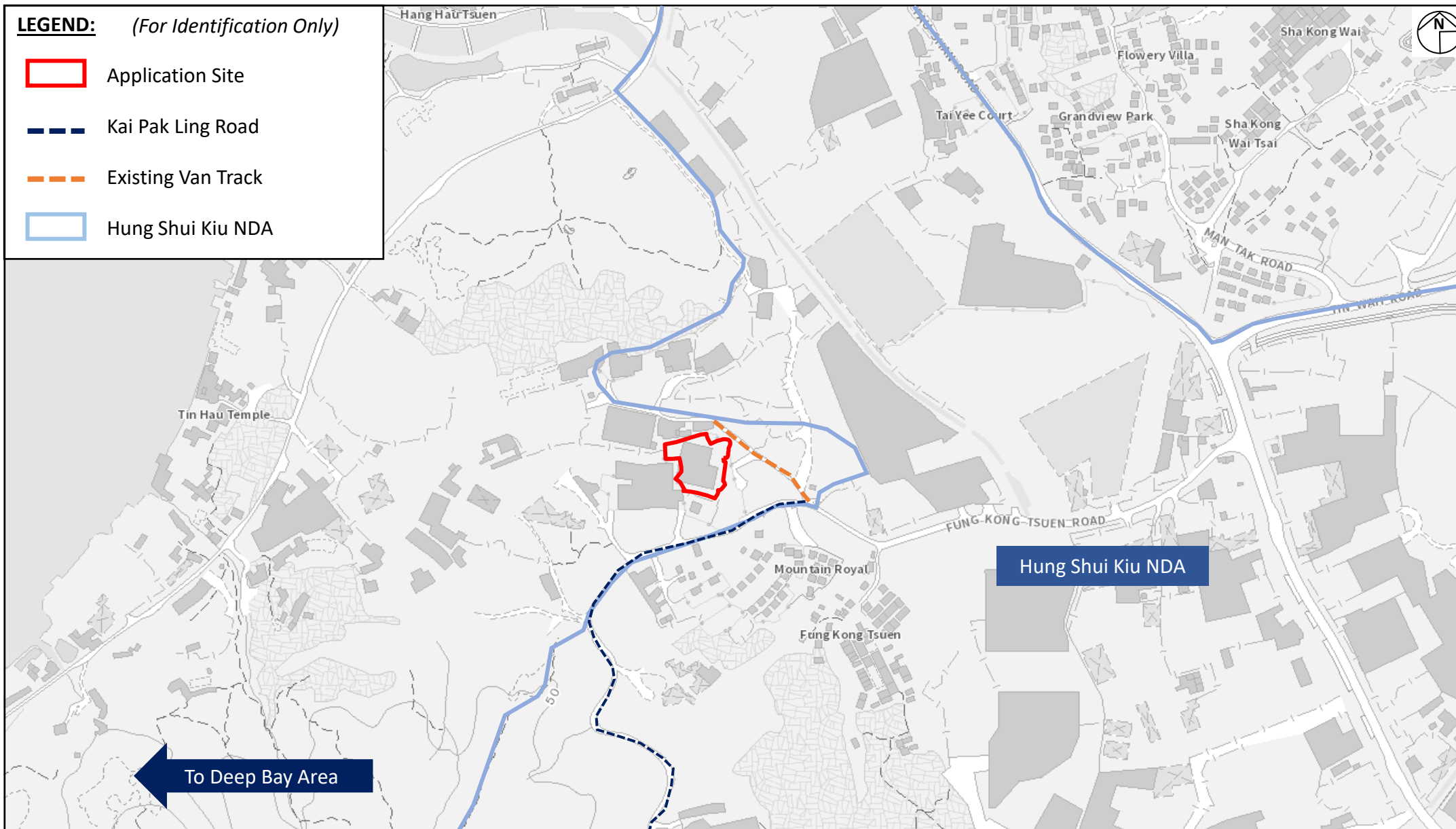
In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	The Location Plan
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Figure 5	Indicative Layout Plan

LEGEND: (For Identification Only)

-  Application Site
-  Kai Pak Ling Road
-  Existing Van Track
-  Hung Shui Kiu NDA



Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

The Location Plan

Figure:

1

Scale:

Not to scale

Date:

Jun 2022

Ref.: ADCL/PLG-10243-R001/F001

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LEGEND: (For Identification Only)



Application Site

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

The Location Plan (Cont'd)

Figure:

2

Scale:

Not to scale

Date:

Jun 2022

Ref.: ADCL/PLG-10243-R001/F002

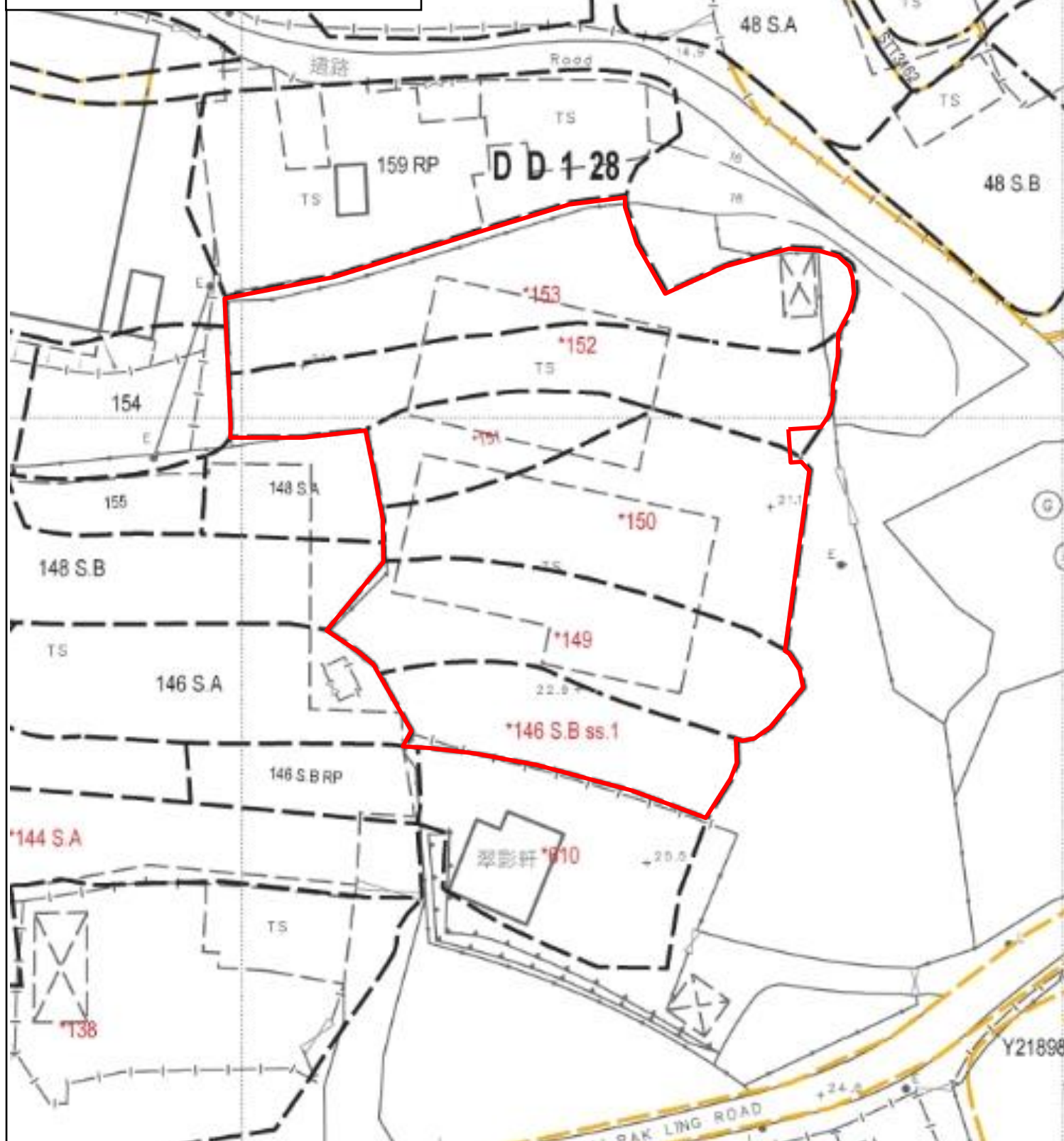
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LEGEND:

Application Site

(For Identification Only)



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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Extract of Lot Index Plan (No. ags_S00000091300_0001)

Ref.: ADCL/PLG-10243-R001/F003

Figure:

3

Scale:

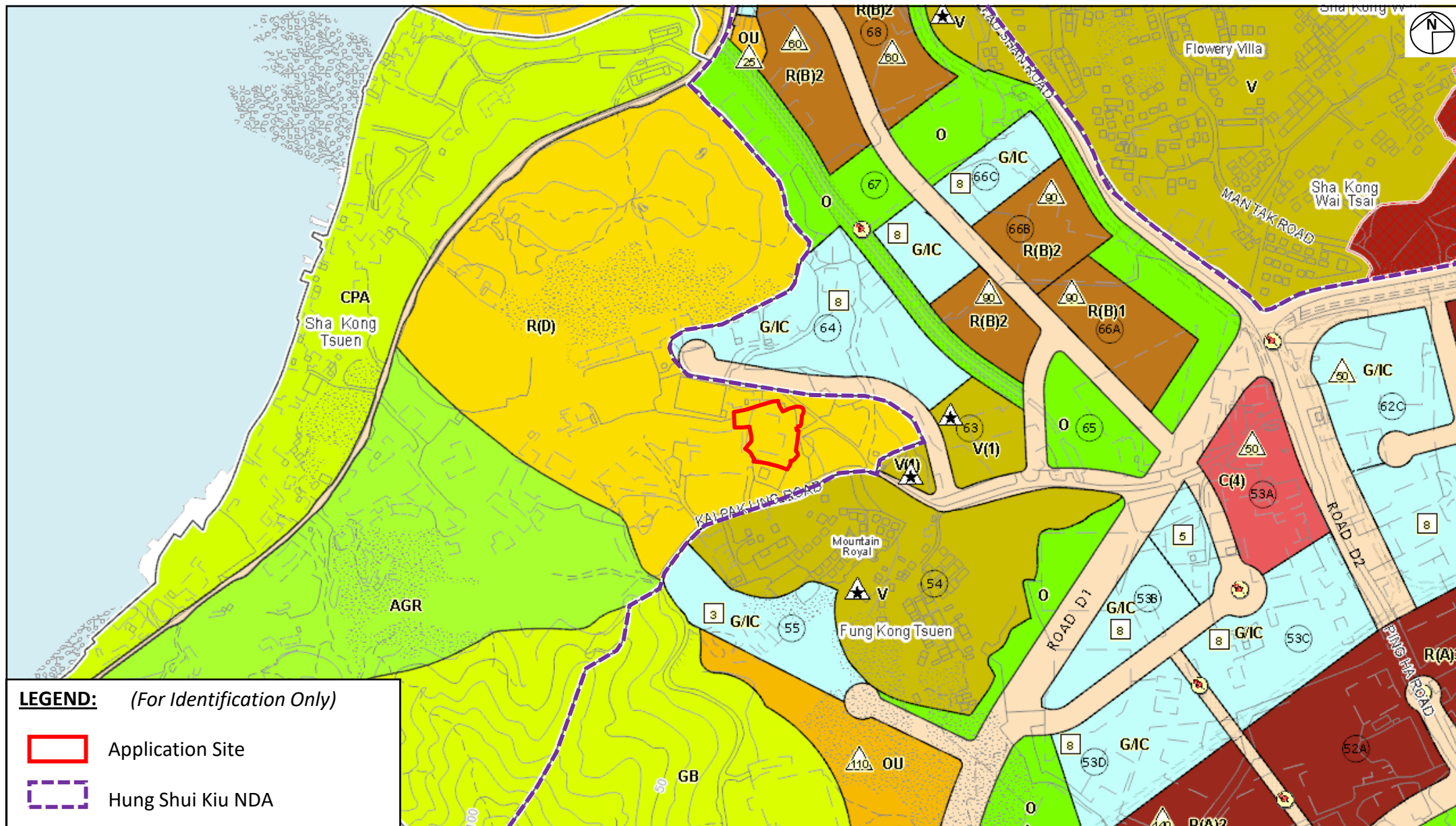
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Date:

Jun 2022

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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Extract of Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12

Figure:

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Date:

Jun 2022

Ref.: ADCL/PLG-10243-R001/F004

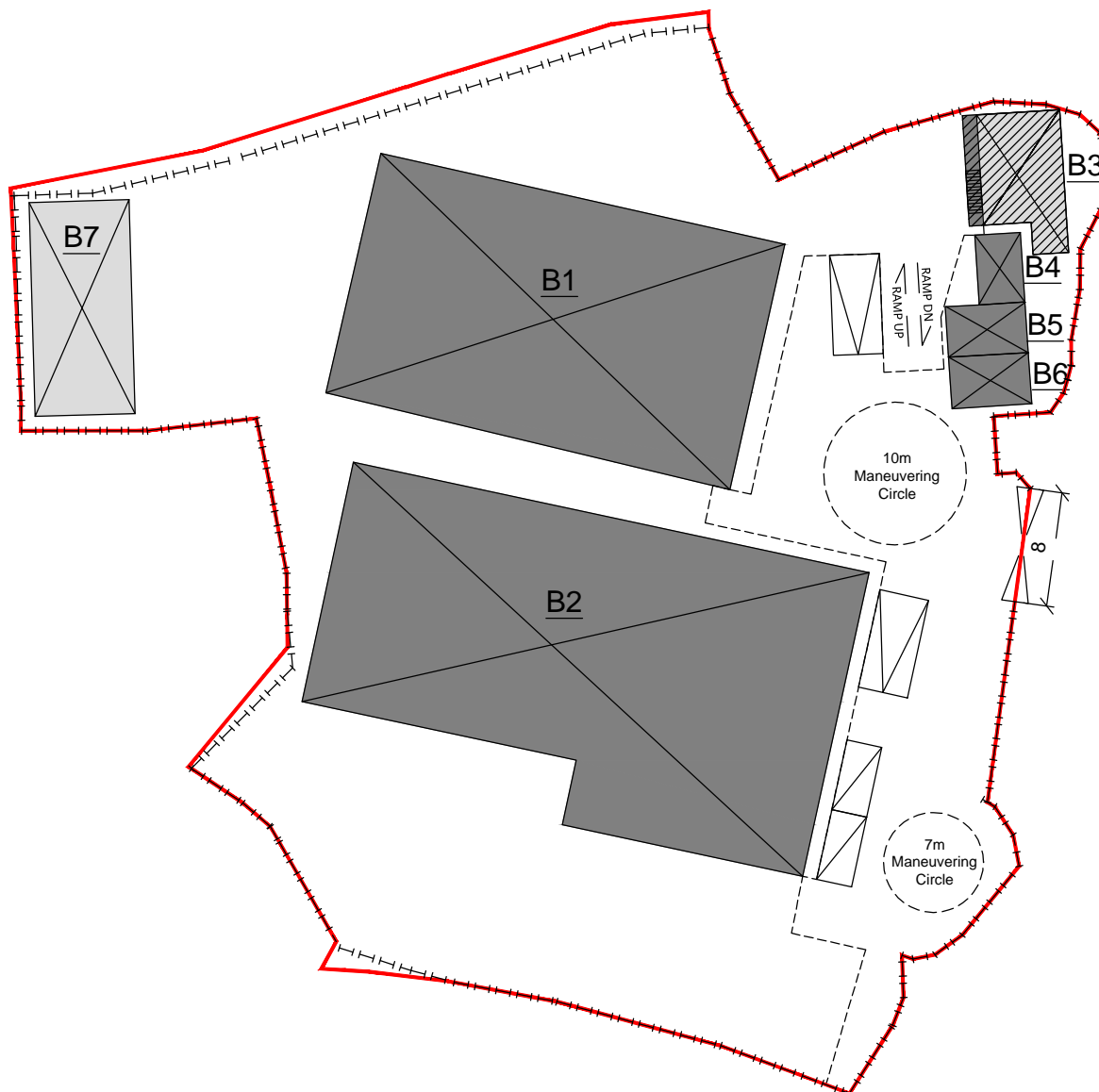
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Illustration 3-I	Surrounding Land Uses
Illustration 4-I	Existing Vehicular Access

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WAREHOUSE	506 sqm (ABOUT)	506 sqm (ABOUT)	8.6m (ABOUT) (1- STOREY)*
B2	WAREHOUSE	713 sqm (ABOUT)	713 sqm (ABOUT)	8.6m (ABOUT) (1- STOREY)*
B3	RESTROOM WITH CANOPY	59 sqm (ABOUT)	102 sqm (ABOUT)	7.6m (ABOUT) (2- STOREY)*
B4	ANCILLARY ROOM AND LAVATORY	16 sqm (ABOUT)	16 sqm (ABOUT)	4m (ABOUT) (1- STOREY)
B5	METER ROOM	20 sqm (ABOUT)	20 sqm (ABOUT)	3.5m (ABOUT) (1- STOREY)
B6	ELECTRICITY SUBSTATION	31 sqm (ABOUT)	31 sqm (ABOUT)	4m (ABOUT) (1- STOREY)
B7	ANCILLARY ROOM	105 sqm (ABOUT)	105 sqm (ABOUT)	5.3m (ABOUT) (1- STOREY)*
				* including existing elevated platform (about 1.3m)
TOTAL		1,450 sqm (ABOUT)	1,493 sqm (ABOUT)	



Development Parameters

Site Area: 3,755 sqm (ABOUT)
 Covered Area: 1,450 sqm (ABOUT)
 Uncovered Area: 2,305 sqm (ABOUT)
 Site Coverage: about 39% (ABOUT)

Total GFA: 1,493 sqm (ABOUT)
 Plot Ratio: 0.4 (ABOUT)

Provision of Parking and L/UL

Parking for Private Cars (2 nos)
 Parking/ Loading and Unloading Bay for LGVs (2 nos)

Legend (for identification only)

	Application Site Boundary		Parking/ Loading and Unloading Bay for LGVs (2nos)
	Existing/Proposed Fencing		Parking for PCs (2nos)
	Existing Structure		Ingress/Egress (8m)
	Proposed Structure		Canopy
	Existing Elevated Platform		

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

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Date:

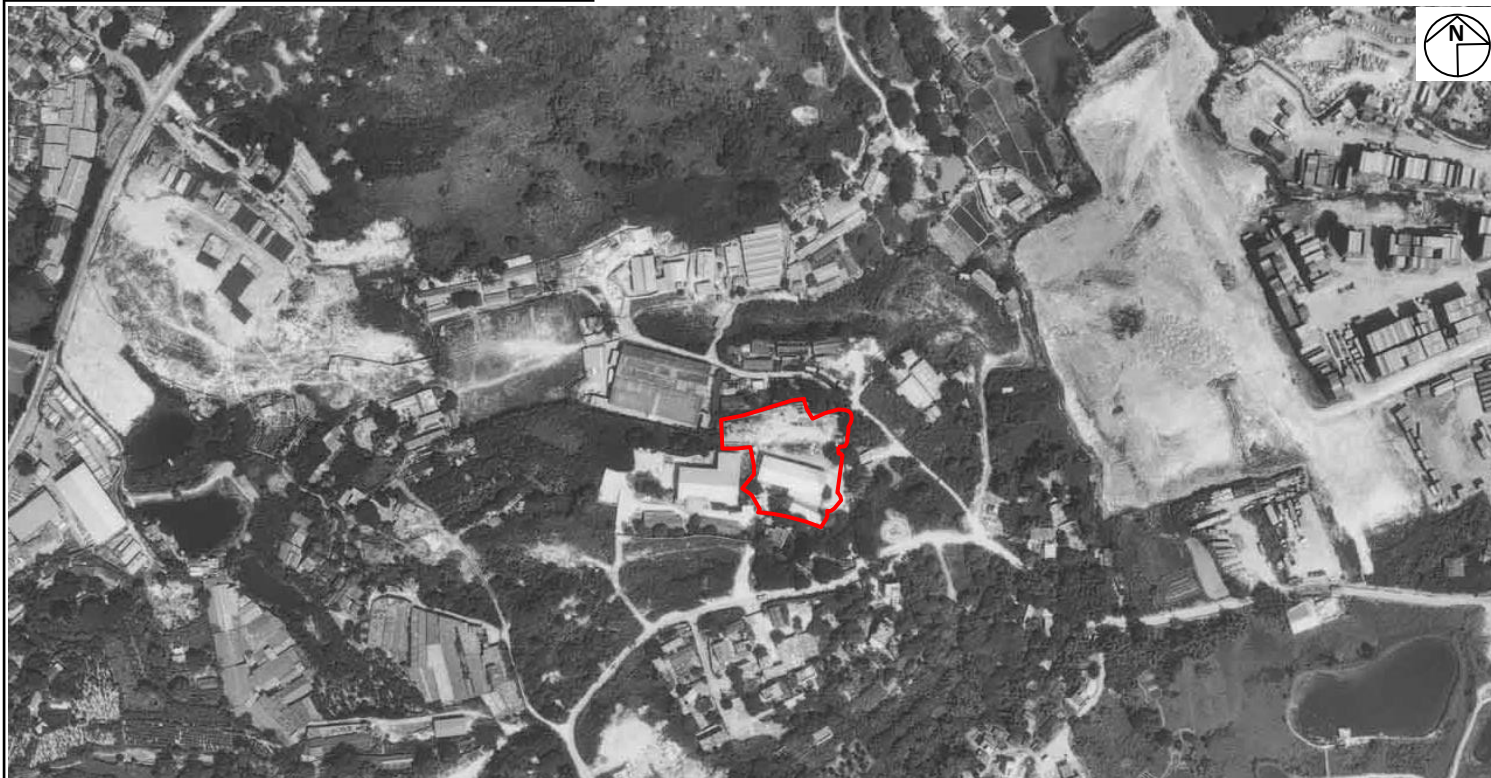
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LEGEND:

Application Site

(For Identification Only)**Aerial Photo Dated 11.10.1989****Aerial Photo Dated 18.8.1990****Project:**

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Aerial Photo Dated 1989 and 1990

Ref.: ADCL/PLG-10243-R001/I001-I

Illustration:

1-I

Scale:

Not to Scale

Date:

Jun 2022

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LEGEND: (For Identification Only)

 Application Site



■ View towards the subject site



■ View towards the subject site

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Existing Condition of the Application Site

Ref.: ADCL/PLG-10243-R001/I002-I

Illustration:

2-I

Scale:

Not to Scale

Date:

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LEGEND: (For Identification Only)

 Application Site

Existing:

- | | | | |
|----------|-----------------------|-----------|-------------------------------|
| 1 | Ingress/Egress | 6 | L/UL Area / Open Area |
| 2 | L/UL Area / Open Area | 7 | 2 Storey Restroom With Canopy |
| 3 | Ramp | 8 | Ancillary Room and Lavatory |
| 4 | Warehouses (Northern) | 9 | Meter Room |
| 5 | Warehouses (Southern) | 10 | Electricity Substation |



Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Existing Condition of the Application Site (cont'd)

Illustration:
2-II


Scale:
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Date:
Jun 2022

Ref.: ADCL/PLG-10243-R001/I002-II

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LEGEND: (For Identification Only)

 Application Site

Existing:

- | | | | |
|----------|-----------------------|-----------|-------------------------------|
| 1 | Ingress/Egress | 6 | L/UL Area / Open Area |
| 2 | L/UL Area / Open Area | 7 | 2 Storey Restroom With Canopy |
| 3 | Ramp | 8 | Ancillary Room and Lavatory |
| 4 | Warehouses (Northern) | 9 | Meter Room |
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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Existing Condition of the Application Site (cont'd)

Illustration:

2-III

Scale:

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Date:

Jun 2022

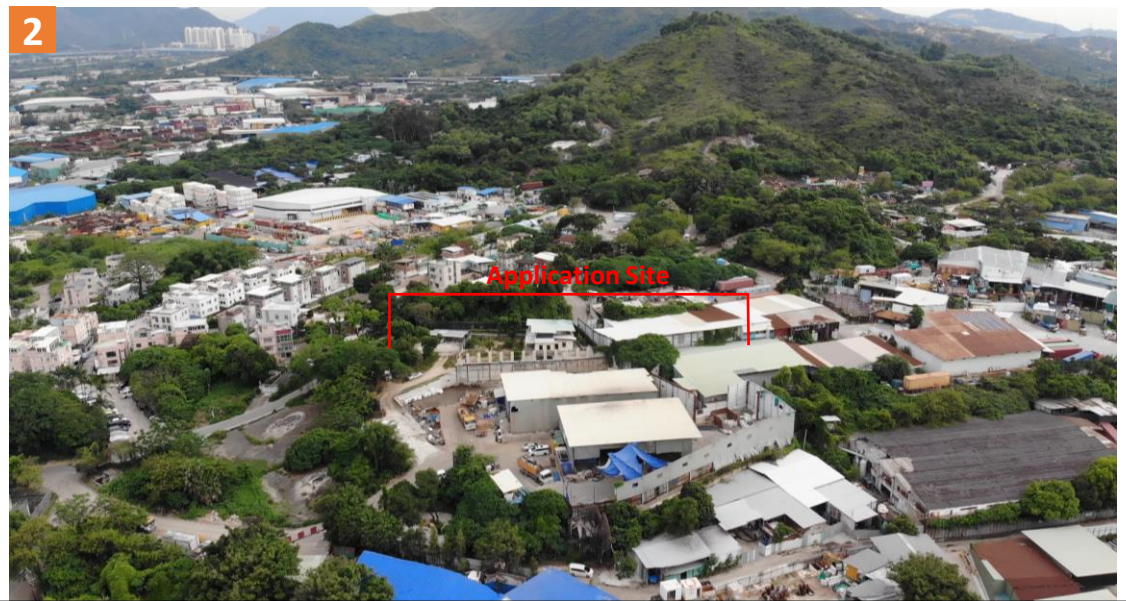
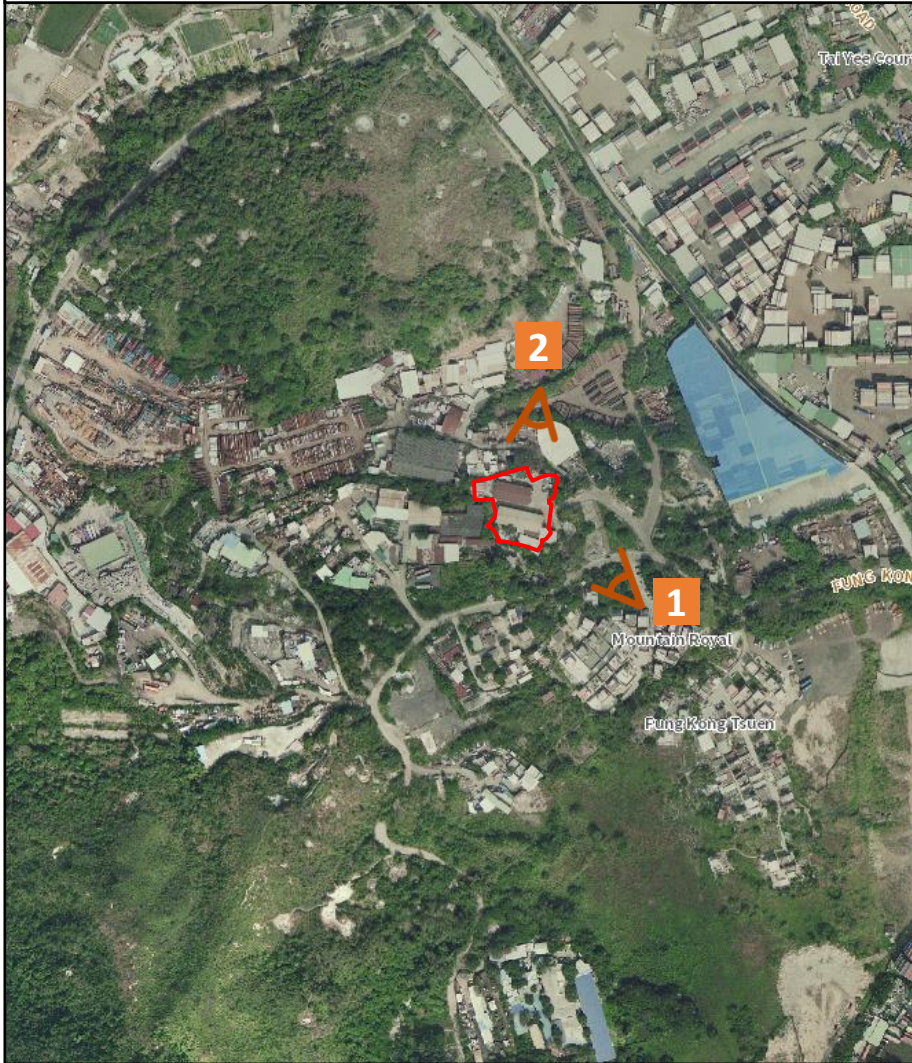
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LEGEND: (For Identification Only)

 Application Site



Project:
Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152
(Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:
Surrounding Land Uses

Ref.: ADCL/PLG-10243-R001/I003-I


Figure:
3-I

Scale:
Not to scale

Date:
Jun 2022


Man Chi Consultants and Construction Ltd.
敏志顧問及建築工程有限公司

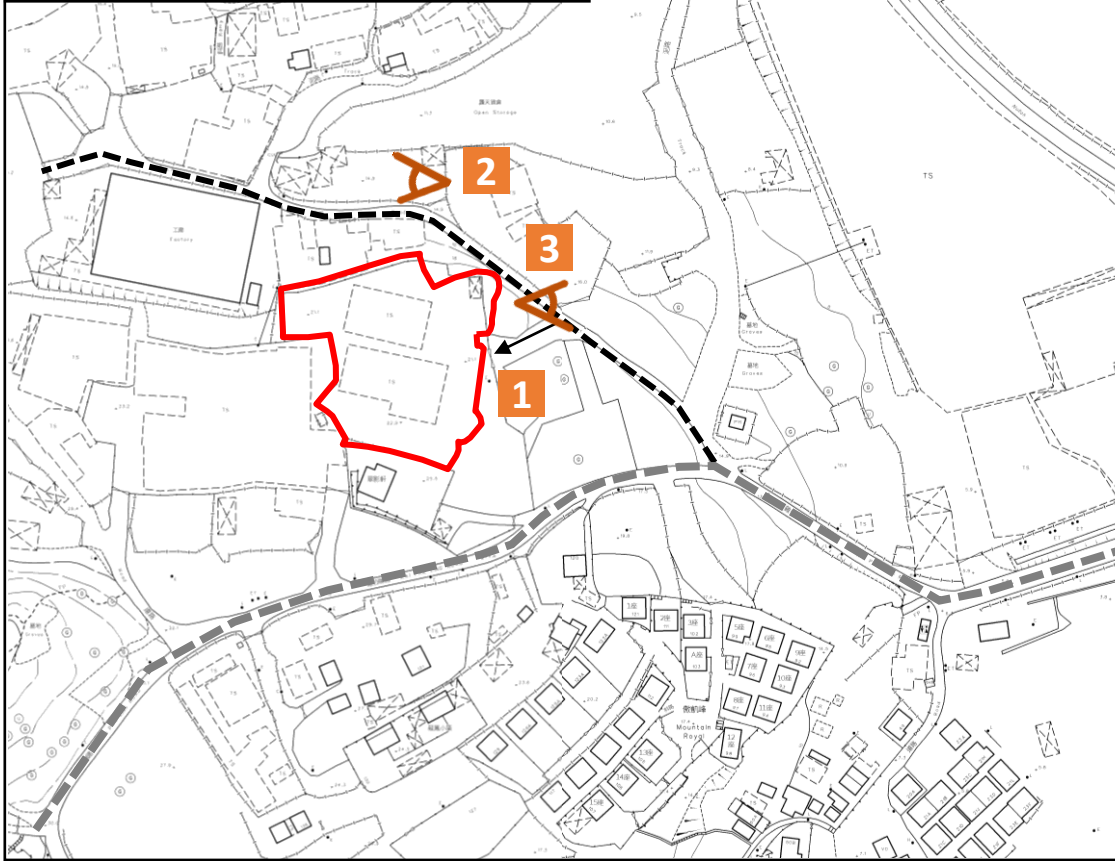
LEGEND: (For Identification Only)

 Application Site

 Major Road

 Van track

 Access to Application Site



Access to Application Site (about 30m long)



Existing Van Track



Existing Van Track



Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Existing Vehicular Access

Illustration:

4

Scale:

Not to scale

Date:

Jun 2022

Ref.: ADCL/PLG-10243-R001/I004-I

Man Chi Consultants and Construction Ltd.

敏志顧問及建築工程有限公司

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話 : (852) 3180 7811
Fax 傳真 : (852) 3180 7611

Date : 1st August, 2022

Your Ref. : TPB/A/YL-HTF/1137
Our Ref. : ADCL/PLG-10243/L003

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

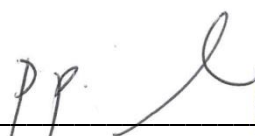

Re: Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150(Part), 151, 152(Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Further to our submission dated 10.6.2022 (Ref: ADCL/PLG-10243/L001), we would like to clarify certain points in facilitating your consideration.

- It is clarified that the existing condition of the application site has changed after submission of the current application dated 10.6.2022.
- Since 20.6.2022, the applicant has removed the original structure B3 and ceased all the recycling operation at the application site with a view to complying with the requirements as imposed in the warning letter from District Lands Office dated 17.01.2022. According to the applicant, all unauthorised works on Government land have been removed. The updated indicative layout plan is presented in Figure 1 in **Appendix 1** for clarification. It is reiterated that the current application aims at regularising current settings and enables an opportunity to be given to the Applicant to put forth the proposed use under proper planning control by the board and/ or other relevant Government department(s);
- It is clarified that the proposed warehouses are intended for storage of finished garment products. The proposed use would not involve storage of dangerous goods;
- The proposed ancillary room (Structures B4 & B7) would be storeroom for cleaning tools and other sundries.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
For and on behalf of
Man Chi Consultants and Construction Limited



Thomas Luk *MTCP, MHKIREA, MGCIPM, MRTPI, RPP*
Managing Director

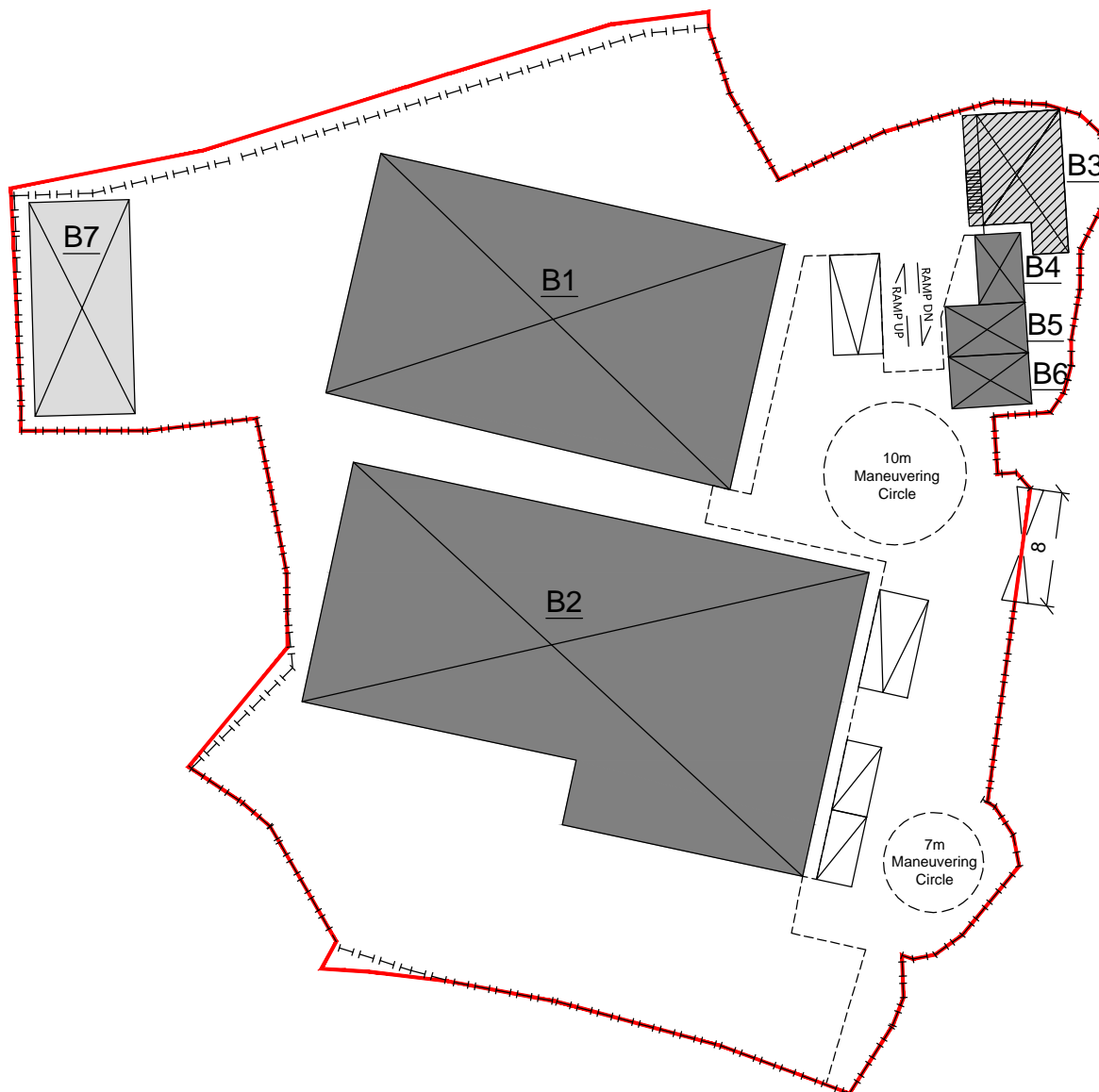
Encl.

c.c. DPO/ Yuen Long West (Attn.: Ms Bonnie LEE) - By Email

Address 地址 :
香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Supporting Drawing

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	WAREHOUSE	506 sqm (ABOUT)	506 sqm (ABOUT)	8.6m (ABOUT) (1- STOREY)*
B2	WAREHOUSE	713 sqm (ABOUT)	713 sqm (ABOUT)	8.6m (ABOUT) (1- STOREY)*
B3	RESTROOM WITH CANOPY	59 sqm (ABOUT)	102 sqm (ABOUT)	7.6m (ABOUT) (2- STOREY)*
B4	ANCILLARY ROOM AND LAVATORY	16 sqm (ABOUT)	16 sqm (ABOUT)	4m (ABOUT) (1- STOREY)
B5	METER ROOM	20 sqm (ABOUT)	20 sqm (ABOUT)	3.5m (ABOUT) (1- STOREY)
B6	ELECTRICITY SUBSTATION	31 sqm (ABOUT)	31 sqm (ABOUT)	4m (ABOUT) (1- STOREY)
B7	ANCILLARY ROOM	105 sqm (ABOUT)	105 sqm (ABOUT)	5.3m (ABOUT) (1- STOREY)*
				* including existing elevated platform (about 1.3m)
TOTAL		1,450 sqm (ABOUT)	1,493 sqm (ABOUT)	



Development Parameters

Site Area: 3,755 sqm (ABOUT)
 Covered Area: 1,450 sqm (ABOUT)
 Uncovered Area: 2,305 sqm (ABOUT)
 Site Coverage: about 39% (ABOUT)

Total GFA: 1,493 sqm (ABOUT)
 Plot Ratio: 0.4 (ABOUT)

Provision of Parking and L/UL

Parking for Private Cars (2 nos)
 Parking/ Loading and Unloading Bay for LGVs (2 nos)

Legend (for identification only)

	Application Site Boundary		Parking/ Loading and Unloading Bay for LGVs (2nos)
	Existing/Proposed Fencing		Parking for PCs (2nos)
	Existing Structure		Ingress/Egress (8m)
	Proposed Structure		Proposed Canopy
	Existing Elevated Platform		

Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

1

Scale:

1:500

Date:

Aug 2022

Man Chi Consultants and Construction Ltd.

敏志顧問及建築工程有限公司

Man Chi Consultants and Construction Limited
敏志顧問及建築工程有限公司

Tel 電話：(852) 3180 7811
Fax 傳真：(852) 3180 7611

Date : 5th August, 2022

Your Ref. : TPB/A/YL-HTF/1137

Our Ref. : ADCL/PLG-10243/L004

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150(Part), 151, 152(Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

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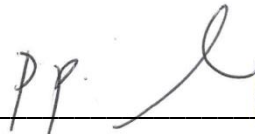
- Referring to the second bullet point in our further information (Ref: ADCL/PLG-10243/L003) submitted on 1.8.2022, it is clarified that all removed unauthorised works on Government land are located outside the application site. The current application only involves private lots.
- It is clarified that the absolute building height of the existing warehouses (structures B1 & B2) is about 7.3m. The absolute building height of proposed structure B3 and B7 would be about 6.3m and 4m respectively. The absolute building height of the existing and proposed structures is presented in Figure 1 of **Appendix 1**.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,

For and on behalf of

Man Chi Consultants and Construction Limited


Thomas Luk MTCP, MHKIREA, MGCIPM, MRTP, RPP
Managing Director

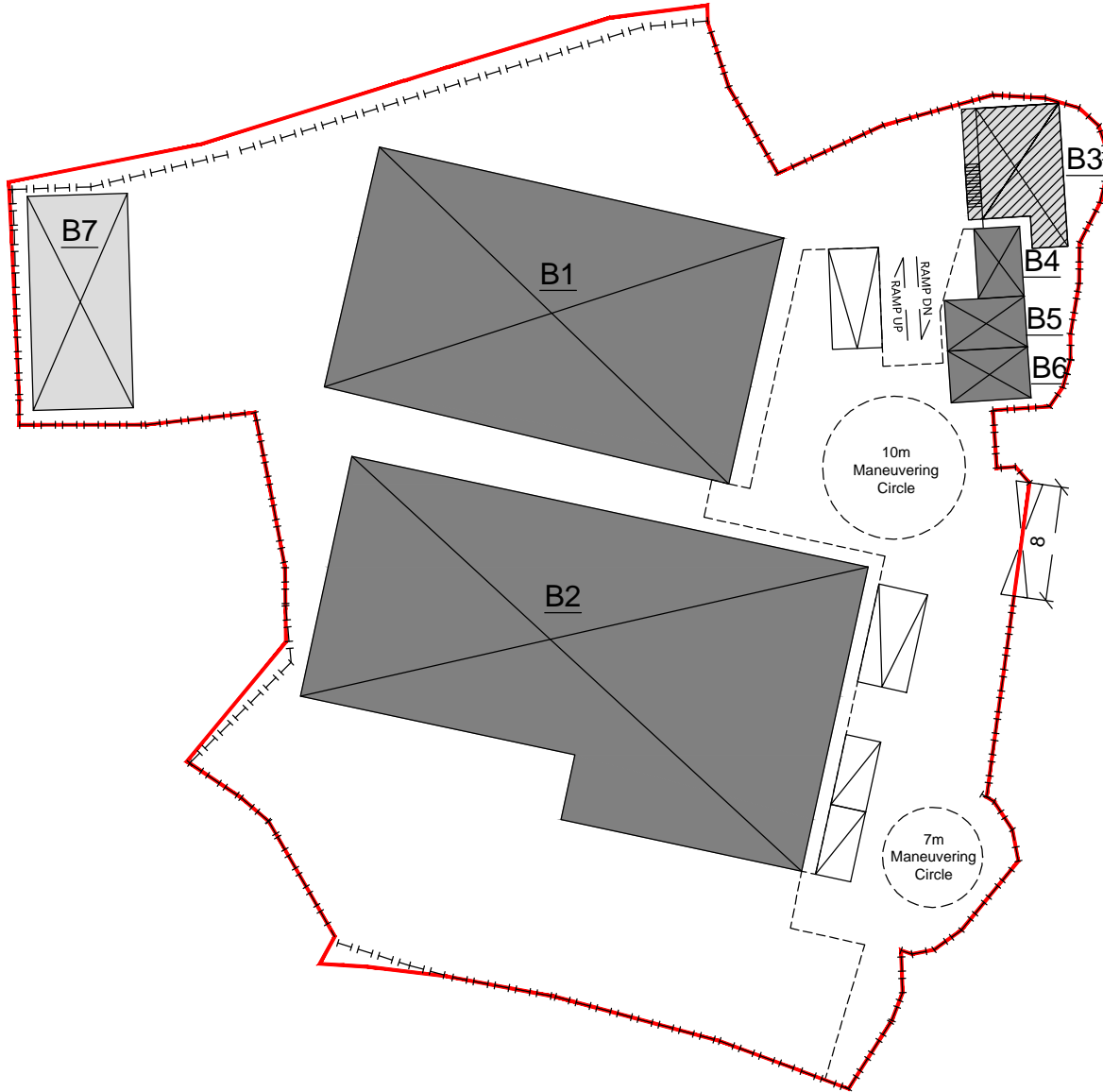


Encl.

c.c. DPO/ Yuen Long West (Attn.: Ms Bonnie LEE) - By Email

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Project:

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

1

Scale:

1:500

Date:

Aug 2022

Man Chi Consultants and Construction Ltd.

敏志顧問及建築工程有限公司

FY2587@De!%&('!@\$\$ # \$\$\$

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application.

2. Traffic

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

- no adverse comment on the application from traffic engineering point of view.

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

- the proposed access arrangement should be commented by Transport Department (TD).

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there were 16 substantiated environmental complaints regarding air quality, noise and waste aspects pertaining to the Site in the past 3 years; and
- given that there were a number of environmental complaints pertaining to the Site in the past 3 years against a recycling facility, should the planning application be approved, the applicant is advised to take note of the followings:
 - (i) the proposed temporary warehouse should only be used for storage of finished garment products as proposed by the applicant;
 - (ii) only private cars and light goods vehicles are allowed to be parked/stored on or enter/exit the Site, as proposed by the applicant, during the planning approval period; and
 - (iii) operation of the proposed temporary warehouse is only allowed from 9:00 a.m. to 6:00 p.m. on days other than Sundays or public holidays.

4. Drainage

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

- no objection in principle to the application from drainage point of view; and
- should the Town Planning Board (the Board) consider the application acceptable from the planning point of view, a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of his department.

5. Fire Safety

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

- no objection in principle to the application subject to fire service installations (FSIs) being provided to his satisfaction.

6. Building Matters

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

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

7. Landscaping

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

- according to the aerial photo of 2021, the Site is situated in an area of miscellaneous rural fringe predominated by open storages, warehouse, vacant land, graveyard and scattered tree groups. With reference to the site photos taken on 12 July 2022, the Site is hard paved and occupied by existing structures. No existing vegetation is observed within the Site; and
- the Site is not located in landscape sensitive zoning and significant impact to the existing landscape resources arising from the proposed use of the application is not anticipated.

8. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- his office has not received any locals' comment on the application.

9. Other Departments' Comments

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

- Director of Agriculture, Fisheries and Conservation (DAFC);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- Project Manager (West), CEDD (PM(W), CEDD);
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB);
- Commissioner of Police (C of P); and
- Director of Electrical and Mechanical Services (DEMS).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSAL) under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owners will need to apply to LandsD for permitting the structures to be erected or to regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the local tracks connecting the Site are not under Transport Department (TD)'s management. The applicant is reminded to obtain consent of the owners/managing departments of the access roads for using them as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) Kai Pak Ling Road and the access road connecting the Site with Kai Pak Ling Road are not and will not be maintained by HyD. HyD should not be responsible for maintaining Kai Pak Ling Road and any access connecting the Site with Kai Pak Ling Road;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vi) Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSI to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant is advised to take note that the proposed temporary warehouse should only be used for storage of finished garment products; and
 - (ii) the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize any potential environmental nuisances; and
- (g) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

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

參考編號
Reference Number: 220725-162034-00124

提交限期
Deadline for submission: 02/08/2022

提交日期及時間
Date and time of submission: 25/07/2022 16:20:34

有關的規劃申請編號
The application no. to which the comment relates: A/YL-HTF/1137

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Lam Ka Hing

意見詳情
Details of the Comment :

反對，住屋過於密集地方設危險品倉庫，影響村民生活及生態環境。

2

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



A/YL-HTF/1137 DD 128 Ha Tsuen

01/08/2022 02:28

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-HTF/1137

Lots 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen

Site area: About 2,755sq.m

Zoning: "Res (Group D)"

Applied use: Warehouse / 4 Vehicle Parking

Dear TPB Members,

No history of previous application for brownfield useso the recycle operation has been carried on without approval.

In view of the zoning and the plans for extensive residential development at Ha Tsuen it would not be appropriate to approve plan as this would encourage procrastination with regard to the development plans pledged by the administration.

Recycling has related environmental issues that are not compatible with the development of a healthy community.

Mary Mulvihill

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

參考編號

Reference Number:

220802-122734-17581

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

02/08/2022 12:27:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1137

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李

意見詳情

Details of the Comment :

支持是次申請，原因如下：

- 申請只屬臨時性質，不會帶來長遠影響
- 附近一帶有類似的貨倉用途
- 申請人並不會構建新的建築物
- 申請人提交的規劃綱領詳細說明了擬議用途不會造成嚴重的排水、交通、環境、視覺、噪音影響，亦不會帶來水浸及火災的憂患

4

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

參考編號

Reference Number:

220802-155518-54477

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

02/08/2022 15:55:18

有關的規劃申請編號

The application no. to which the comment relates: A/YL-HTF/1137

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 陳

意見詳情

Details of the Comment :

我支持A/YL-HTF/1137這宗申請
因為香港對倉庫的需求日益增加

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

參考編號

Reference Number:

220802-155117-33926

提交限期

Deadline for submission:

02/08/2022

提交日期及時間

Date and time of submission:

02/08/2022 15:51:17

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1137

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Lam

意見詳情

Details of the Comment :

支持

相比原有的回收作業，改作倉庫用途可以減少噪音