

This document is received on 26 AUG 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 請在適當的方格內上加上「✓」號

2202160 2/8 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-HTF/1141
	Date Received 收到日期	26 AUG 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)

Lai Kin Tui (黎建堆)

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)

Ever United Planning and Development Limited (恒滙規劃發展有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,826 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,641 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 廈村邊緣分區計劃大綱核准圖編號S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR") 農業
(f) Current use(s) 現時用途	Open Storage 露天貯物 (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)
	Not Applicable 不適用	

(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)
	Not Applicable 不適用	

(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 22/8/2022 (DD/MM/YYYY)[&]
於 22/8/2022 (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
22/8/2022 (DD/MM/YYYY)[&]
於 22/8/2022 (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	Temporary warehouse for storage of construction materials and miscellaneous goods 臨時貨倉存放建築材料和雜貨用途 (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 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Proposed uncovered land area 擬議露天土地面積</td> <td style="text-align: right;">Not exceeding 1,215.....sq.m <input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td style="text-align: right;">Not exceeding 1,611.....sq.m <input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td style="text-align: right;">5.....</td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td style="text-align: right;">Not Applicable 不適用.....sq.m <input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td style="text-align: right;">Not exceeding 1,641.....sq.m <input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td style="text-align: right;">Not exceeding 1,641.....sq.m <input type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	Not exceeding 1,215.....sq.m <input type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	Not exceeding 1,611.....sq.m <input type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	5.....	Proposed domestic floor area 擬議住用樓面面積	Not Applicable 不適用.....sq.m <input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	Not exceeding 1,641.....sq.m <input type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	Not exceeding 1,641.....sq.m <input type="checkbox"/> About 約
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Proposed gross floor area 擬議總樓面面積	Not exceeding 1,641.....sq.m <input type="checkbox"/> About 約												
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Structure 1 - Warehouse for storage of construction materials and miscellaneous goods (Not exceeding 11m, 1 storey) Structure 2 - F.S. Water Tank (Not exceeding 4m, 1 storey) .. Structure 4 - Site Office (Not exceeding 7m, 2 storey) Structure 3 - F.S. Pump Room (Not exceeding 4m, 1 storey) .. Structure 5 - Toilet (Not exceeding 3.5m, 1 storey)													
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">1.....</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">.....</td> </tr> </table>		Private Car Parking Spaces 私家車車位	1.....	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)
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Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Taxi Spaces 的士車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">3.....</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">.....</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">.....</td> </tr> </table>		Taxi Spaces 的士車位	Coach Spaces 旅遊巴車位	Light Goods Vehicle Spaces 輕型貨車車位	3.....	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)
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Others (Please Specify) 其他 (請列明)												

[illegible]

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

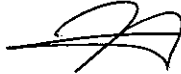
As per supplementary planning statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署




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

CYRUS TANG

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Ever United Planning and Development Limited 恒滙規劃發展有限公司

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

Date 日期

22/8/2022

(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	Lots 257 RP (Part), 258 (Part) and 259(Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	<div style="text-align: center;">2,826</div> <div style="text-align: right;">sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: center;">(includes Government land of 包括政府土地 Nil</div> <div style="text-align: right;">sq. m 平方米 <input type="checkbox"/> About 約)</div>
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12 廈村邊緣分區計劃大綱核准圖編號S/YL-HTF/12
Zoning 地帶	'Agriculture' ("AGR") 農業
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 <div style="text-align: center;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> <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 <div style="text-align: center;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div>
Applied use/ development 申請用途/發展	Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years 作為期三年的臨時貨倉存放建築材料和雜貨用途

(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	1,641 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.58 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(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	11 m 米 <input checked="" 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	57 % <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		1
	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) _____ _____		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	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) _____ _____		3

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"/>
(i) Site Plan, (ii) Extract from OZP No. S/YL-HTF/12 with indication of Vehicular Access,		
(iii) Proposed Landscape & Tree Preservation Plan and (iv) Proposed Drainage 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。

Executive Summary

The application site is situated at Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 2,826m².

This planning application under S. 16 of the Town Planning Ordinance intended to apply the application site for the use of temporary warehouse for storage of construction materials and miscellaneous goods for a period of 3 years.

According to the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12, the application site is currently zoned 'Agriculture' ("AGR"). The proposed development is temporary in nature and would not jeopardize the long term planning intention of "AGR" zone.

The application site has been occupied for open storage use since 1990. It is not a new development on green site. Due to the change of needs in storage market, the proposed development intended to provide a fully enclosed structure for storage uses. It is confirmed that no dangerous goods will be stored and no workshop activities is allowed in the site. Therefore, the proposed use of current application is static and no adverse impact is anticipated to the surrounding area. Due to the changes in use and layout of temporary structures in the application site, and there is difference in the fire service installations requirement for warehouse and open storage yard, a planning application is submitted herewith for the consideration of the Town Planning Board. The applicant will be due diligence in complying the approval conditions.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)"*, the application site falls within "Category 2 Areas" which are considered comparatively suitable for open storage and port back-up uses.

Having considered the environment of the area, the adjoining land lots are almost wholly occupied for open storage yards, recycling industry and temporary warehouses for storage purposes. Significantly numbers of them were either in 'existing uses', or temporarily permitted use granted with planning permissions. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Also, no repairing, dismantling, assembling or other workshop activity is proposed. Furthermore, a number of mitigation measures are proposed at the application site to minimize potential environmental impact. Therefore, the proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the use of the application site for temporary warehouse for storage of construction materials and miscellaneous goods for a period of 3 years.

行政摘要

申請地點位於新界元朗廈村丈量約份第 128 約地段第 257 號餘段(部份)，第 258 號(部份)及第 259 號(部份)。申請地點的面積約為 2,826 平方米。

此申請根據城市規劃條例第 16 條作出規劃許可申請，把申請地點作為期三年的臨時貨倉存放建築材料和雜貨用途。

根據廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12 中所示，申請地點現時被規劃作「農業」用途。擬議項目是臨時性質，因此不會對「農業」地帶的規劃意向有長遠影響。

申請地點自 1990 年起已被用作露天貯物用途，擬議用途並不是在綠地上發展。因應貯物市場需求的變化，擬議發展旨在提供一個地方全封閉構築物作儲存用途。申請範圍內不會存放危險品，亦不准任何工業活動。因此，本申請之擬議用途實屬靜態，預計不會產生任何不良影響。因應申請地點的用途及其臨時構築物的佈局改變，以及消防署對貨倉及露天貯物的消防裝置設備的要求亦有所不同，申請人於是提交規劃申請供城市規劃委員會考慮。申請人將盡職盡責地履行規劃許可之批准條件。

根據城市規劃委員會規劃指引編號 13F (擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請) 中所述，申請地點被劃為「第二類地區」。該類用地泛指當局認為真適合作露天貯物及港口後勤用途的地區。

考慮到地區環境，申請地點附近的地段現時大多用作露天貯物，回收業及臨時貨倉作貯物用途。當中絕大部份都屬於「現有用途」，或已取得規劃許可的臨時許可用途。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午九時至下午七時，星期日及公眾假期全日休業。此外，申請地點內不會進行維修、拆卸、組裝及工場用途。再者，申請人亦建議於申請地點內提供多項緩解措施以盡量減少對環境的潛在影響。因此，申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准把申請地點作為期三年的臨時貨倉存放建築材料和雜貨用途。

**Supplementary Planning Statement for Temporary Warehouse for Storage of
Construction Materials and Miscellaneous Goods for a Period of 3 Years at
Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. LAI Kin Tui (黎建堆), the occupier of Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T. (**Figure 1**). The applicant would like to solicit the Board's sympathetic consideration for approving the application site for temporary warehouse for storage of construction materials and miscellaneous goods for a period of 3 years.
- 1.1.2 The application site has been used for open storage purposes since 1990. Due to the change of economic circumstances and needs of storage market, the applicant would like to provide a fully enclosed temporary warehouse for storage purposes in the application site. Since it involves the changes in use and layout of temporary structures in the site, a planning application is hereby submitted for the consideration by the Town Planning Board.
- 1.1.3 The applicant aims to demonstrate that the proposed development would not generate undesirable impacts to the vicinity by this S.16 planning application. Besides, the applicant is willing to provide a number of mitigation measures as explained in the following paragraphs to ensure that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to this planning application.

1.2 Site Particulars

- 1.2.1 The entire site boundary has been erected with site fencing. The surface of application site is hard paved and possess an area of about 2,826m².
- 1.2.2 The application site is accessible from Deep Bay Road (**Figure 2**). The ingress/egress is situated at the north corner of the application site. Temporary open storage activities have been operated on the application site since 1990.
- 1.2.3 The application site is generally surrounded by open storage yards, recycling industry and temporary warehouses for storage purposes. It is noteworthy that these activities are either 'existing uses' or temporarily permitted use granted with planning permissions. Details are further discussed in Section 3.4.

1.3 Lease Conditions

- 1.3.1 The application site is located on Old Schedule agriculture lots held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The applicant will approach to the Lands Department to apply for Short Term Waiver ("STW") in order to comply with the regulations of Lands Department. It shows that the applicant is sincere and due diligence in complying with Government's regulations.

1.4 Planning Context

- 1.4.1 The application site is zoned 'Agriculture' ("AGR") according to the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 (**Figure 2**). Referring to the OZP, the "AGR" is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 1.4.2 According to the Notes of the aforesaid Outline Zoning Plan, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use with the provision of the following justifications.
- 1.4.3 *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13F)"* is applicable when considering the current planning application. In accordance with the Guideline, the application site is located on "Category 2 Areas" which are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as "existing uses" under the Town Planning Ordinance and/or subject of previous planning approvals. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to maximum period of 3 years. Details are further discussed in the Section 3.1 below.

1.5 Reasons for Submitting This Application

- 1.5.1 The application site has been occupied for open storage purposes since 1990, which is more than thirty years. The proposed development is not a development on green site. The applied use of this application has similar nature to the current use except the storage activities are fully covered by temporary structure.
- 1.5.2 The applicant would like to change the use from open storage yard to warehouse for storage purposes because of the change of economic circumstances and needs of storage market. Comparing with the current use, the proposed use is more static and environmental friendly since the fully covered structure could further minimize any potential impacts to the environment. With the change of use, the size and location of the structures are redesigned and the fire service installations requirement is different for warehouse and open storage yard. As such, the applicant hereby submits this application for the consideration by the Town Planning Board.
- 1.5.3 The applicant will due diligence in providing and maintaining good conditions of facilities (i.e. drainage facilities, fire services installations, landscaping, etc.) in the application site.

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 2,826m². The application site is hard paved for the proposed use.
- 2.1.2 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.3 To serve the proposed development, 3 unloading/unloading spaces of 7m x 3.5m for light goods vehicle and 1 parking space of 5m x 2.5m for private car are proposed (**Figure 3**).
- 2.1.4 The operation hours of the proposed development is 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.5 No repairing, dismantling, assembling or other workshop activity are proposed.
- 2.1.6 The proposed use is temporary warehouse for storage of construction materials and miscellaneous goods (e.g. electronic goods, apparel, footwear and so on). However, it is confirmed that no dangerous goods will be stored at the application site.
- 2.1.6 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site. No queuing of vehicles outside the

application site is allowed.

2.1.7 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.

2.1.8 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

2.2.1 The site ingress/egress is arranged at the north corner of the site and abutting Deep Bay Road. (**Figure 3**)

2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.5**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

2.3 Environmental Considerations and Commitments

2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

- The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.
- Storage materials at the application site are clean and tidy which will not generate dust to the environment.

Noise

- The application site is surrounding by numerous open storage yards, recycling industry and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.
- No operation will be held in-situ during sensitive hours from 7:00 p.m. to 9:00 a.m. next morning. No operation will be held on Sunday and public holidays.

Sewage

- No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Considerations and Commitments

- 2.4.1 The application site is situated to the east of Deep Bay Road. In brief, the application site is surrounded by considerable amount of open storage yards, recycling industry and temporary warehouses for storage purposes in the vicinity.
- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development. Besides, no storage activities will be carried out in open area. As such, only the site fencing and fully enclosed warehouse could be seen from the outside of the site. This arrangement can further enhance the screening effective and avoid any potential influence to the surrounding area. The operations within the application site will not affect the surrounding area and the view from the outside is static. As such, the visual impact of the proposed development is minimal. Given the nature and layout of the proposed development, the proposed development is in general considered compatible to the surrounding development.
- 2.4.3 Few existing trees were found near the northern boundary of application site. These trees will be preserved and relocated slightly as shown in **Figure 4** to avoid any damage caused during operation. Since open storage yards, recycling industry and temporary warehouses are found around the application site, the screening effect by replenish trees along the common boundary is insignificant in this situation. In consideration that the application site is not situated in landscape sensitive zone and it will not generate any visual or noise impact to the surrounding area, no extra landscaping is proposed in this application site.
- 2.4.4 The proposed landscape and tree preservation plan is illustrated in **Figure 4**.

2.5 Drainage Considerations and Commitments

- 2.5.1 Drainage proposal attached in **Annex 1** is submitted for the consideration of the Board and the concerned departments.
- 2.5.2 Subject to the calculations in the drainage proposal, 375mm surface U-channel as shown in the proposed drainage plan (**Figure 5**) is proposed along the site periphery to intercept the stormwater accrued by the application site and any stormwater passing through the application site. The intercepted surface runoff will be transported to the proposed 375mm diameter underground pipe at the north corner of the application site connecting to the public drain at the north.
- 2.5.3 The proposed drainage facilities would be provided and maintained at the applicant's own expense to ensure no adverse drainage impacts induced.

Section 3 – Planning Justifications

3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13F)

3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13F)”, the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site is situated within the “Category 2 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. It is stated that “*Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites which are regarded as “existing uses” under the Town Planning Ordinance and/or subject of previous planning approvals. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.*” (Section 2.1 of the Guideline). The application site has been occupied for open storage purposes before 1990. It is not a new development on green site and favourable consideration could be given.
- (ii) The applicant will provided landscape and tree preservation proposal and drainage proposal at the application site in support of his application. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas (Section 2.1 of Guideline).
- (iii) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site (Section 2.4(d) of the Guideline).
- (iv) To minimize environmental nuisances generated by the proposed development, such as air and noise pollution, some environmental measures are recommended with reference to “*Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites*” (Section 2.5(b) of the Guideline).
- (v) No excessive or on-going operative noise will be emitted from proposed development (Section 2.5(d) of the Guideline).

- 3.1.2 The proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, technical assessments are submitted to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual and environmental impacts on the surrounding areas. Besides, the application has committed to provide a series of mitigation measures to maintain the surrounding environment. The applicant wishes the Board could give favourable consideration of the application.

3.2 The Proposed Use is very Static and Harmless to the Surrounding Environment

- 3.2.1 The proposed use of current application is temporary warehouse for storage of construction materials and miscellaneous goods. The storage activities of proposed use of current application will be carried out in a fully enclosed structure. Besides, no workshop activities will be carried in the application site. It just provides a fully enclosed structure for storage of materials and products which are sensitive to weather change. As a result, the proposed use is very static and no noise or traffic impact will be generated.

- 3.2.2 Besides, open storage yards and temporary warehouses were found at the south, east and west of the application site. Such uses are either 'existing uses' or temporarily permitted use granted with planning permissions. As such, the proposed use of the current application is not incompatible with the surrounding environment. Furthermore, impact assessments and proposed mitigation measures discussed in Section 3.5, 3.6 and 3.7 below demonstrated that the applied use would generate insignificant traffic, environmental and drainage impact to the surrounding environment. The applicant will be due diligence in complying with all planning approval conditions imposed by the Board as well.

3.3 The Proposed Development is Temporary in Nature and would not Jeopardize the Long Term Planning Intention of the "AGR" Zone

- 3.3.1 The application site is zoned 'Agriculture' ("AGR") according to the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12. As mentioned in para. 1.4.1 above, the planning intention of the "AGR" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes

- 3.3.2 However, it should be emphasized that the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the "AGR" zone. The proposed use will not have permanent or irreversible influence to the land. It could be converted to agricultural use whenever it is necessary. While the zoning of the land and its planning intention is highly appreciated and it should be upheld, alternative temporary use which generates no significant nuisance should be

encouraged in the interim to make economic use of scarce land resources and generation of employment opportunities.

3.4 Planning Applications in Close Proximity to the Application Site was Approved under the Same Planning Circumstance & The Proposed Development is Compatible with the Surrounding Environment

- 3.4.1 The application site has been occupied for open storage uses since 1990. However, due to the change of economic needs, the applicant would like to change the use of application site for the use of temporary warehouse for storage of construction materials and miscellaneous goods. With the change of use, the position and size of the structures are redesigned as well. However, it should be emphasized that, comparing with the previous use, the proposed use is more static and environmental friendly since all storage activities will be carried out in a fully covered structure. Besides, the current applied use does not involve recycling materials and no ancillary workshop activities is included.
- 3.4.2 The current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards, recycling industry and temporary warehouses for storage purposes. It is noteworthy that significant number of them were either 'existing uses' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. Temporary open storage activities with planning permissions are found to the east of the application site such as TPB Ref.: A/YL-HTF/1111, 1114, 1118, 1119, 1122 and 1124. On the other hand, temporary recycling collection centre with planning permissions are also found to the east of the subject site such as TPB Ref.: A/YL-HTF/1107, 1120 and 1123. All these planning permissions are situated at the same Category 2 areas. As such, the current application and these planning permissions have similar characteristics and the current application is compatible with the surrounding environment.
- 3.4.3 Among the planning permissions mentioned above, it should be pointed out that, to the immediate east of the application site, temporary recyclable collection centre (metal) (TPB Ref.: A/YL-HTF/1123) is approved by the Board for a period of 3 years. This planning permission is situated in "Agriculture" and "Residential (Group D)" zone. Besides, the site area and the parameters of structures of planning permission No. A/YL-HTF/1123 are also similar to that of the current application. On the other hand, the nature of current applied use is more environmental friendly than that of planning permission No. A/YL-HTF/1123. Having considered the similarity and advantages of current application, it is reasonable to give favourable consideration to the current application.
- 3.4.4 The applicant would like to emphasize that, comparing with the open storage activities and recycling collection centre, the nature of current applied use is similar to those open storage yards and is more environmental friendly than the recycling industry. Furthermore, since the applied use which is fully covered by enclosed

structures, the actual impacts of the proposed developments are limited and the proposed development would generate no significant impact to its surrounding.

3.4.5 Though the applicant understands the Board's viewpoint that the Board would assess the individual merits of each application, the evaluation of the potential impact of the proposed development submitted in this application concluded that it would generate no significant adverse impact to the surroundings. Town Planning Board is therefore sincerely requested to deliver similar treatment to the current application.

3.4.6 In light of the above, the applicant seeks the preferential treatment from the Town Planning Board given the current application is not the first of its kind and the impact could be mitigated by imposing appropriate planning conditions.

3.5 Insignificant Traffic Impact

3.5.1 The application site is accessible from Deep Bay Road. Site ingress/egress is arranged at the north corner of the application site. The application site is occupied for open storage uses since 1990.

3.5.2 The proposed development is intended for temporary warehouse for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)
Private Car	0.2	0.2
Light Goods Vehicle	0.6	0.6
Total	0.8	0.8

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle are taken as 1.

Note 3: As the traffic generation and attraction of the application site is minimal, no distinction between peak hour and non-peak hours is identified.

3.5.3 As shown in above estimation, the average traffic generation and attraction rate are not significant. It would not affect the traffic condition of Deep Bay Road.

3.5.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are

also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.6 Insignificant Environmental Impact

- 3.6.1 In light of the static nature of the storage purposes, the proposed development would generate neither significant environment nor noise disturbance to the environment in the area. The application site has been occupied for the open storage use since 1990.
- 3.6.2 The proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of goods and associated traffic are not frequent and they are short-lived. Further, the temporary warehouse would shield the noise generated at the application site to a large extent. Open storage yards, recycling industry and temporary warehouses for storage purposes were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.6.3 No workshop and industrial activities is allowed within the application site. Furthermore, the proposed development would not generate effluent and dust emission.
- 3.6.4 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:
- (i) No operation between sensitive hours from 7:00 p.m. to 9:00 a.m. next morning;
 - (ii) No operation on Sundays and public holidays; &
 - (iii) No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 3.6.5 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.7 No Adverse Drainage Impact

- 3.7.1 Subject to the calculations prepared in the drainage proposal shown in **Annex 1**, the estimated peak runoff will be approximately 0.22m³/s. All the accrued runoff would be intercepted by the proposed 375mm surface U-channel along the inner site periphery (**Figure 5**). The intercepted surface runoff will then be collected to the proposed 375mm underground pipe at the north corner of the application site and finally dissipate to the public drain at the north of the application site. With the implementation of drainage facilities, the proposed development will not generated adverse drainage impact.

- 3.7.2 All the proposed drainage facilities will be provided and maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

- 4.1 The proposed development aims to provide a fully enclosed temporary warehouse for storage of construction materials and miscellaneous goods. No workshop activities is allowed within the application site. The simply storage use of current application which is taken in a fully enclosed structure is very static and no adverse impact is anticipated. The application site is occupied for open storage use since 1990. It is not a development on green site.
- 4.2 The application site is currently zoned 'Agriculture' ("AGR") according to the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12. The proposed development is temporary in nature and would not jeopardize the long term planning intention of "AGR" zone.
- 4.3 In accordance with the *"Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses" (TPB PG-NO. 13F)*, the application site falls within "Category 2 Areas" which are considered comparatively suitable for open storage and port back-up uses.
- 4.4 The adjoining land lots of the application site are almost wholly occupied for open storage yards, recycling industry and temporary warehouses for storage purposes. It is noteworthy that significantly numbers of them are either 'existing uses' or temporarily permitted uses granted with planning permissions. It makes the proposed development compatible with the surrounding environment.
- 4.5 The current proposed use is static. Impact assessments and proposed mitigation measures discussed in Section 3.5, 3.6 and 3.7 demonstrated that the applied use would generate insignificant traffic, environmental and drainage impact to the surrounding environment.
- 4.6 The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the use of Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T. for temporary warehouse for storage of construction materials and miscellaneous goods for a period of 3 years.

Annex 1 Drainage Assessment

A. Site particulars

- 1.1.1 The subject site possesses an area of about 2,826m². The surface of the site is hard paved. A public drain is found to the north of the application site.
- 1.1.2 The application site is accessible from Deep Bay Road.
- 1.1.3 The adjoining land of the application site is at present mostly occupied for open storage yards, recycling industry and temporary warehouses for storage purposes.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The subject site is hard paved. It has a very gentle gradient sloping from south to north from about +8.6mPD to +8.4mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 375mm surface U-channel will be capable to drain surface runoff accrued at the subject site.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 With reference to the survey record and site inspection, for the open storage yard to the immediate northeast of the application site, the surface runoff of that open storage site is directed to the north and would not pass through the application site. To the immediate southeast of the application site, it is occupied by a temporary recyclable collection centre and drainage facilities has been provided at the said site under planning permission No. A/YL-HTF/1123. Dee Bay Road is situated to the west of application site and it commands a lower level than the application site. Although the open storage yard situated at the south of the application site commands a similar level as the application site, according to the site inspection, its surface runoff of that site is directed to the west to the Deep Bay Road due to its topography. Hence, no external catchment has been identified.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.8 According to recent site inspection, there is a public drain at the north of the application site. All intercepted surface runoff generated in the application site will be transported to the proposed 375mm diameter underground pipe at the north corner of the site. The underground pipe will be connected to the public drain at the north and dissipates the storm water at Deep Bay eventually.

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the calculations below, it is determined that 375mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 5**).
- 1.2.2 The collected surface runoff will be conveyed to the public drain via the proposed 375mm diameter underground pipe at the north and drain the storm water to the public drain.
- 1.2.3 The provision of the proposed surface channel will follow the gradient of the application site which is about 1:100.
- 1.2.4 All the proposed drainage facilities, including the underground pipe proposed in between of the subject site to the public drain, will be provided and maintained at the application's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 Prior to the commencement of drainage works, the applicant will inform registered land owners and District Lands Office/Yuen Long (DLO/YL) for drainage works outside the application site.

Annex 1.3 Drainage Calculation for the Subject Site

1.3.1 Rational method is adopted for estimated the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 2,826m²;
- ii. The application site will be hard paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\begin{aligned}\text{Difference in Land Datum} &= 8.6\text{m} - 8.4\text{m} = 0.2\text{m} \\ L &= 42\text{m} \\ \therefore \text{Average fall} &= 0.2\text{m in } 42\text{m} \quad \text{or} \quad 1\text{m in } 210\text{m}\end{aligned}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\begin{aligned}\text{Time of Concentration (t}_c\text{)} &= 0.14465 [L/(H^{0.2} \times A^{0.1})] \\ t_c &= 0.14465 [42/(0.48^{0.2} \times 2,826^{0.1})] \\ t_c &= 3.18 \text{ minutes}\end{aligned}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 285mm/hr.

$$\begin{aligned}\text{By Rational Method, } Q &= 1 \times 285 \times 2,826 / 3,600 \\ \therefore Q &= 223.73 \text{ l/s} = 13,423.8 \text{ l/min} = 0.22 \text{ m}^3/\text{s}\end{aligned}$$

In accordance with the Chart for the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:100, 375mm surface U-channel proposed by the applicant is considered adequate to dissipate all the storm water generated at the application site.

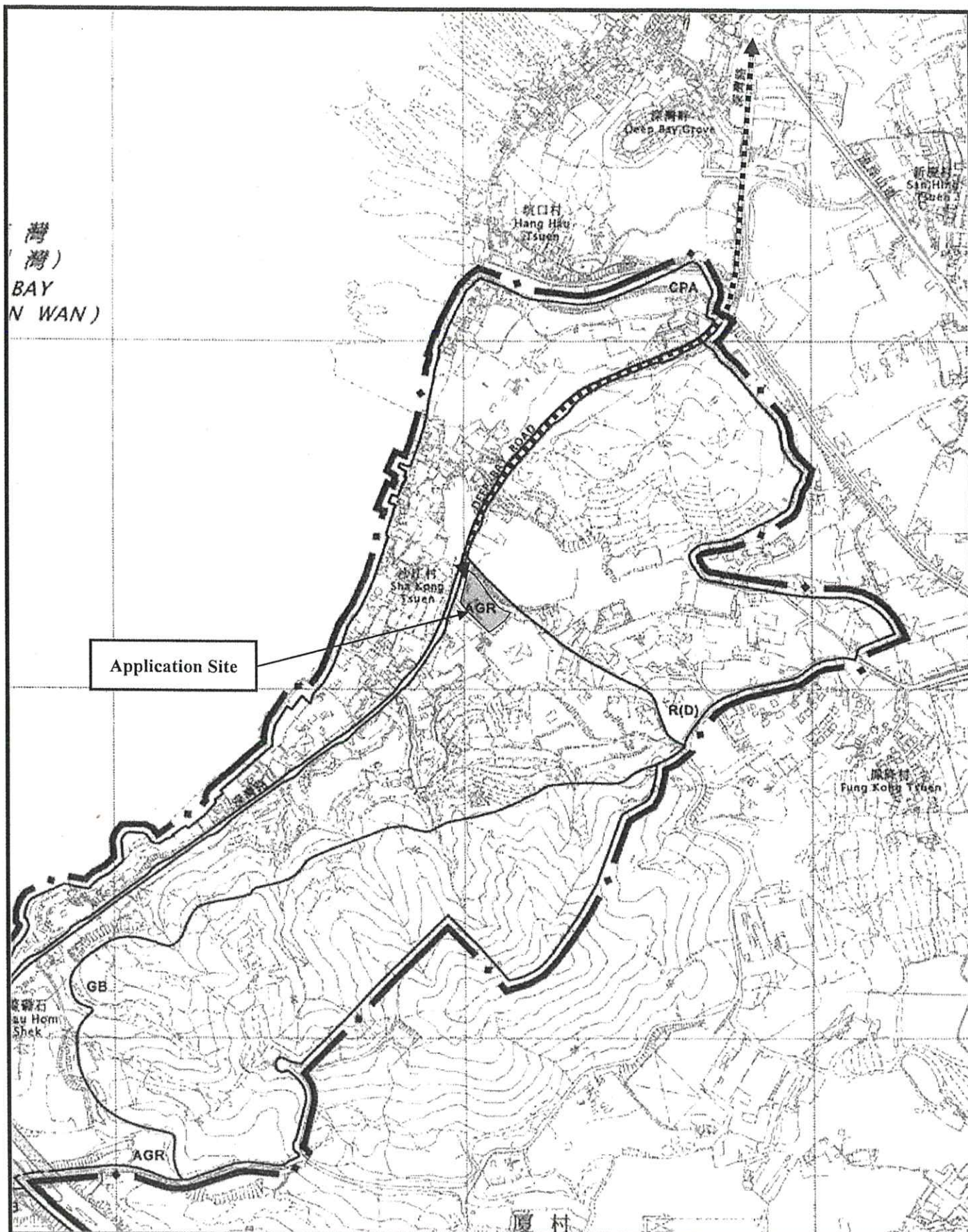


Figure 2:

Extract from OZP No. S/YL-HTF/12

Scale:

1:7500

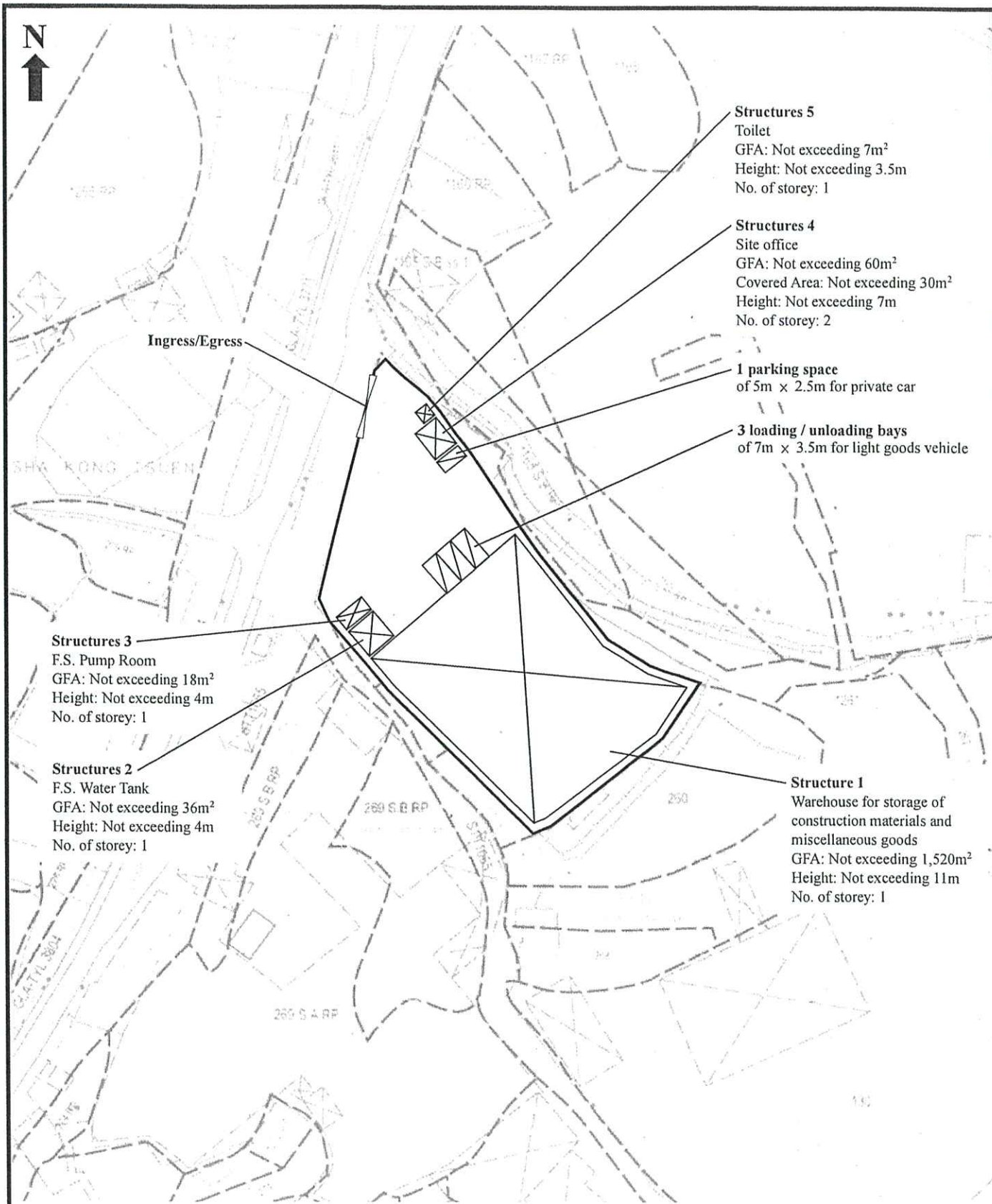
Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years at Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.

Remarks:



Vehicular Access Leading from Deep Bay Road



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years at Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.

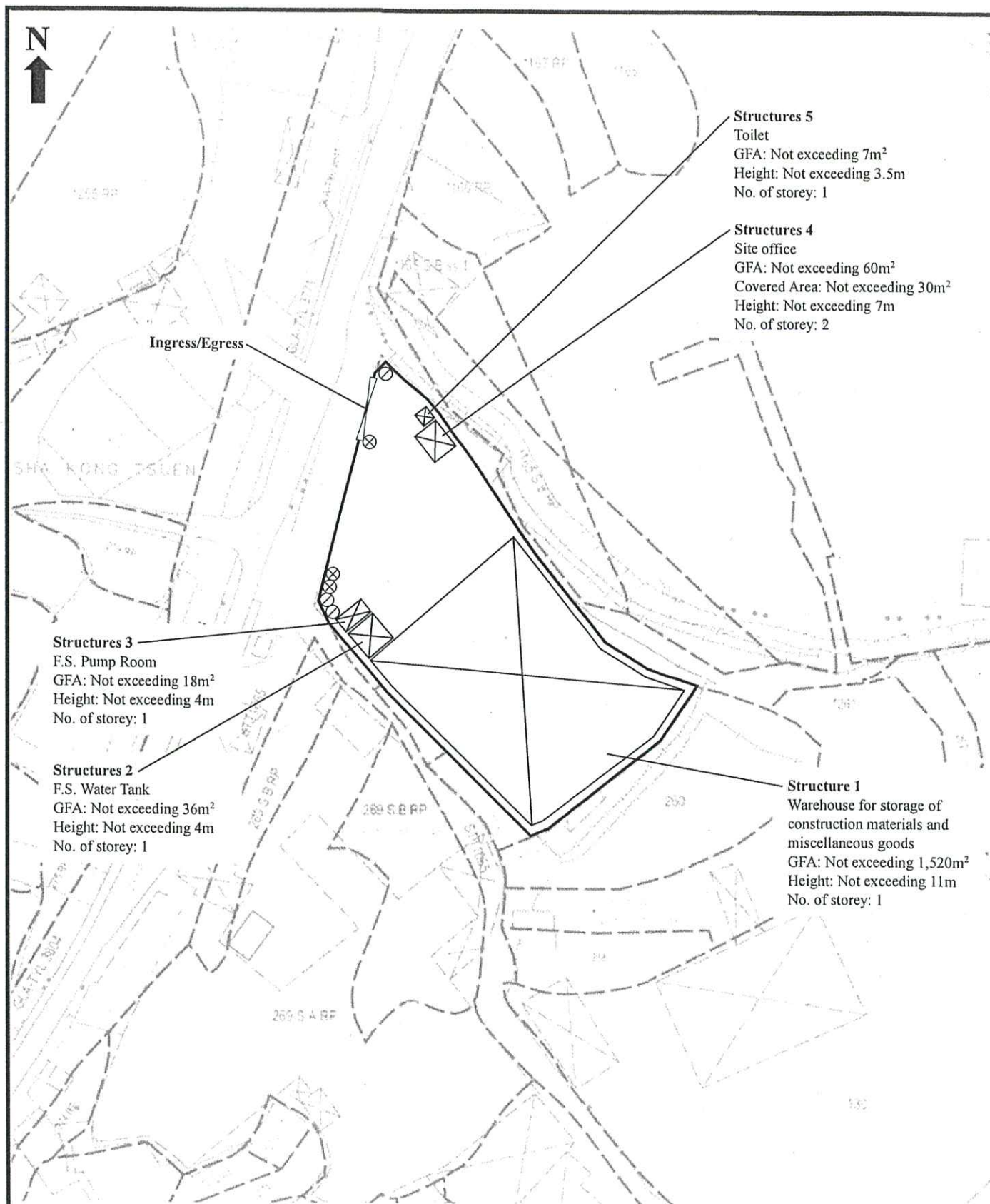
Figure 3:

Proposed Layout Plan

Scale:

1:1000

Remarks:



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years at Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.

Figure 4:

Proposed Landscape & Tree Preservation Plan

Scale:
1:1000

Remarks:

- ⊗ Existing Tree to be Relocated
- New Location of Existing Tree

Total: 3 pages

Date: 27th September, 2022

TPB Ref.: A/YL-HTF/1141

By Email

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

Dear Sir/Madam,

S.16 Application for Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years at Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D. 128, Ha Tsuen, Yuen Long, N.T.

Referring to captioned application, please kindly find our response to the comments received from Transport Department (TD) as below:

TD's comments: Please provide photos of the construction materials and miscellaneous goods to be handled in the site for our reference.

Please kindly have a look on the photos attached below. As advised by the applicant, the construction materials to be handled in the site are semi-finished materials which can be carried by manpower easily. They are mainly metals and woods.



Semi-finished metallic materials
(Aluminum in this photo)



Semi-finished wood materials

Besides, the miscellaneous goods to be handled are mainly household electronic products, e.g. audio equipment, home appliances, etc. They are final products and are well-packed. Photos below showed that they can be handled by manpower as well.



Well-packed household electronic products

The above information showed that the construction materials and miscellaneous goods could be carried by manpower and light goods vehicles are capable for transportation of such materials and products.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

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

Yours faithfully,
Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(Attn.: Ms. KWOK Man Heng, Jessie)

Previous s.16 Application covering the Application Site

Rejected Application

Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/YL-HT/64	Temporary Open Storage of Construction Materials and Construction Machinery for a Period of 12 Months	8.1.1999	1 - 5

Rejection Reasons:

1. The development is not in line with the planning intention of the “Agriculture” (“AGR”) zone which is to retain and safeguard good agricultural land for agricultural purposes and to retain fallow arable land with good potential for rehabilitation. There is no strong justification in the submission for a departure from the planning intention, even on a temporary basis.
2. The development is not compatible with the land uses of the surrounding areas which include village houses and agricultural uses.
3. There is insufficient information in the submission to demonstrate that the development would not have adverse environmental and traffic impacts on the surrounding areas.
4. The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar s.16 Application within the same “Agriculture” Zone
on the Ha Tsuen Fringe OZP**

Rejected Application

Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
A/YL-HTF/1092	Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years	8.11.2019 (on review)	1 - 3

Rejection Reasons:

1. The proposed development is not in line with the planning intention of the “AGR” zone which is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. In particular, the “AGR” zone in question is in close proximity to an environmentally sensitive area zoned “Coastal Protection Area” and approval of non-agricultural uses would jeopardise land use compatibility. There is no strong justification in the submission to merit a departure from such planning intention, even on a temporary basis.
2. The applicant fails to demonstrate that the proposed development would not generate adverse

landscape impact on the surrounding areas.

3. Approval of the application will set an undesirable precedent for similar applications for other developments within the “AGR” zone, the cumulative effect of which will result in a general degradation of the environment of the “AGR” zones.

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 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 the Transport Department (TD).

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application; and
- there is no substantiated environmental complaint pertaining to the Site received in the past 3 years.

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 that the application is acceptable from planning point of view, a condition should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, to implement and maintain the drainage facilities to his satisfaction.

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 area of miscellaneous rural fringe predominated by open storage yards, warehouse, vacant land, graveyard and scattered tree groups. Based on site photos dated 9.9.2022, the Site is hard paved with temporary structures and some self-seeded trees and vegetation are observed. With reference to the Proposed Landscape & Tree Preservation Plan in the Supplementary Planning Statement, the applicant proposed to relocate 3 nos. of existing trees at the northwestern boundary to the northern and eastern corners of the Site; and
- significant landscape impact on existing landscape resources within the proposed use is not anticipated. She therefore has no comment from the landscape planning perspective.

8. District Officer's Comments

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

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

9. Other Departments' Comments

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

- 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);
- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS); and
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) 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 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;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back or reverse onto/from public roads;
- (d) 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) the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (e) 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 BA 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;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal:
- (i) the existing public drain pipe, to which the applicant proposed to discharge the stormwater from the Site is not maintained by his office. The applicant should identify the owner of the existing drainage facilities and obtain consent from the owner prior to commencement of the proposed works. In the case that it is a local village drains, District Officer (Yuen Long) should be consulted;
 - (ii) further to (i) above, since there is no record of the said discharge path, please provide site photos to demonstrate its presence and existing condition;
 - (iii) the cover levels and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
 - (iv) the applicant advises in Section C 1.1.6 that drainage facilities have been provided at the recyclable collection centre which is under planning application No. A/YL-HTF/1123. However, no record of any drainage proposal nor mentioned drainage facilities were found by his office, the applicant should provide proof or otherwise should also consider the surface runoff collection from the concerned catchment in the vicinity of the Site;
 - (v) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;
 - (vi) standard details should be provided to indicate the sectional details of the proposed u-channels and the catchpits;
 - (vii) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (viii) where walls or hoarding are erected and laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (ix) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - (x) the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;

- (g) 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 BO, detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Director of Environmental Protection (DEP) that 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;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (j) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that while there is no graded historic building situated within the Site, a Grade 3 historic building, namely Tin Hau Temple at Sha Kong Tsuen, is about 83m away from the Site. The proposed temporary use and its associated works, if any, should not impose any adverse impact, both physical and visual, on Tin Hau Temple. 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:

220905-151446-37871

提交限期

Deadline for submission:

23/09/2022

提交日期及時間

Date and time of submission:

05/09/2022 15:14:46

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1141

「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，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

1 附加

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

參考編號

Reference Number:

220916-144644-09252

提交限期

Deadline for submission:

23/09/2022

提交日期及時間

Date and time of submission:

16/09/2022 14:46:44

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-HTF/1141

「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，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

2

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



A/YL-HTF/1141 DD 128 Ha Tsuen
22/09/2022 00:59

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

A/YL-HTF/1141

Lots 257 RP (Part), 258 (Part) and 259 (Part) in D.D.128, Ha Tsuen

Site area: About 2,826sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Construction Materials / 4 Vehicle Parking

Dear TPB Members,

It appears that the warehouse has been in operation for some time without the necessary approvals.

Has any enforcement action been taken?

In view of the pledges made to phase out brownfield use, there is no justification to approve such operations on inappropriately zoned lots.

Mary Mulvihill

3

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



KFBG's comments on five planning applications

23/09/2022 15:06

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

5 attachments



220923 s16 HTF 1141.pdf



220923 s12a MP 8c.pdf



220923 s12a KTS 17c.pdf



220923 s17 TCTC 61.pdf



220923 s12a ST 50.pdf

Dear Sir/ Madam,

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

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

23th September 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Construction Materials and
Miscellaneous Goods for a Period of 3 Years**
(A/YL-HTF/1141)

1. We refer to the captioned.
2. We urge the Board to clarify with relevant authorities as to whether the use and/ or structures now appearing at the site are authorised/ permitted, before making a decision on this application. Please be reminded that the site is zoned Agriculture at present.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden