

2024年 2月 1日

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

Appendix I of RNTPC
Paper No. A/YL-HTF/1167

This document is received on - 1 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400268

25.1.2024

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/M-HTF / 1167
	Date Received 收到日期	- 1 FEB 2024

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

1. Name of Applicant 申請人姓名/名稱

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

CHUNG Pak Cheung (鍾柏祥)

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, 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 7,600 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 40 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)	477 sq.m 平方米 <input checked="" 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
(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	Open storage of metal (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
10/1/2024 (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 25/1/2024 (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 Open Storage of Metal for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	<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	7,560	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	40	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 40	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 40	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: Site office (Not exceeding 4m, 1 storey)		
Proposed number of car parking spaces by types 不同種類停車位的擬議數目		
Private Car Parking Spaces 私家車車位	Nil	
Motorcycle Parking Spaces 電單車車位	Nil	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	Nil	
Coach Spaces 旅遊巴車位	Nil	
Light Goods Vehicle Spaces 輕型貨車車位	Nil	
Medium Goods Vehicle Spaces 中型貨車車位	1 space of 11m x 3.5m	
Heavy Goods Vehicle Spaces 重型貨車車位	Nil	
Others (Please Specify) 其他 (請列明)	NA	

Proposed operating hours 擬議營運時間 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>local access road leading from Fung Kong Tsuen Road</u>	
	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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

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

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

7. Justifications 理由

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

1. The application site has been occupied for the storage of metal for more than 2 decades.
2. Similar open storage of metal yards were found in the close proximity to the application site.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated within Category 2 Areas of which planning permission would normally be sympathetically considered if there is no objections from Government departments or public objections.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities. It is in close proximity to a planning permission No. A/YL-HTF/1138.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant has completed the surface U-channel at the application site for the last planning permission No. A/YL-HTF/1111. The drainage facilities at the application site is now ready for inspection.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use would be closed during sensitive hours.
12. Insignificant drainage impact because drainage facilities are provided to support the application.
13. No workshop activity is proposed at the application site.

8. Declaration 聲明

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

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

Signature

簽署

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

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

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

Date 日期

25/1/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	7,600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 477 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	'Residential (Group D)' ('R(D)')
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	Temporary Open Storage of Metal for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	40 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.005 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	4	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.53 % <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		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 0 1 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
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"/>
Proposed drainage plan, site plan and location 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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

**Temporary Open Storage of Metal for a Period of 3 Years
at
Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and
173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen
Long, New Territories**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupies an area of about 7,600m². The application site is intended for storage of metal including metal bars, pipes, and rods.
- 1.1.2 The site is serviced by a vehicular access leading from Fung Kong Tsuen Road. The area adjacent to the proposed development is mainly rural in nature.

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

- 1.1.3 It has a gradient sloping from the northeast to southwest from about +15.2mPD to +12mPD. (**Figure 4**)

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

- 1.1.4 The land to the west and east is found lower in level than the application site. However, two knolls were found to the north and south respectively. Although there is another knoll being found to the northeast of the application site, the land to the east of the application site is found lower than the application site so that the stormwater from the northeast will flow to the land to the east of the application site. As such, external catchment has been identified as shown in proposed drainage plan (**Figure 4**).

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

- 1.1.5 As shown in **Figure 4**, a natural drain is found to the west of the application site. The stormwater intercepted by the proposed surface drain at the application site will be dissipated to the said natural drain.

1.2 Runoff Estimation for the Proposed 750mm Surface Channel

1.2.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

- The area of the catchment including the external catchment is approximately 21,200 and 10,000m²; (**Figure 4**)
- The application site has been fully paved. It is assumed that the value of run-off co-efficient (k) is taken as 1.

	Catchment 1	Catchment 2
Difference in Land Datum	= 36.5m – 12 m = 24.5m	= 40m – 12 m = 28m
L	= 232m	= 172m
∴ Average fall	= 24.5m in 232m or 1m in 9.47m	= 28m in 173m or 1m in 6.14

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

	Catchment 1	Catchment 2
Time of Concentration (t _c)	= 0.14465 [L/(H ^{0.2} × A ^{0.1})]	= 0.14465 [L/(H ^{0.2} × A ^{0.1})]
t _c	= 0.14465 [232/ 10.56 ^{0.2} × 21,200 ^{0.1}]	= 0.14465 [172/ 16.28 ^{0.2} × 10,000 ^{0.1}]
t _c	= 7.74 minutes	= 5.67 minutes

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 in the following

By Rational Method,

	Catchment 1	Catchment 2
Q ₁	= 1 × 245 × 21,200 / 3,600	= 1 × 270 × 10,000 / 3,600
∴ Q ₁	= 1,442.78 l/s = 86,566.67 l/min = 1.44m ³ /s	= 750 l/s = 45,000 l/min = 0.75m ³ /s

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:30 & 1:40 in order to follow the gradient of the application site, 750mm surface U-channel along the site periphery is considered adequate to dissipate all the stormwater accrued by the application site.

The total surface runoff of catchment 1 and 2 is $86,566.67 \text{ l/min} + 45,000 \text{ l/min} = 131,566.67 \text{ l/min}$. According to **Figure 9**, the 750mm surface U-channel at gradient 1:40 is adequate to discharge surface runoff generated at catchment 1 and 2.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 750mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the natural drain to the west of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/North and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) 100mm opening has been provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

1.4 Runoff Estimation for the Natural Stream

1.4.1 Rational method is adopted for estimating the designed run-off

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

Assuming that:

- i. The area of the catchment is approximately 36,400m²; (**Figure 10**)
- ii. Significant part of the application site is vegetated. It is assumed that the value of run-off co-efficient (k) is taken as 0.7.

	Catchment
Difference in Land Datum	= 40m – 8.2 m = 31.8m
L	= 361m
∴ Average fall	= 31.8m in 361m or 1m in 11.35m

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

	Catchment
Time of Concentration (t _c)	= 0.14465 [L/(H ^{0.2} × A ^{0.1})]
t _c	= 0.14465 [361/ 8.81 ^{0.2} × 36,400 ^{0.1}]
t _c	= 11.82 minutes

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 in the following

By Rational Method,

	Catchment
Q ₁	= 1 × 220 × 36,400 / 3,600
∴ Q ₁	= 1,557.11 l/s = 93,426.67 l/min = 1.56m ³ /s

Annex 1.5 Capacity Calculation for the Natural Stream

1.5.1 Capacity of the natural stream

Manning's Formula is adopted for estimating the maximum capacity of the existing 1500mm x 1500mm natural stream (**Figure 11**)

$$Q_2 = A \times R^{2/3} \times S^{1/2} / n$$

Assuming that:

- i. Gradient (S) of the pipe is taken as 1:40;
- ii. Manning's roughness coefficient (n) is taken as 0.025 for vegetated drain;
- iii. $R = A/P$; &

By Manning's Formula:

$$\begin{aligned} Q_2 &= 2.25 \times (0.5)^{2/3} \times (0.025)^{1/2} / 0.025 \\ &= 8.96 \text{ m}^3/\text{s} \end{aligned}$$

The estimated peak runoff of catchment (Q_1) is $1.56 \text{ m}^3/\text{s}$ but the estimated maximum capacity of the 1500mm x 1500mm natural stream is (Q_2) $8.96 \text{ m}^3/\text{s}$. That is to say the natural stream has spare capacity to cater for the stormwater generated at catchment including the application site.

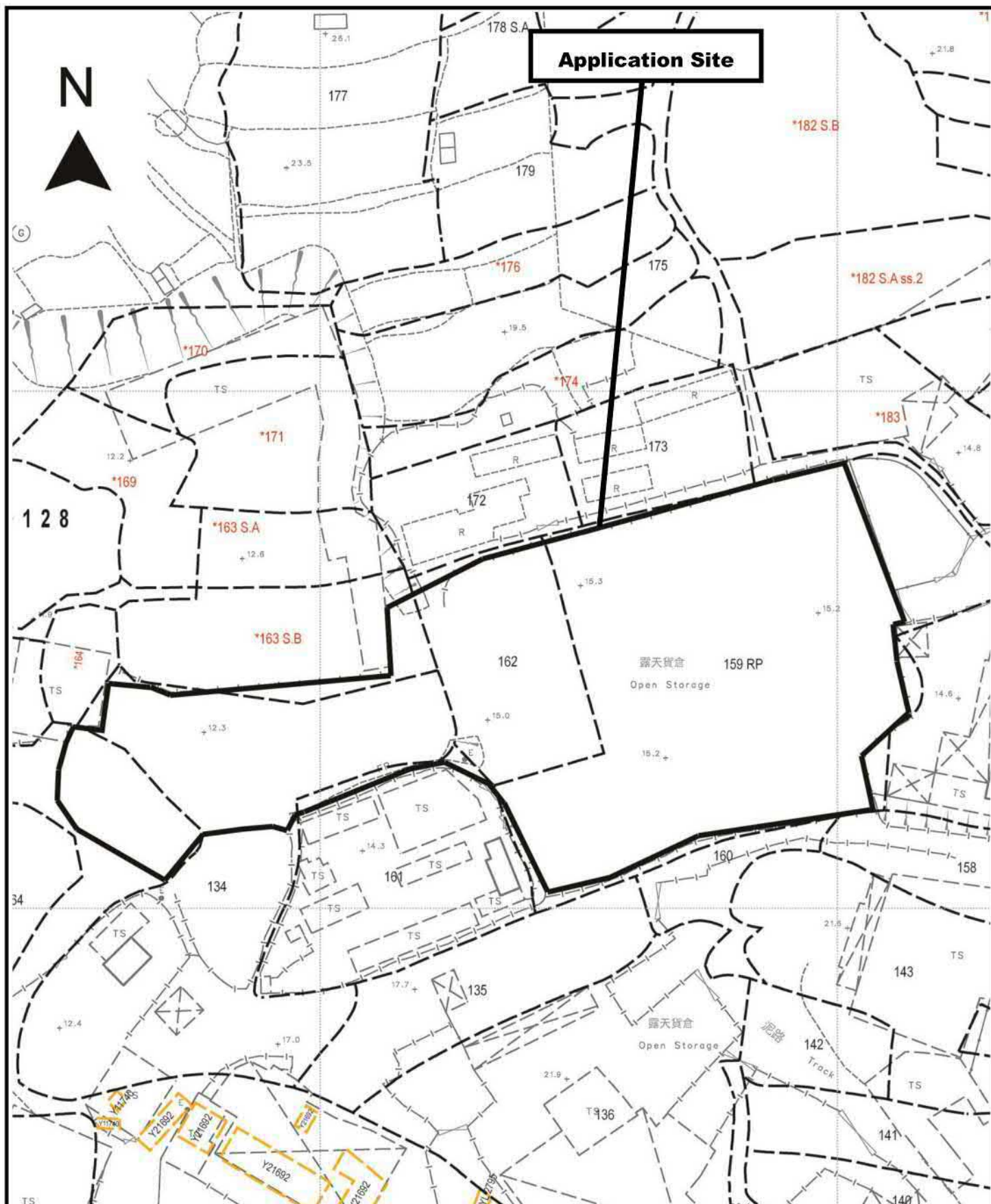
Annex 2 Estimated Traffic Generation

- 2.1 The application site is serviced by a vehicular access leading from Fung Kong Tsuen Road. Having mentioned that the site is intended for open storage for storage of metal, traffic generated by the proposed development is not significant.
- 2.2 There will be 1 loading/unloading space of 11m x 3.5m for medium goods vehicle. The estimated traffic generation/attraction rate is shown below:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.44	0.44	2	2

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 6:00p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays;
 2. The pcu of medium goods vehicle is taken as 2; &
 3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.
- 2.3 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title  :

Application Site

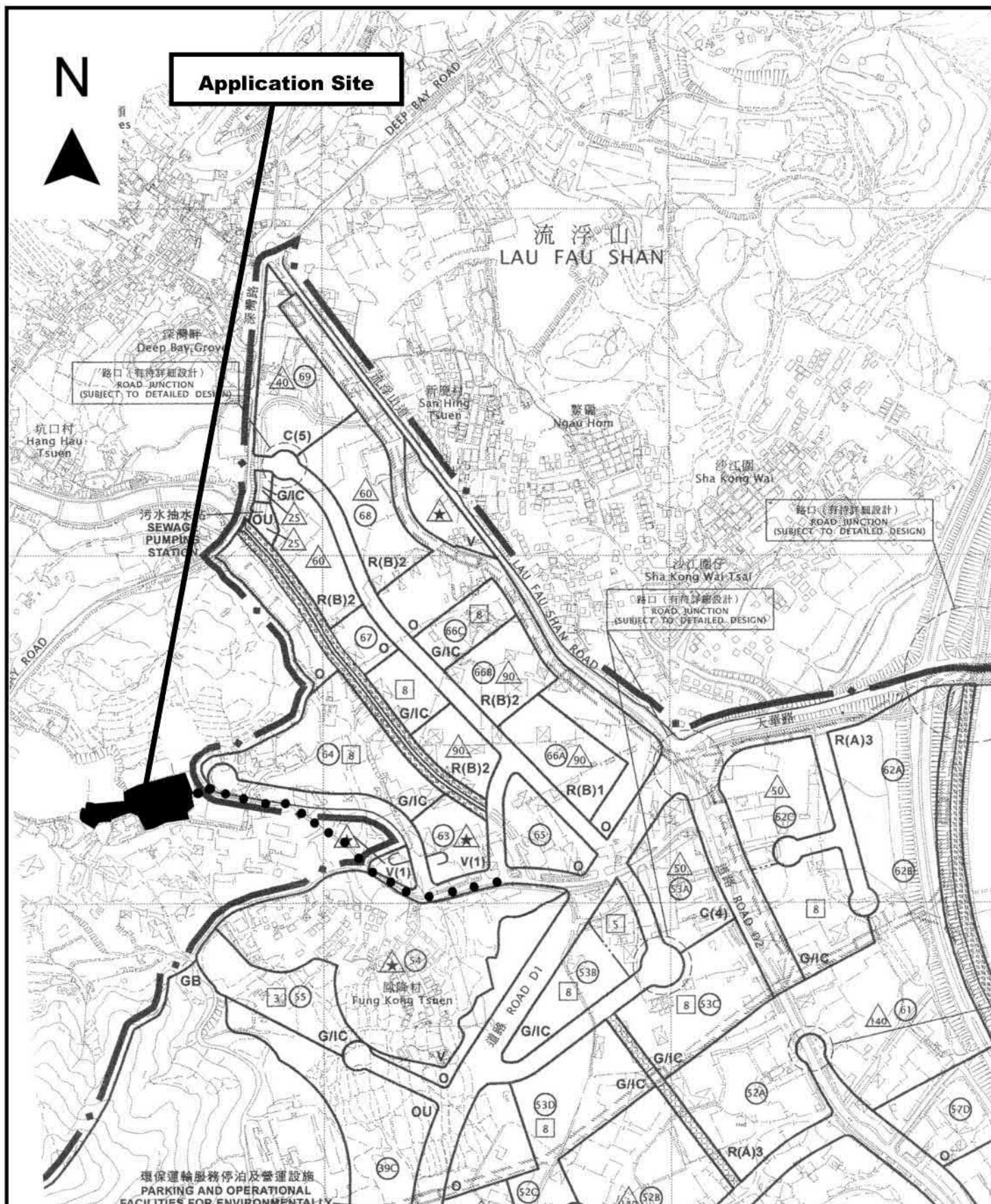
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

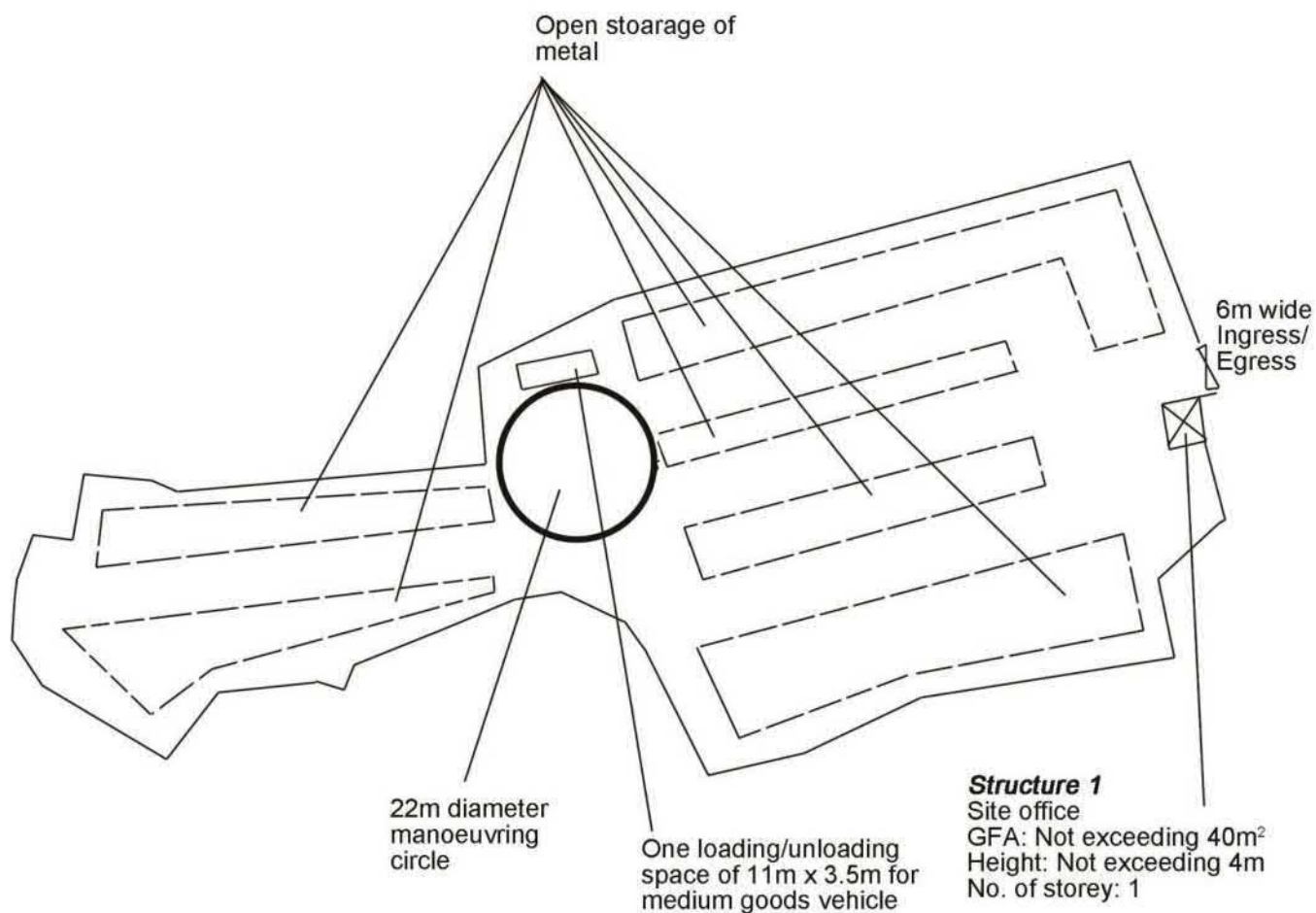
Figure 2

Remarks 備註:

● ● ● Vehicular access leading from Fung Kong Tsuen Road

Scale 比例:

1:7500



Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Layout Plan

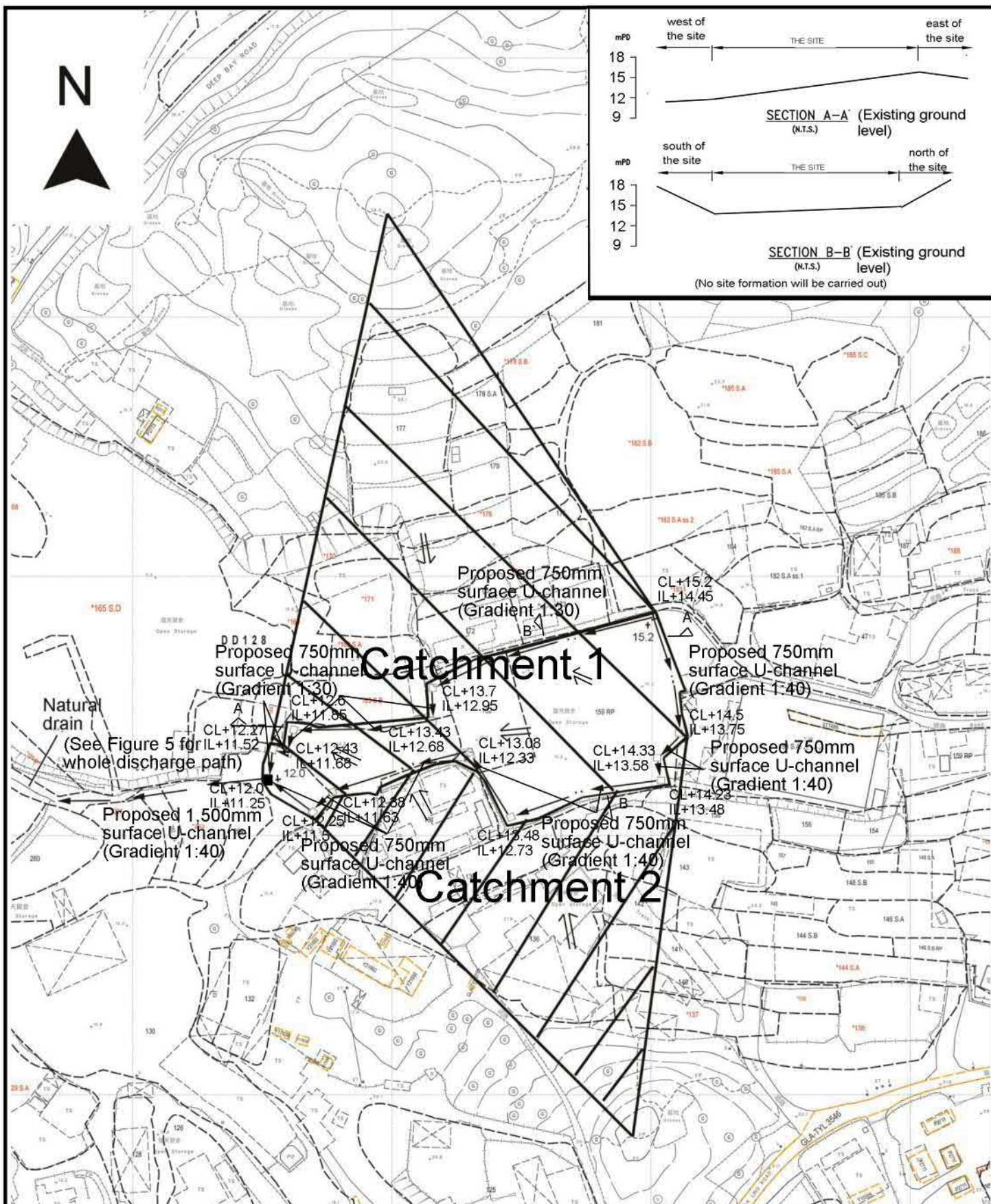
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

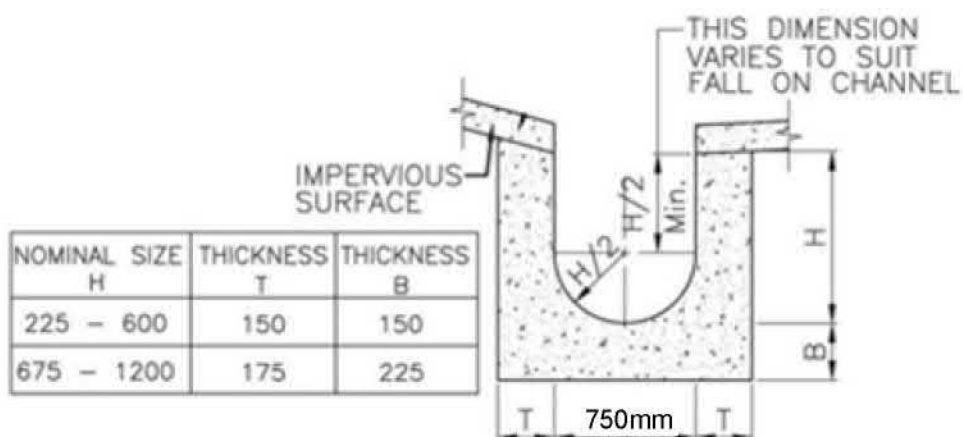
Figure 4

Remarks 備註:

- +15.2 Level (in mPD)
- Proposed catchpit
- ← Flow of surface runoff
- Proposed catchpit with sand trap

Scale 比例:

1:2000



DETAILS OF U-CHANNEL
 (REFERENCE : FIG. 8.11 OF
 GEOTECHNICAL MANUAL FOR SLOPES)
 (N.T.S.)

Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

Details of Proposed Surface U-channel

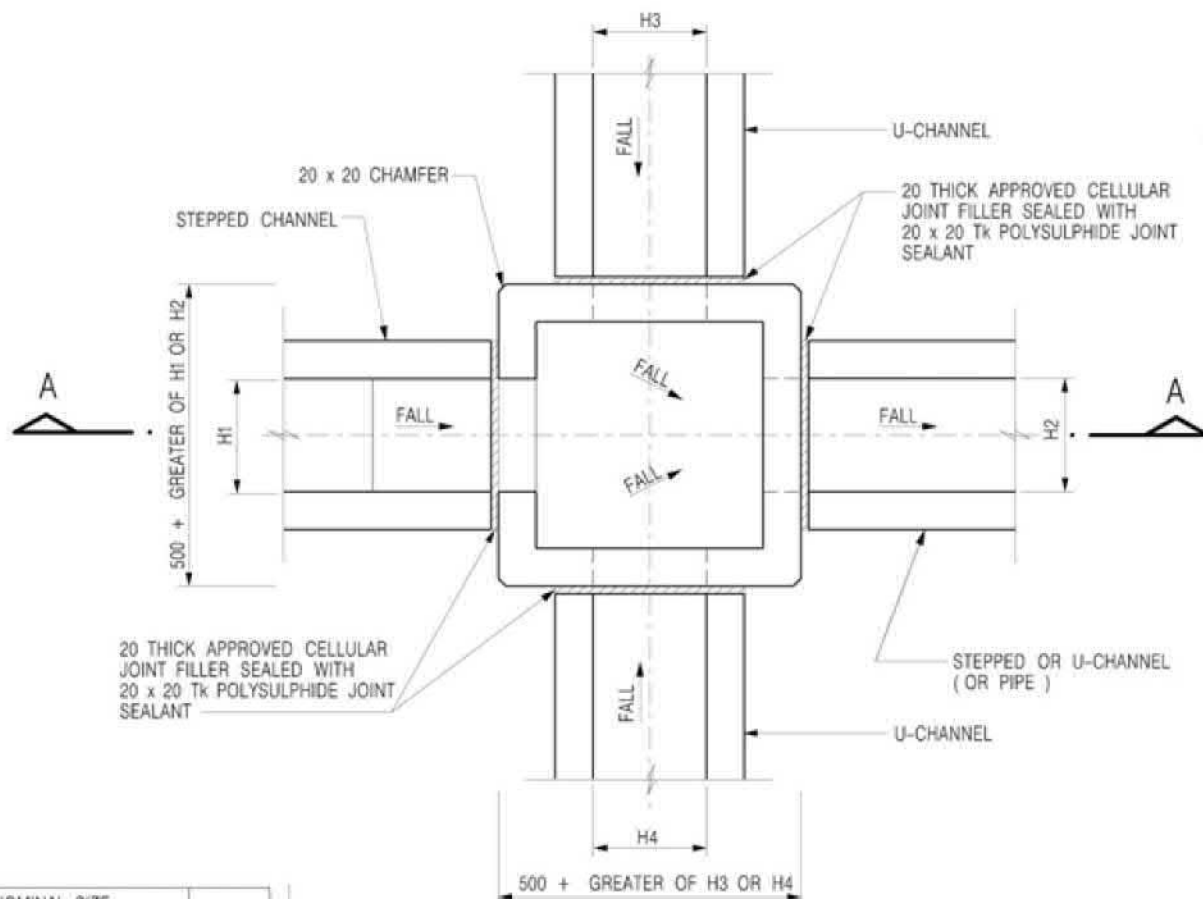
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

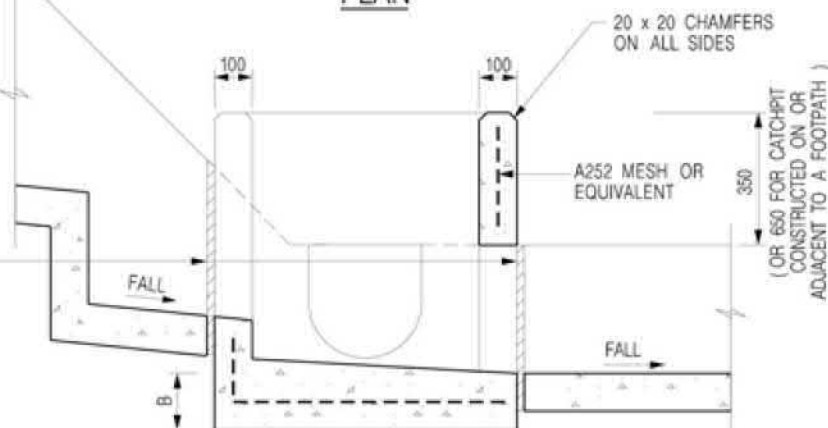
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 5 FOR OTHER NOTES.

Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

The Details of the Proposed Catchpit

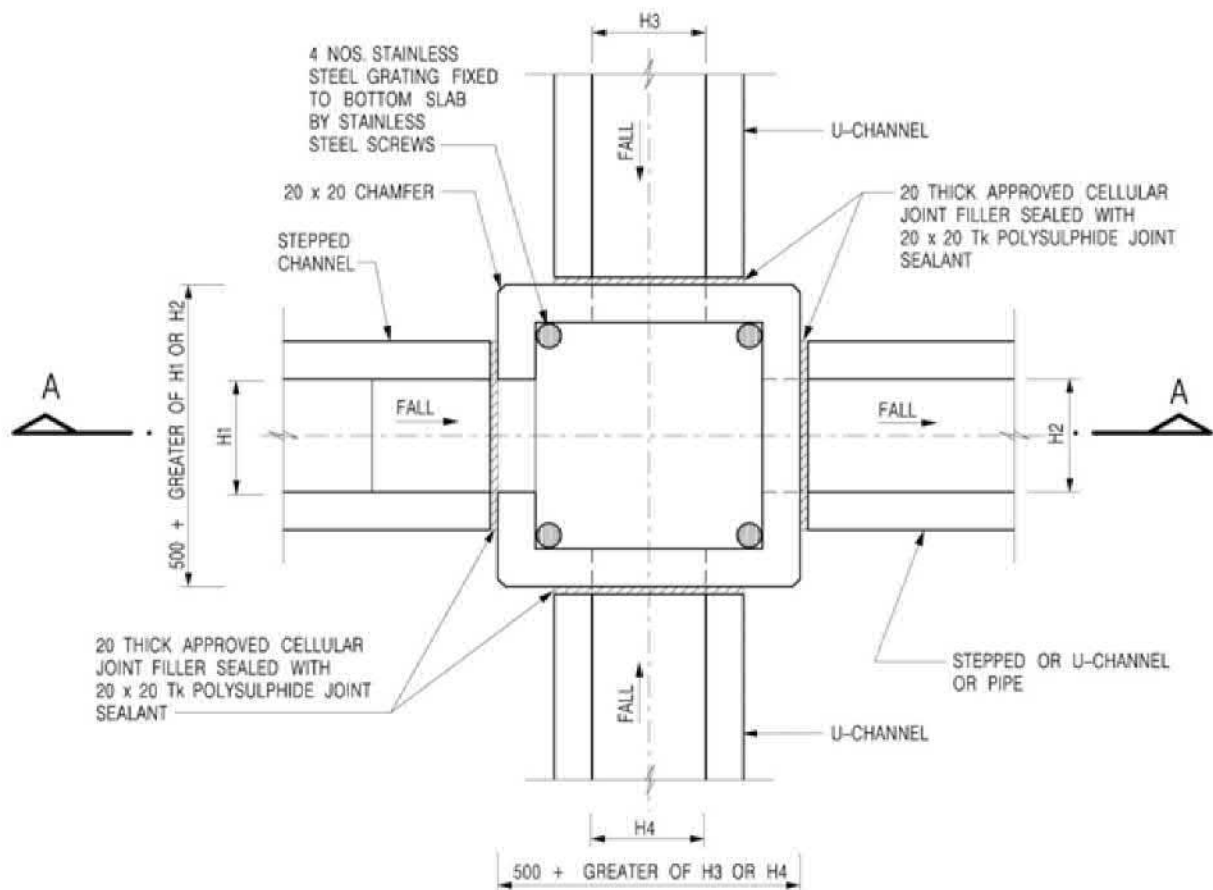
Remarks 備註:

Drawing No. 圖號:

Figure 6

Scale 比例:

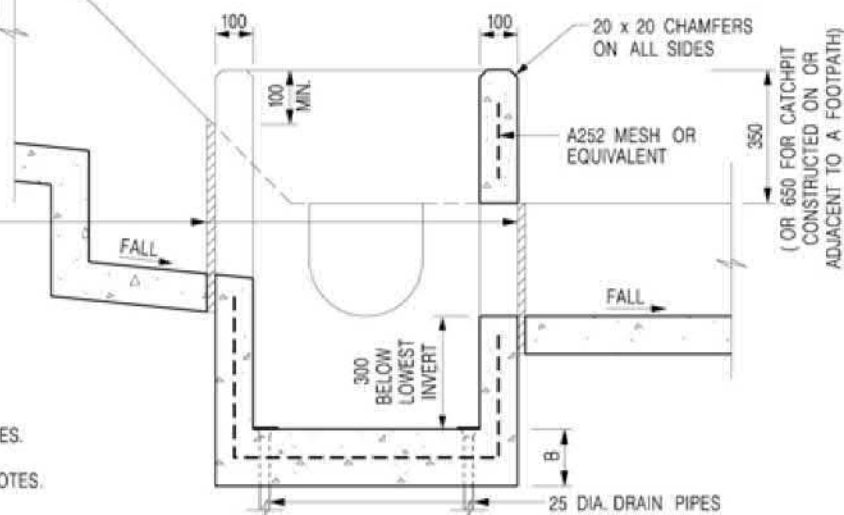
Not to scale



PLAN

NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

Project 項目名稱:

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖名:

The Details of Catchpit with Desilting Function

Drawing No. 圖號:

Figure 7

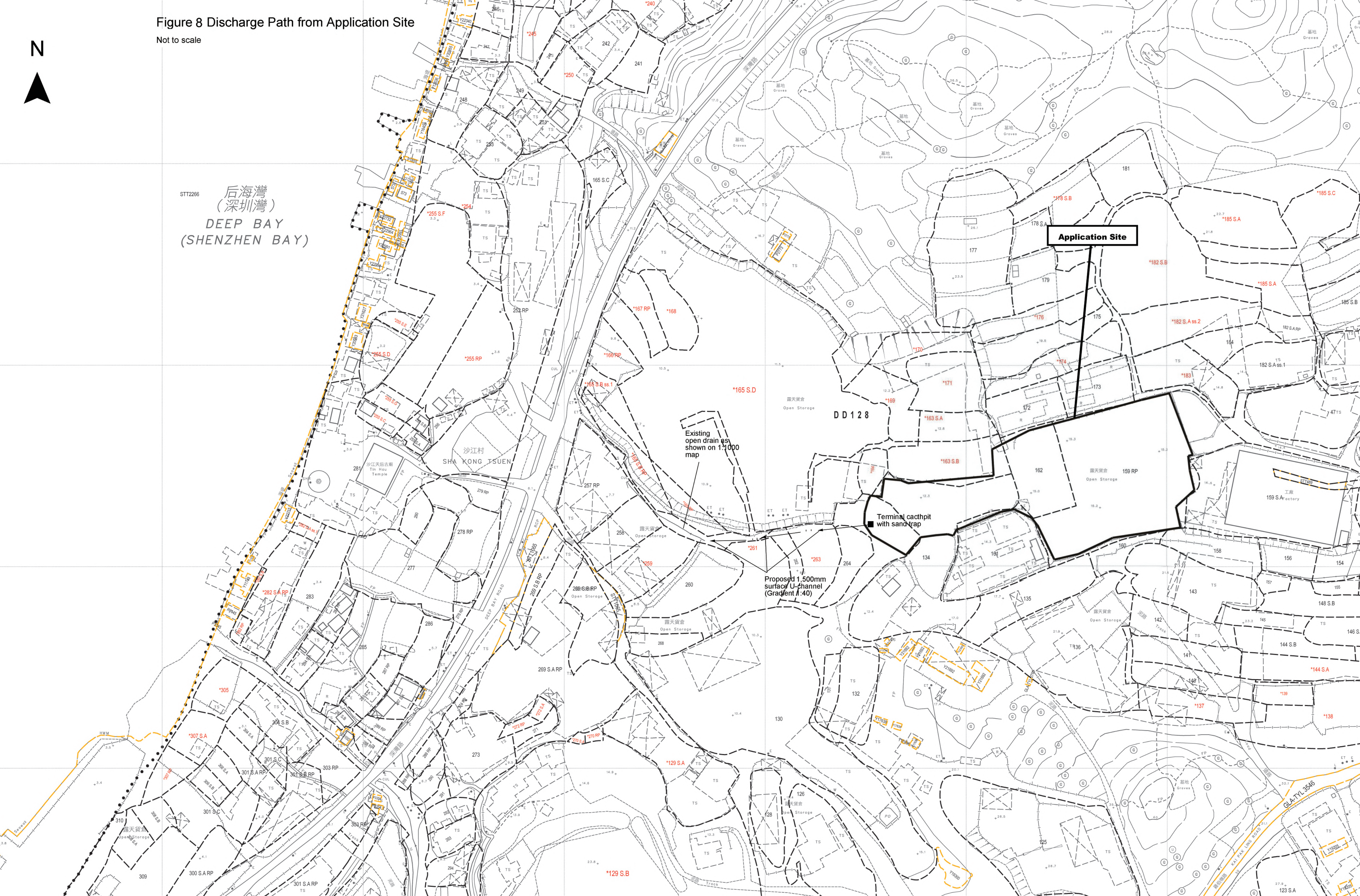
Remarks 備註:

Scale 比例:

Not to scale

Figure 8 Discharge Path from Application Site

Not to scale



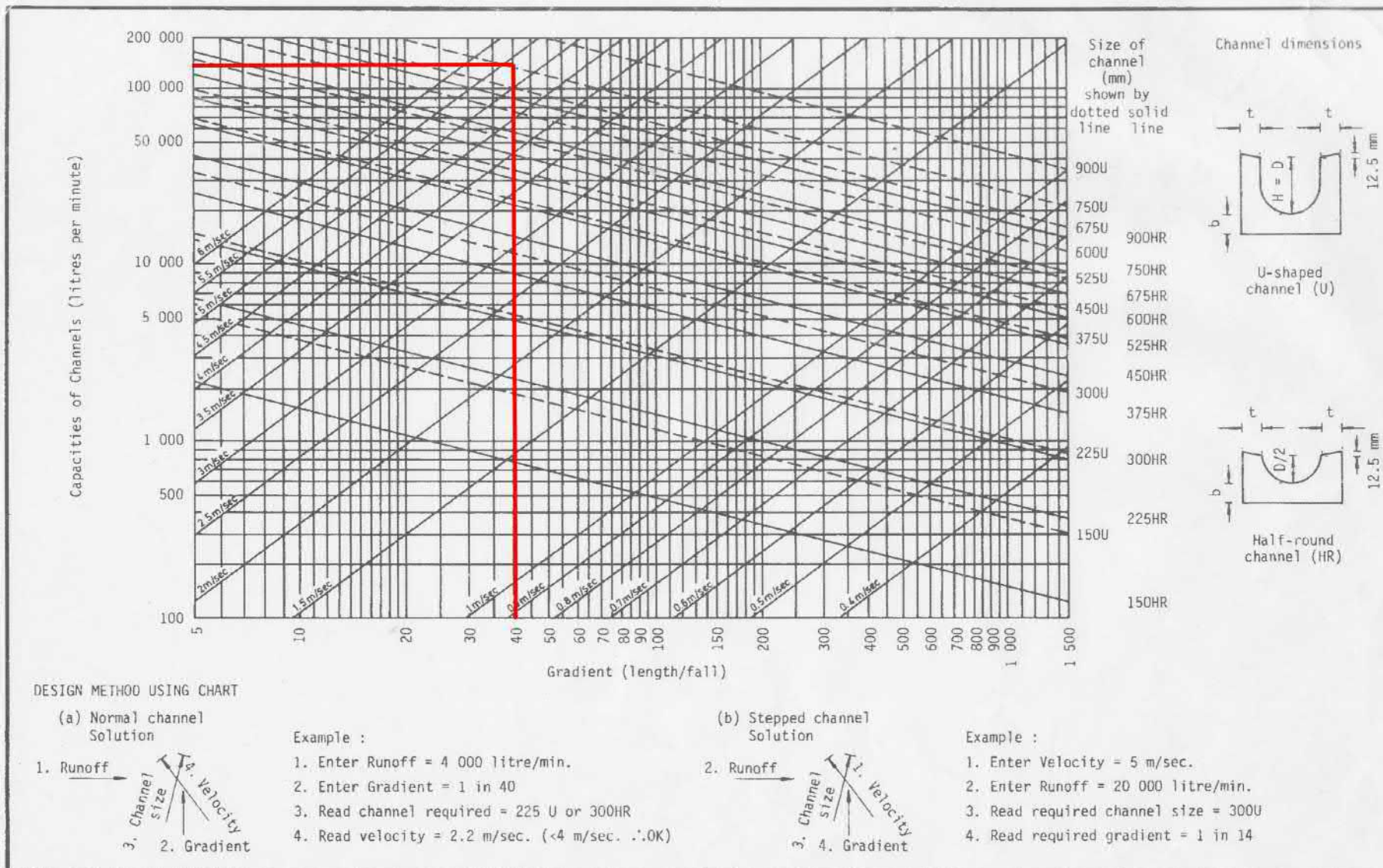
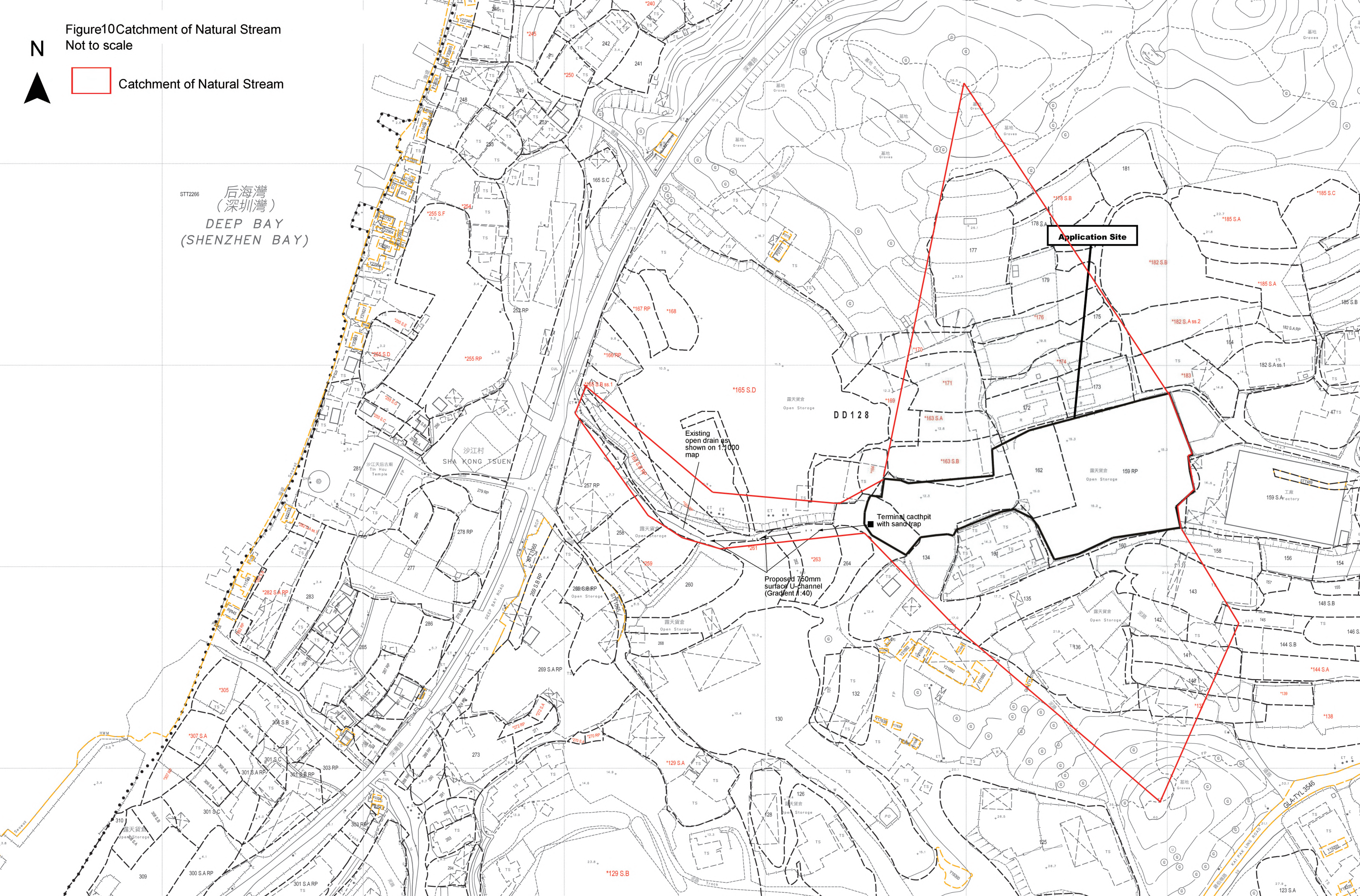


Figure 9 - Chart for the Rapid Design of Channels



Figure10Catchment of Natural Stream
Not to scale

Catchment of Natural Stream





Project 項目名稱:

Proposed Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Drawing Title 圖目:

Site photo Showing the Stream for Dissipation

Drawing No. 圖號:

Figure 11

Remarks 備註:

Scale 比例:

Not to scale

Total: 3 pages

Date: 5 February 2024

TPB Ref.: A/YL-HTF/1167

By Email

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

Dear Sir,

Temporary Open Storage of Metal for a Period of 3 Years at Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D. 128 and adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

We are glad to submit the updated para. 1.3.5 in Annex 1 and justifications in S.16-III application form for your further processing of the captioned planning application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Jessie KWOK) – By Email

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 750mm concrete surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 4**).
- 1.3.2 The collected stormwater will then be discharged directly to the natural drain to the west of the application site.
- 1.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense. Also, sand trap and surface U-channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 1.3.5 Prior to the commencement of the drainage works, the applicant will seek consent from District Lands Office/Yuen Long and relevant land owners for the provision of drainage facilities outside the application site.
- 1.3.6 The proposed development would not affect the existing ditches, drains and obstruct the flow of the flow of surface runoff.
- 1.3.7 The provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, is inevitably for the provision of surface channel. The accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings. Hence, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) No leveling work will be carried at the site periphery. The level of the site periphery will be maintained during and after the works. The works at the site periphery would not either alter the flow of surface runoff from adjacent areas.
 - (d) 100mm opening has been provided at the toe of site hoarding to allow unobstructed flow of surface runoff.

7. Justifications 理由

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

1. The application site has been occupied for the storage of metal for more than 2 decades.
2. Similar open storage of metal yards were found in the close proximity to the application site.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because it is situated within Category 2 Areas of which planning permission would normally be sympathetically considered if there is no objections from Government departments or public objections.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities. It is in close proximity to a planning permission No. A/YL-HTF/1138.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. The applicant has completed the surface U-channel at the application site for the last planning permission No. A/YL-HTF/1111. The drainage facilities at the application site is now ready for inspection.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use would be closed during sensitive hours.
12. Insignificant drainage impact because drainage facilities are provided to support the application.
13. No workshop activity is proposed at the application site.
14. The fencing works at the application site has been completed.

Relevant extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, 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; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Application covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1111	Temporary Open Storage of Metal for a Period of 3 Years	12.3.2021 (Revoked on 12.8.2023)

**Similar s.16 Applications within the same “Residential (Group D)” Zone
on the Ha Tsuen Fringe OZP**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	28.5.2021
2	A/YL-HTF/1115	Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	28.5.2021 (Revoked on 28.11.2021)
3	A/YL-HTF/1118	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	25.6.2021 (Revoked on 25.11.2023)
4	A/YL-HTF/1119	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	9.7.2021
5	A/YL-HTF/1122	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.2.2023)
6	A/YL-HTF/1124	Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	24.9.2021 (Revoked on 5.11.2021)
7	A/YL-HTF/1157	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	11.9.2023
8	A/YL-HTF/1164	Proposed Temporary Logistics Centre and Open Storage of Metal Waste with Ancillary Office for a Period of 3 Years	22.12.2023

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

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

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

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

No objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no adverse comment on the application; and
- there was no substantiated environmental complaint pertaining to the Site in the past three years.

4. Drainage

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

- no objection in principle to the application from a drainage point of view;
- no comment on the submitted drainage proposal; and
- should the Town Planning Board consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant 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 being provided to his satisfaction; and

- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS.

6. Project Interface

Comments of the Project Manager (West), CEDD (PM(W), CEDD):

No objection to the application for a period of three years up to 2027.

7. 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.

8. Other Departments' Comments

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD); and
- Director of Agriculture, Fisheries and Conservation (DAFC).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) 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 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government, and Government Land (GL);
 - (ii) no permission is given for the occupation of GL (about 477m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is not allowed; and
 - (iii) the lot owner(s) will need to apply to LandsD to permit the structures to be erected or regularise any irregularities on the Site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. The application(s) for Short Term Waiver/Short Term Tenancy will be considered by the Government in its capacity of the landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access connecting the Site with Fung Kong Tsuen Road as proposed by the applicant is not and will not be maintained by HyD. HyD should not be responsible for maintaining the vehicular access; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and

emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) 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 (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (iv) for UBW erected on leased land, enforcement action may be taken by 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;
- (v) 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
- (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (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 FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to his Department for approval. However, the applicant is reminded that if the proposed structures are required to comply with the BO, detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (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 minimise any potential environmental nuisances.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

A/YL-HTF/1167

1

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



A/YL-HTF/1111 DD 128 Ha Tsuen
01/03/2024 03:02

From:

To: "tpbpd" <tpbpd@pland.gov.hk>, "ringowcmok" <ringowcmok@dsd.gov.hk>

Sent by: tpbpd@pland.gov.hk

File Ref:

A/YL-HTF/1167

Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part)
in D.D.128 and adjoining Government Land, Ha Tsuen

Site area: About 7,600sq.m Includes Government Land of about 477sq.m

Zoning: "Res (Group D)"

Applied use: Open Storage of Metal / 1 Vehicle Parking

Dear TPB Members,

1111 was revoked last June for failure to comply with Drainage and Boundary conditions but operations continued and applicant is back AND WILL NO DOUBT BE APPROVED UNDER THE EXPRESS ROUTE THAT ELIMINATES THE NEED FOR MEMBERS TO EXAMINE APPLICATIONS IN DETAIL.

The site includes almost 500sq.m of public land should be properly administered.
Metal storage = toxic runoff.

HAS THE BOARD TAKEN THE INITIATIVE TO SUMMON DSD TO EXPLAIN WHY PRACTICALLY EVERY APPLICATION THAT IS REVOKED IS DUE TO FAILURE TO FULFILL DRAINAGE CONDITIONS?

Drainage is the responsibility of DSD that is currently engaged in a programme to take over large chunks of public parks in most districts for water storage to combat flooding, it says.

These facilities diminish both the size and quality of the already inadequate provision of Open Space and deprive particularly the elderly and young children of recreational facilities for many years.

But in many cases flooding is due to failure of operators to instal adequate drainage on their premises to cope with the volume and content of their discharges.

Clearly there would be no need for these storage tanks if this dept was to do its job

1

and ensure that each and every facility is properly equipped.

TPB members have been advised by the courts via a number of JRs that it is their duty TO LOOK INTO MATTERS.

The community looks forward to a probe into this issue.

Mary Mulvihill

From:

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

Date: Monday, 15 February 2021 3:41 AM HKT

Subject: A/YL-HTF/1111 DD 128 Ha Tsuen

A/YL-HTF/1111

Lots 134 (Part), 159 RP (Part), 161 (Part), 162 (Part), 163 S.B (Part) and 173 (Part) in D.D.128 and adjoining Government Land, Ha Tsuen

Site area : About 7,600sq.m Includes Government Land of about 477sq.m

Zoning : "Res (Group D)"

Applied use : Open Storage of Metal / 1 Vehicle Parking

Dear TPB Members,

No doubt PlanD will trot out the usual line even though the operation has been carried out for many years without the requisite approval.

Whilst the applied use was not in line with the planning intentions, the implementation programme for that part of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the site

The CE promised that development of the new town would be expedited but if applications like this continue to be approved then the community cannot be condemned for having lost all faith in the government and its constant pledges to provide homes for the grass roots.

Mary Mulvihill