

2024年 9月 9日

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

This document is received on 2024 -09- 09  
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](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](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



2402072 22.8.2024 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	20-09-09 A/YL-HTF/1179
	Date Received 收到日期	2024-09-09

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

### 1. Name of Applicant 申請人姓名/名稱

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

First Champion Limited 豐上有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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)	Lot 385 RP (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 ..... 3,514 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 18 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 147 ..... 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	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (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"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
24/07/2024 - 07/08/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 20/08/2024 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>				
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)				
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....			
<b>(c) Development Schedule 發展細節表</b>				
Proposed uncovered land area 擬議露天土地面積	3,496 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	18 .....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	N/A .....sq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	18 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	18 .....sq.m <input checked="" type="checkbox"/> About 約			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM AND STORAGE OF TOOLS AND PARTS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>18 m<sup>2</sup> (ABOUT)</b>	<b>18 m<sup>2</sup> (ABOUT)</b>	
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		1		
Motorcycle Parking Spaces 電單車車位		N/A		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A		
Others (Please Specify) 其他 (請列明)				
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位		N/A		
Coach Spaces 旅遊巴車位		N/A		
Light Goods Vehicle Spaces 輕型貨車車位		N/A		
Medium Goods Vehicle Spaces 中型貨車車位		N/A		
Heavy Goods Vehicle Spaces 重型貨車車位		N/A		
Others (Please Specify) 其他 (請列明)		Container Vehicle Space		1

Proposed operating hours 擬議營運時間 Monday to Saturday from 08:00 to 19:00. No operation on Sunday 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           No 否	<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)) Accessible from Kai Pak Ling Road via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... <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           No 否	<input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 3,514 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2... m 米 <input checked="" 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 <input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



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

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas****位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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

## 7. Justifications 理由

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

Please refer to the supplementary 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

Matthew NG

Planning and Development Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師  
Others 其他

MRTPI, MPIO, CMILT

on behalf of  
代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司



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

Date 日期

20/08/2024 (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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div>             3,514 sq. m 平方米 <input checked="" type="checkbox"/> About 約              (includes Government land of 包括政府土地 147 sq. m 平方米 <input checked="" type="checkbox"/> About 約)           </div> </div>
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No.: S/YL-HTF/12
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 <u>          </u> </div> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 <u>          </u> <input type="checkbox"/> Month(s) 月 <u>          </u> </div>
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	18 <input checked="" type="checkbox"/> About 約 <input 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 blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3 (about)	<input type="checkbox"/> m 米 (Not more than 不多於)
		1	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	0.5 % <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 N/A N/A N/A N/A
	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) <u>Container Vehicle Space</u> _____		N/A N/A N/A N/A N/A 1

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
<b>Plans and Drawings 圖則及繪圖</b>		
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"/>
Plans showing the location, zoning & land status of the Site; Plans showing the location of the original premises; TPB PG-No.13G; Aerial photos of the Site; Plan showing area of filling of land; and Swept path analysis.		
<b>Reports 報告書</b>		
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"/>
<hr/> <hr/>		
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。



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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES  
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,  
  
LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND  
HA TSUEN, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**First Champion Limited**

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories* (the Site) for **‘Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land’** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12. The Site occupies an area of 3,514 m<sup>2</sup> (about), including 147 m<sup>2</sup> (about) of GL. One single-storey structure is proposed at the Site for site office, washroom and storage of tools and parts uses with total GFA of 18 m<sup>2</sup> (about). The remaining area is reserved for open storage of construction materials and machinery, vehicle parking and loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Kai Pak Ling Road via a local access. The operation hours of the proposed development are Monday to Saturday from 08:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's original premises is affected by land resumption for the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA);
  - the applicant has previously spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant's original premises;
  - no significant adverse impact is anticipated from the proposed development; and
  - the proposed development is only on a temporary basis, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

<b>Application Site Area</b>	3,514 m <sup>2</sup> (about), including 147 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	18 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,496 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.005 (about)
<b>Site Coverage</b>	0.5% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	18 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1



行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第131章)第16條，向城市規劃委員會提交有關新界元朗廈村丈量約份第128約地段第385號餘段(部分)及毗連政府土地的規劃申請，於上述地點作「擬議臨時露天存放建築材料和建築機械及貯存器材和零件連附屬設施(為期3年)及相關填土工程」(擬議發展)。
- 申請地點所在的地區在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」地帶。申請地盤面積為3,514平方米(約)，當中包括147平方米(約)的政府土地。申請地點將設有1座單層構築物作場地辦公室、洗手間及貯存器材和零件用途。構築物的總樓面面積合共為18平方米(約)，申請地點的其餘地方將預留作露天存放建築材料和建築機械空間、車輛停泊和上／落貨位及流轉空間。
- 申請地點可從雞伯嶺路經一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到洪水橋／廈村新發展區收地影響；
  - 申請人先前已曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展不會對周邊地區帶來重大負面影響；及
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	3,514 平方米 (約)， 包括 147 平方米 (約) 的政府土地
上蓋總面積：	18 平方米 (約)
露天地方面積：	3,496 平方米 (約)
地積比率：	0.005 (約)
上蓋覆蓋率：	0.5% (約)
樓宇數目：	1 座
總樓面面積	18 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	18 平方米 (約)
構築物高度：	3 米 (約)
構築物層數：	1 層

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **First Champion Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development). The Site currently falls within an area zoned as "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 9**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

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<sup>1</sup> **First Champion Limited** 豐上有限公司 (the applicant) is authorized by **Sum Kee Metal Company Limited** 森記五金有限公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in HSK.

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## 2. JUSTIFICATIONS

*To facilitate the relocation of the applicant's business premises affected by HSK/HT NDA*

- 2.1 The current application is intended to facilitate the relocation of the affected premises due to land resumption and to pave way for the development of HSK/HT NDA. According to the implementation programme, the affected premises falls within the land resumption limit for the development of HSK/HT NDA.
- 2.2 In 2022 and 2024, two planning applications (Nos. A/YL-HTF/1133 and 1166) were approved by the Board with policy support respectively in order to facilitate the relocation of the affected premises of 5 existing operators in Hung Shui Kiu. Compared with application No. A/YL-HTF/1133, there was a reduction of 5,986 m<sup>2</sup> in the site area of application No. A/YL-HTF/1166 due to various land administrative issues, of which 5,478 m<sup>2</sup> were part of the area originally designated for the relocation of the affected business of Tenant A (i.e. Sum Kee Metal Company Limited) (**Plan 4**). The current application with site area of 3,514 m<sup>2</sup> (about) would compensate for the reduced site area for the relocated operation of Tenant A. Details of the original premises are shown at **Table 1** below.

**Table 1:** Differences between the Original Premises and the Site

Location		Site Area
<b>Original Premises in HSK</b>		
(a)	Various Lots in D.D. 124	27,176 m <sup>2</sup>
<b>Area Designated for Tenant A at the Relocation Sites</b>		
(b)	Under application No. A/YL-HTF/1133	25,745 m <sup>2</sup>
(c)	Under application No. A/YL-HTF/1166	20,267 m <sup>2</sup>
(d)	<i>Difference - (b) - (c)</i>	5,478 m <sup>2</sup>
<b>The Application Site</b>		
(e)	Lot 385 RP (Part) in D.D. 128 and Adjoining GL	<b>3,514 m<sup>2</sup></b>
(f)	<i>Difference (d) – (e)</i>	-1,964 m <sup>2</sup>

- 2.3 Whilst the applicant has spent effort to relocate the affected portion of the tenant's premises to a number of alternative sites in the New Territories, the current Site is identified suitable as it is relatively flat, easily accessible and in close proximity to the tenant's relocated business at the adjoining open storage site approved by the Board under planning application Nos. A/YL-HTF/1133 and 1166.

*Applied use is the same as the applicant's original premises*

- 2.4 The proposed development involves the operation of an open storage of construction materials and machinery and storage of tools and parts with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected

business. The current site area is relatively smaller (i.e. -1964 m<sup>2</sup>, -36%) than the site area being excluded in planning application No. A/YL-HTF/1166, which was originally designated for the relocation of the affected business of Tenant A.

- 2.5 The Site is mostly uncovered (i.e. 3,496 m<sup>2</sup>, 99.5%) and designated for open storage use, vehicle parking and L/UL spaces and circulation area, in order to support the daily operation of the Site.

*Approval of the application would not frustrate the long-term planning intention of the "AGR" zone*

- 2.6 Although the Site falls within area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, the Site is currently vacant without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.8 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused/vacant land and some open storage yards. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.



### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located at approximately 70 m north of Deep Bay Road; 4.9 km west of Tin Shui Wai MTR Station; 7.9 km south of Shenzhen Bay Border Control Point; and 250 m northeast of the application site of planning application Nos. A/YL-HTF/1133 & 1166.

#### *Accessibility*

- 3.2 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is currently vacant, generally flat and partly covered with vegetation (**Plans 1, 3 and 6**).

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by unused/vacant land, public roads, open storage yards and temporary structures for warehouse use (**Plans 1, 3 and 6**).
- 3.5 To its immediate north is an open storage yard. To its further north is Deep Bay Road, across which are unused/vacant land and a pond.
- 3.6 To its immediate east is Kong Sham Western Highway, across which are sites occupied by brownfield uses e.g. warehouse, workshop, open storage yard etc., and the site of an approved planning application (No. A/YL-HTF/1128) for animal boarding establishment.
- 3.7 To its immediate south is vegetated land. To its further south is a knoll covered with vegetation.
- 3.8 To its west are the sites of approved planning applications (Nos. A/YL-HTF/1133 and 1166) for open storage and storage uses.

#### 4. PLANNING CONTEXT

##### *Zoning of the Site*

- 4.1 The Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "AGR" zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "AGR" zone is *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.*

##### *Filling of Land Restriction*

- 4.3 According to the Remarks of the "AGR" zone, any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen OZP No. S/YL-HT/6 without the permission from the Board under S.16 of the Ordinance.

##### *Previous Application*

- 4.4 The Site is not subject of any previous S.16 planning application for 'open storage' use.

##### *Similar Applications*

- 4.5 There are 4 similar planning applications (Nos. A/YL-HTF/1133, 1150, 1155 & 1166) for 'open storage' use within the same "AGR" zone on the OZP approved by the Board between 2022 and 2024.

##### *Town Planning Board Guidelines (TPB PG-No.) 13G*

- 4.6 The Site falls within **Category 3 area**, which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a

*different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous 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. 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, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.*

- 4.7 The Site falls within Category 3 area of the *TPB PG-No. 13G (Plan 5)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the affected premises will be resumed by the Government to facilitate the development of HSK/HT NDA. Approval of the current application is in line with *TPB PG-No. 13G* and would not set an undesirable precedent within the Category 3 area. It should be considered on individual merits given the special background of the applicant.

#### *Land Status of the Site*

- 4.8 The Site consists of a private lot, i.e. *Lot 385 RP (Part) in D.D. 128*, with private land area of 3,514 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease. Apart from the private lot, the Site also consists of 147 m<sup>2</sup> (about) of GL (**Plan 3**).
- 4.9 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department to make way for the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.



## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 3,514 m<sup>2</sup> (about), including 147 m<sup>2</sup> of GL. Details of development parameters are shown at **Table 2** below.

**Table 2:** Development Parameters of the Proposed Development

<b>Application Site Area</b>	3,514 m <sup>2</sup> (about), including 147 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	18 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,496 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.005 (about)
<b>Site Coverage</b>	0.5% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	18 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	18 m <sup>2</sup> (about)
<b>Building Height</b>	3 m (about)
<b>No. of Storey</b>	1

- 5.2 A single-storey structure is proposed at the Site for site office, washroom and storage of tools and parts uses with total GFA of 18 m<sup>2</sup> (about), the remaining open area is reserved for open storage of construction materials and machinery, vehicle parking space and circulation area (**Plan 7**). Details of the structure are shown at **Table 3** below.

**Table 3:** Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Site Office, Washroom and Storage of Tools and Parts	18 m <sup>2</sup>	18 m <sup>2</sup>	3 m (1-storey)
<b>Total</b>		<b>18 m<sup>2</sup> (about)</b>	<b>18 m<sup>2</sup> (about)</b>	-

### Hard-paving at the Site

- 5.3 The Site is proposed to be entirely hard-paved with concrete of not more than 0.2 m in depth for open storage of construction materials and machinery, site formation of structure, vehicle parking space and circulation area (**Plan 8**). As the Site is

currently of soiled ground, concrete site formation is required to provide a relatively flat and solid surface for the applied use. Hence, hard-paving of the Site is considered required and has been kept minimal to meet the operation need of the proposed development.

#### Operation Mode

- 5.4 The Site is designated for open storage of construction materials (i.e. bricks, tiles, panel, beams, rod etc.) and machinery (i.e. elevated platform, excavator, digger, crane, forklift, generator etc.) and storage of tools and parts (i.e. drill, screwdriver, hammer, measuring tap, hacksaw, safety gloves etc.), which are the same as the applicant's original premises. The area designated for open storage is 2,409 m<sup>2</sup> (about). Operation hours are Monday to Saturday from 08:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 2 staff. The site office is intended to provide indoor workspace for staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

#### Minimal Traffic Impact

- 5.6 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is provided at the eastern part of the Site (**Plan 7**). A total of 2 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL space provision are shown at **Table 4** below:

**Table 4 – Parking and L/UL Space Provision**

Type of Space	No. of Space
Parking Space for Private Car - 2.5 m (W) x 5 m (L)	1
Type of Space	No. of Space
L/UL Space for Container Vehicle - 3.5 m (W) x 16 m (L)	1

- 5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 9**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Delivery of construction materials and machinery will be conducted during non-peak hours. The breakdown of estimated trip generation and attraction of the proposed development are provided at **Table 5** below.

**Table 5: Trip Generation and Attraction of the Proposed Development**

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	1	0	0	0	1
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	1	0	0	1
Traffic trip per hour (average)	0	0	1	1	2

- 5.8 As the numbers of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

#### *Minimal Environmental Impact*

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will strictly follow the Professional Persons Environment Consultative Committee Practice Notes (ProPECCPN 1/23) for sewage treatment at the Site. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

#### *Minimal Landscape Impact*

- 5.11 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.



*Minimal Drainage Impact*

- 5.12 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

*Fire Safety Aspect*

- 5.13 The applicant will submit a fire service installations (FSIs) proposal to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by the Fire Services Department.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of affected business premises due to land resumption and to pave way for the development of HSK/HT NDA. Planning approvals with policy support have been previously granted to relocate several tenants' business premises from Hung Shui Kiu to the application sites of the approved S.16 planning applications (No. A/YL-HTF/1133 and 1166) (**Plan 4**). However, a portion of the open storage site originally designated to tenant A was excluded due to land administrative issues, resulting in the reduction of usable site area.
- 6.2 The current application would compensate for the reduced site area for the tenant's relocated operation, which were excluded from the application site of the application No. A/YL-HTF/1166 (**Plan 4**). Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of the development of HSK/HT NDA.
- 6.3 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "AGR" zone and better utilize deserted land in the New Territories. The Site is also surrounded by unused/vacant land, open storage yards and temporary structures for storage use, and is closely connected to nearby road network; the proposed development is considered not incompatible with the surrounding areas.
- 6.4 Despite to the fact that the Site falls within Category 3 area of the *TPB PG-No. 13G*, given that the application's special background to facilitate the development of HSK/HT NDA, approval of the application would not set an undesirable precedent within the "AGR" zone and Category 3 area, and should be considered on its own merits.
- 6.5 The proposed development will not create significant nuisance to surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

**R-riches Property Consultants Limited**

**August 2024**



## **LIST OF PLANS**

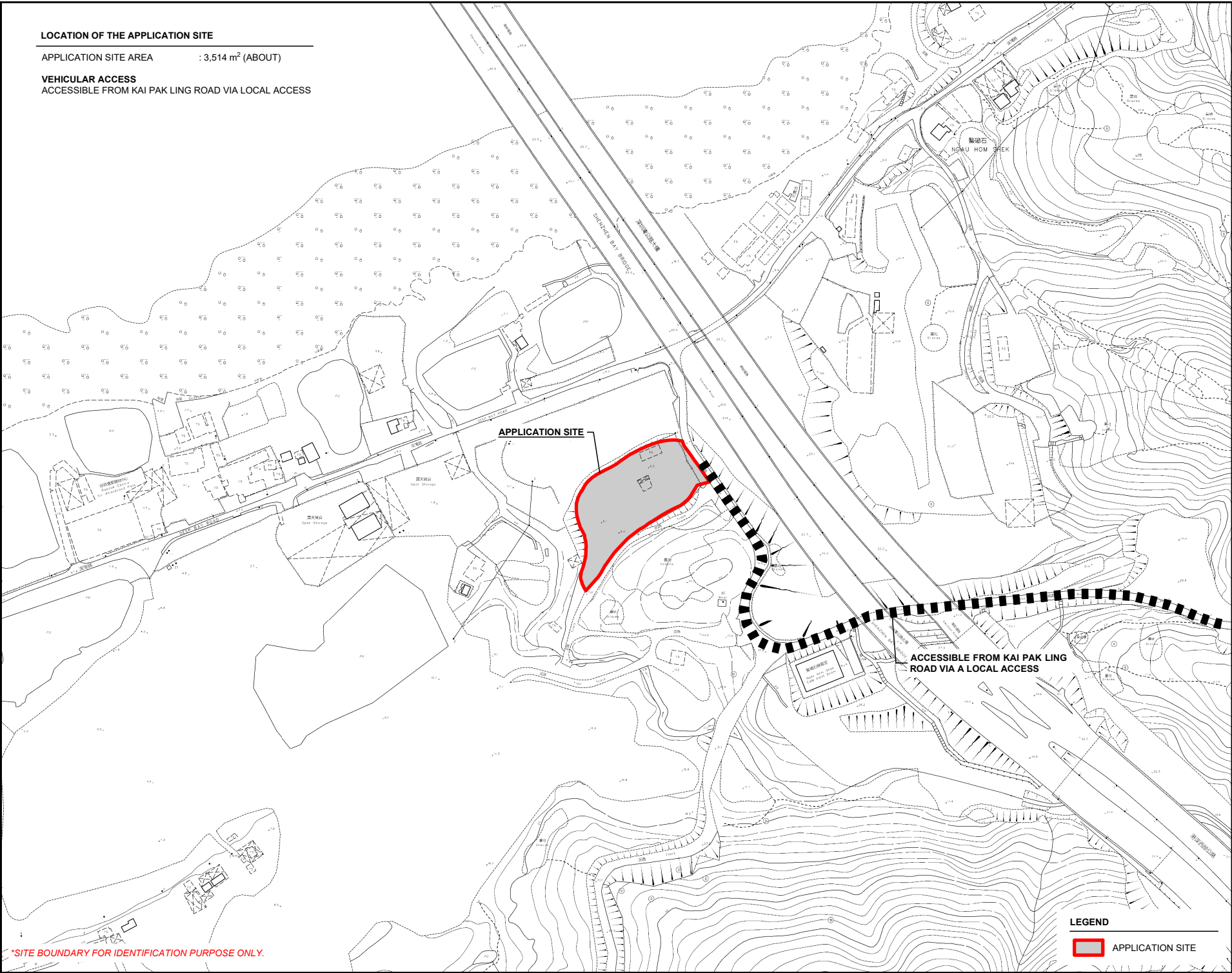
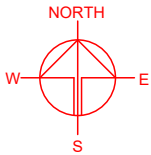
<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Site
<b>Plan 3</b>	Plan showing the Land Status of the Site
<b>Plan 4</b>	Original Premises – Location
<b>Plan 5</b>	Plan showing the Locations of Category Areas of <i>TPB PG No. 13G</i>
<b>Plan 6</b>	Aerial Photo of the Site
<b>Plan 7</b>	Layout Plan
<b>Plan 8</b>	Plan showing Area of Filling of Land
<b>Plan 9</b>	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAI PAK LING ROAD VIA LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM KAI PAK LING ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

REVISED BY

APPROVED BY

DATE

19.6.2024

DATE

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

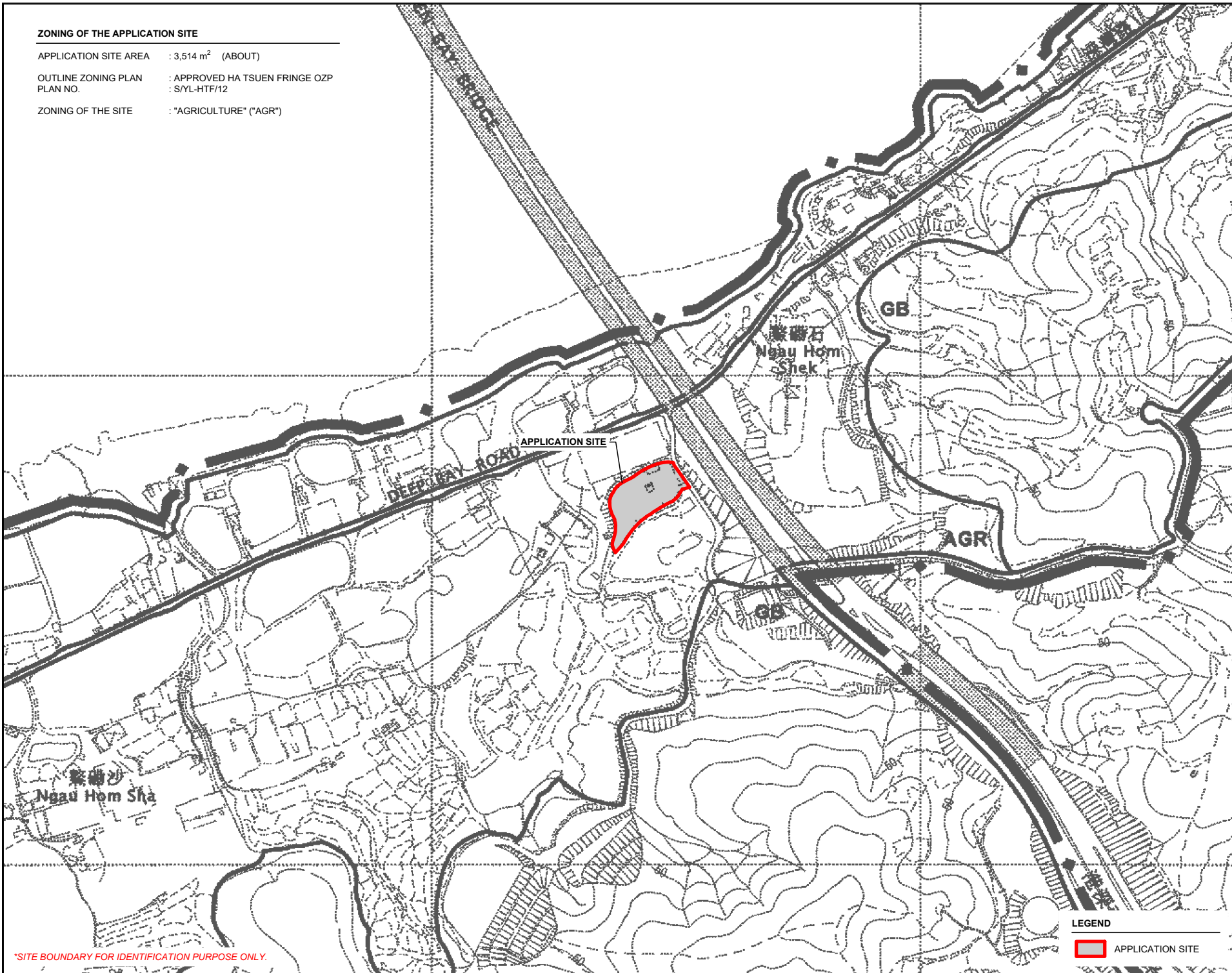
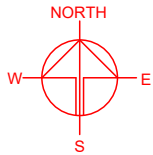
PLAN 1

VER.

001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP  
PLAN NO. : S/YL-HTF/12  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND  
APPLICATION SITE

PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND  
PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION  
LOT 385 RP (PART) IN D.D. 128  
AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE 1 : 5000 @ A4	
DRAWN BY MN	DATE 19.6.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 3,367 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 147 m<sup>2</sup> (ABOUT)

380 RP

\*378 RP

381 RP

\*384 RP

5.4 +

381 RP

ET

ET

DEEP BAY ROAD

834,900N

貨倉  
Storage

\*388 RP

APPLICATION SITE

GOVERNMENT LAND  
PORTION OF THE SITE

385 RP

DD 128

GOVERNMENT LAND  
PORTION OF THE SITE

Y05829

Y05829

387

389

\*390

834,800N

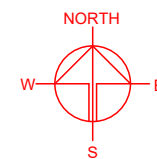
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397

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE  
 GOVERNMENT LAND  
 PORTION OF THE SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND  
PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128  
AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

19.6.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

S.16 PLANNING APPLICATION NO. A/YL-HTF/1133

VARIOUS LOTS IN D.D.128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

APPLICATION SITE : 83,668 m<sup>2</sup> (ABOUT)

APPLICATION SITE  
OF A/YL-HTF/1133

(INDICATIVE ONLY)

AREA DESIGNATED  
FOR RELOCATION  
OF TENANT A

LEGEND



APPLICATION SITE OF A/YL-HTF/1133

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

S.16 PLANNING APPLICATION NO. A/YL-HTF/1166

VARIOUS LOTS IN D.D.128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

APPLICATION SITE : 77,682 m<sup>2</sup> (ABOUT)

APPLICATION SITE  
OF A/YL-HTF/1166

(INDICATIVE ONLY)

AREA DESIGNATED  
FOR RELOCATION  
OF TENANT A

NON-DEVELOPABLE AREA  
(PORTION OF TENANT A)  
OF A/YL-HTF/1133

REDUCTION OF 5,478 m<sup>2</sup>  
(ABOUT)

LEGEND



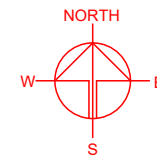
APPLICATION SITE OF A/YL-HTF/1166



NON-DEVELOPABLE AREA OF A/YL-HTF/1133  
(TENANT A)



NON-DEVELOPABLE AREA OF A/YL-HTF/1133



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND  
PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128  
AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

19.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION PLAN)

DWG NO.

PLAN 4

VER.

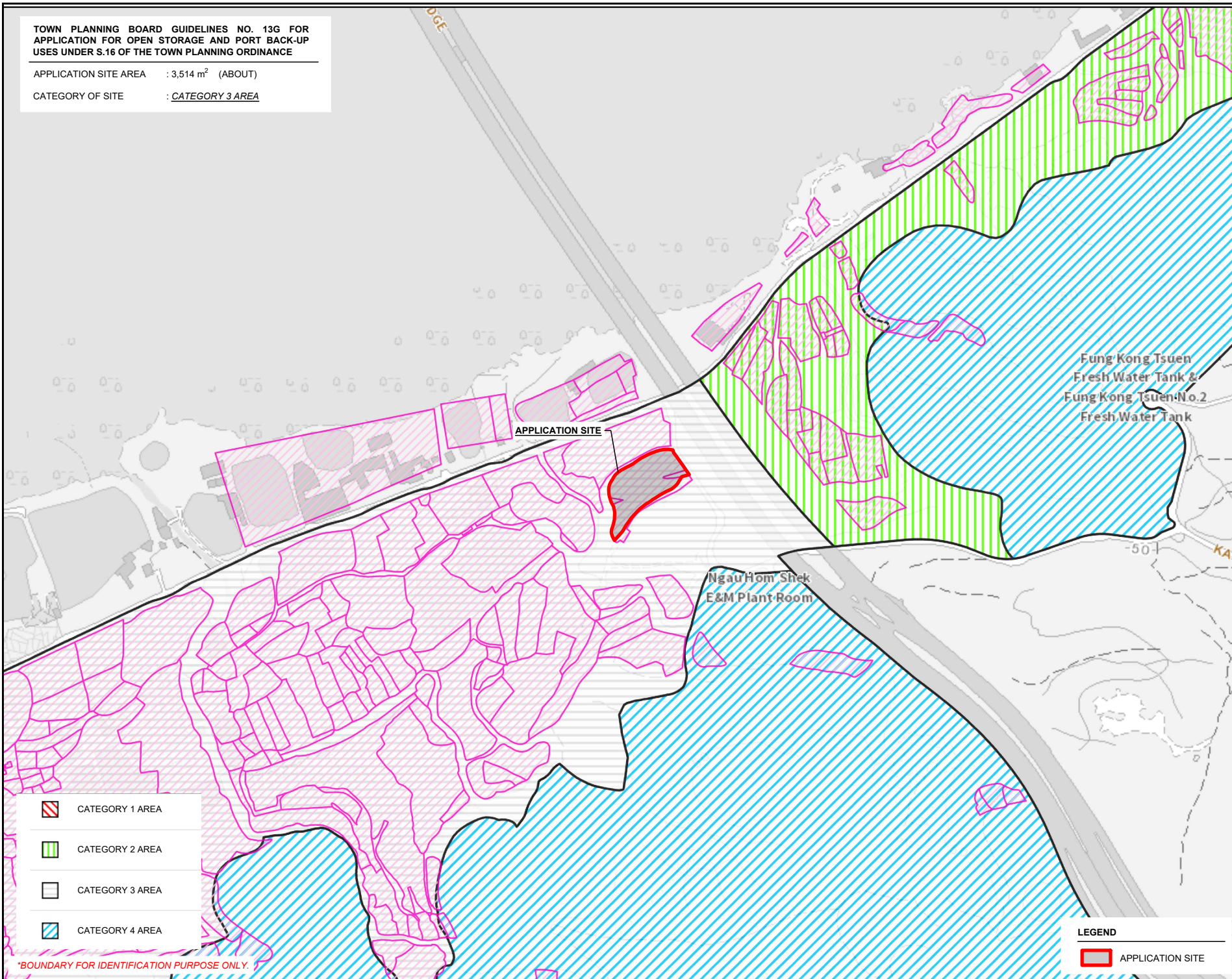
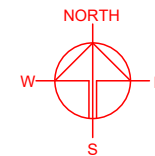
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TOWN PLANNING BOARD GUIDELINES NO. 13G FOR  
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP  
USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



APPLICATION SITE

Fung Kong Tsuen  
Fresh Water Tank &  
Fung Kong Tsuen No.2  
Fresh Water Tank

Ngau Hom Shek  
E&M Plant Room

CATEGORY 1 AREA

CATEGORY 2 AREA

CATEGORY 3 AREA

CATEGORY 4 AREA

LEGEND

APPLICATION SITE

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND  
PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128  
AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

19.6.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG NO.

PLAN 5

VER.

001

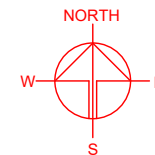


EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : GOOGLE MAP  
YEAR OF AERIAL PHOTO : 2024

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	19.6.2024

CHECKED BY	DATE
------------	------

APPROVED BY	DATE
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LEGEND

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE  
AERIAL PHOTO OF THE SITE

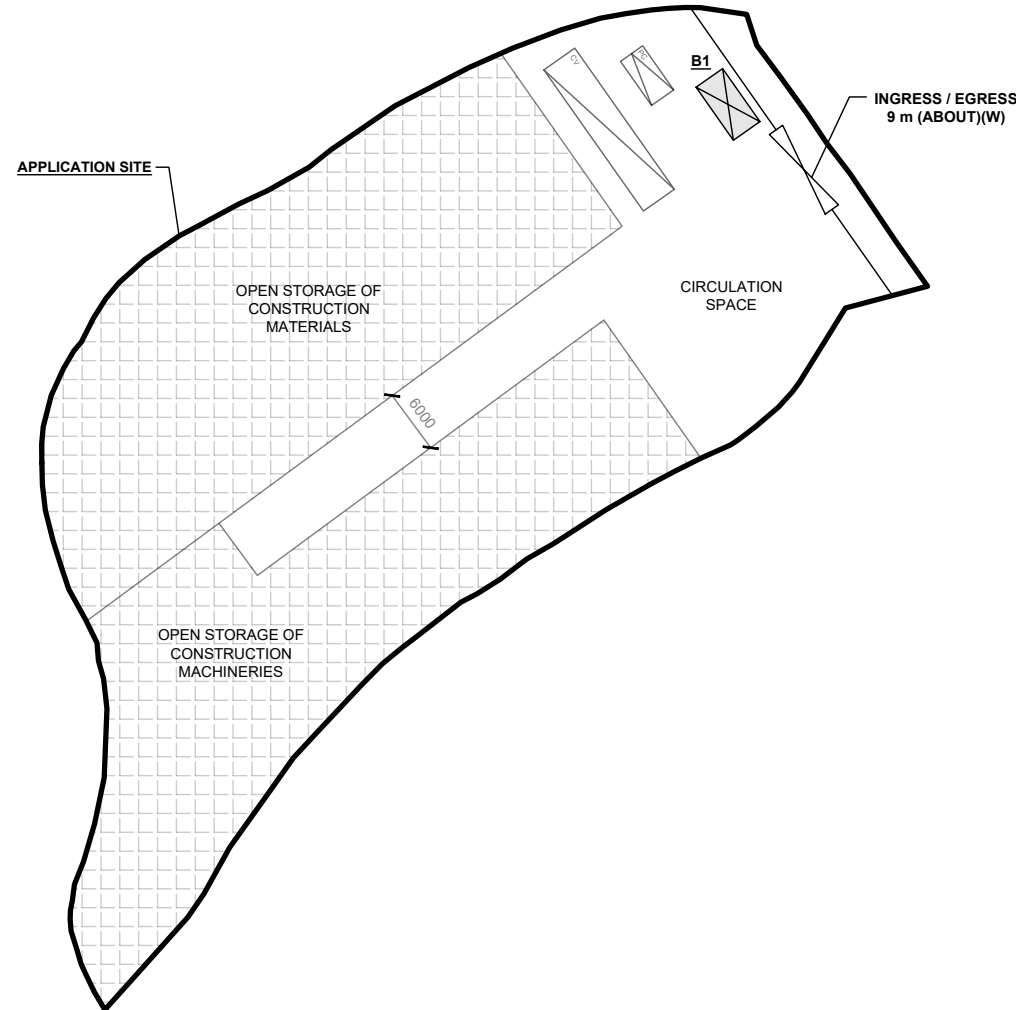
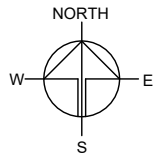
DWG NO.	VER.
PLAN 6	001



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,514 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 18 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,496 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 18 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM AND STORAGE OF TOOLS AND PARTS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	PARKING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

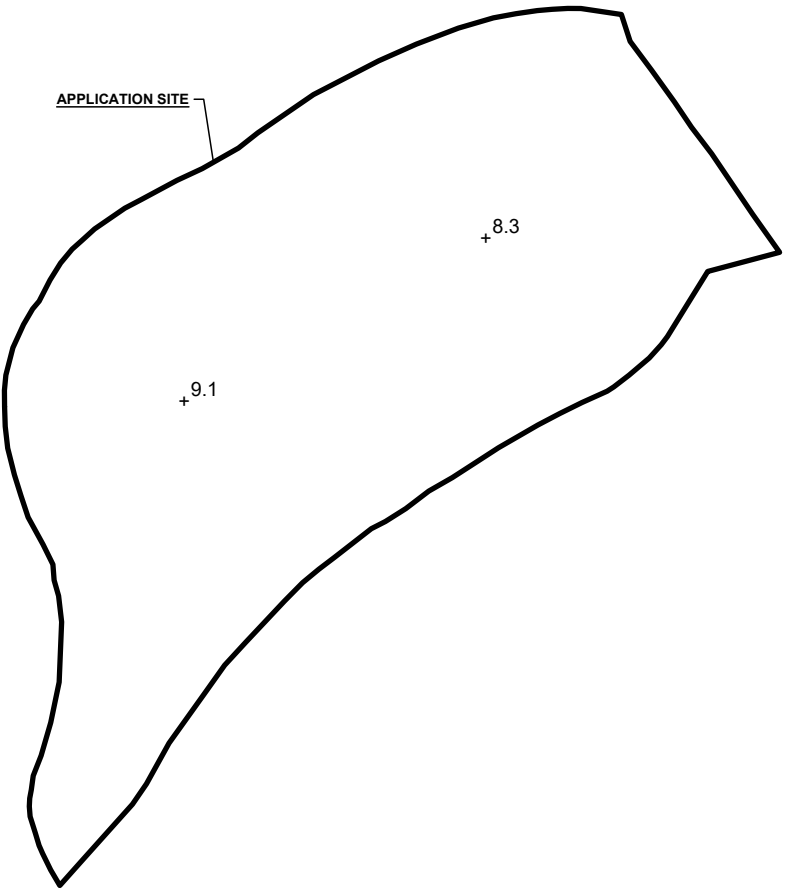
DRAWN BY	DATE
MN	19.6.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN



DWG NO. PLAN 7	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)  
EXISTING SITE LEVELS : +8.3 mPD - +9.1 mPD (ABOUT)



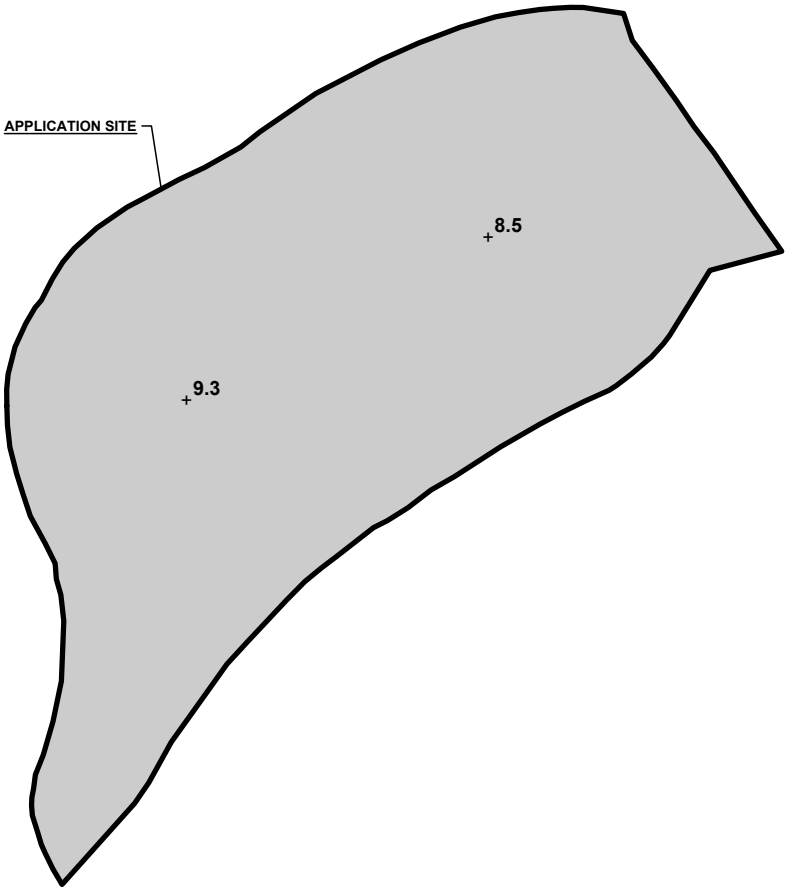
LEGEND

 APPLICATION SITE  
 +9.1 EXISTING SITE LEVEL




\*SITE LEVELS ARE FOR REFERENCE ONLY.  
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

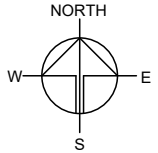
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 3,514 m<sup>2</sup> (ABOUT)  
MATERIAL OF FILLING : CONCRETE  
PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m  
PROPOSED SITE LEVELS : +8.5 mPD - +9.3 mPD (ABOUT)  
PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,  
OPEN STORAGE, PARKING SPACES  
AND CIRCULATION AREA



LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
 +9.3 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND  
PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128  
AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	19.6.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND

DWG NO. PLAN 8	VER. 001
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盈卓物業  
顧問有限公司

Our Ref. : DD128 Lot 385 RP  
Your Ref. : TPB/A/YL-HTF/1179

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

**By Email**

13 September 2024

Dear Sir,

**Supplementary Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery and  
Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and  
Associated Filling of Land in "Agriculture" Zone,  
Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land,  
Ha Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-HTF/1179)**

We write to submit clarifications (**Appendix I**), a Memorandum of Understanding (MOU) (**Appendix II**) and a location plan relating to original location of the affected premise (**Appendix III**) for the consideration of the Town Planning Board.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Danny NG**  
Assistant Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662



## Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and  
Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and  
Associated Filling of Land in "Agriculture" Zone,  
Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land,  
Ha Tsuen, Yuen Long, New Territories  
  
(Application No. A/YL-HTF/1179)**

- (i) The applicant provides the following clarifications for the application:
- The current application is intended to facilitate the relocation of the affected premises due to land resumption and to pave way for the development of Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA. **Sum Kee Metal Company Limited (Sum Kee, i.e. Tenant A in the planning statement refers)** is one of the affected business operators whom falls within the land resumption limit of HSK/HT NDA development; and thus, **Sum Kee** has authorised **First Champion Limited** for facilitating the relocation and the authorisation was recognised by a Memorandum of Understanding signed by both companies (**Appendix II**). Being the authorised representative, **First Champion Limited** thus then applied for the current application. Should the planning application be approved, **Sum Kee** will be relocated to the application site (the Site).
  - As Government intends to acquire relevant sites in relation to Second Phase development of HSK/HT NDA from mid-2024 progressively, **Sum Kee** is one of the affected business operators in the resumption area. The location of **Sum Kee** was originally at *Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 RP (Part), 1635 S.A RP, 1636 RP (Part), 1712 RP (Part), 3206 RP (Part), 3225 RP (Part), 3226 RP (Part), 3228 RP (Part), 3230 (Part), 3231 (Part), 3232, 3233 (Part), 3234 (Part), 3235 (Part), 3236 RP (Part), 3237 (Part), 3239 (Part), 3240 (Part), 3241 (Part), 3244 (Part), 3285 RP (Part), 3286 (Part), 3287 (Part), 3289 (Part), 3304 (Part), 3305 (Part), 3307 (Part), 3349 (Part), 3350 (Part), 3351 RP (Part) and 3352 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long (Plan attached at **Appendix III**)*. Comprehensive site searches have been done with applications submitted by the same applicant (Nos. A/YL-HTF/1133 and 1166). The current application is intended to compensate for the reduction in site area of application No. A/YL-HTF/1166 due to various land administrative issues, of which 5,478 m<sup>2</sup> were part of the area originally designated for the relocation of the affected business of **Sum Kee**.
  - As the nature of open storage operations require efficient vehicle circulation, ample loading/unloading area and circulation area of container vehicles are provided within the Site. The Site is assessable from Kai Pak Leng Road via a local access. As of the previous application of a similar use (No. A/YL-HTF/1166) submitted by the same applicant, the applicant has demonstrated effort in improving traffic management measures at Kai Pak Leng Road. The applicant has complied with conditions (l) and (m)

of the previous application (No. A/YL-HTF/1166), i.e. *the submission and implementation of a detailed road improvement proposal and associated engineering drawings to the satisfaction of the Commissioner for Transport, Director of Highways and Head of Geotechnical Engineering Office of Civil Engineering and Development Department or of the Town Planning Board*, where detailed road improvement proposal and associated engineering drawings were submitted and implemented. The implemented road improvement works are successfully approved by relevant departments. The applicant will continue to demonstrate his effort in maintaining the implemented road improvement works at all times during the planning approval period. No adverse traffic impact is anticipated.

- It is noted that the Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, the applicant will only carry out land filling works within the Site. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels are to be proposed to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.

## 規劃申請意向書

## 受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者	:	森記五金有限公司
(甲方)	:	Sum Kee Metal Company Limited
公司註冊證明書號碼	:	
申請人	:	豐上有限公司
(乙方)	:	First Champlon Limited
公司註冊證明書號碼	:	

森記五金有限公司 (甲方) 為洪水橋新發展區範圍內的業務經營者，由於受到政府洪水橋新發展區收地影響，因此，需要覓地搬遷以繼續經營。森記五金有限公司 (甲方) 初步與 豐上有限公司 (乙方) 達成共識，同意 豐上有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 128 約地段第 385 號餘段 (部分) 和毗連政府土地作「擬議臨時露天存放建築材料和建築機械及貯存器材和零件連附屬設施 (為期 3 年) 及相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。

  
  
 豐上有限公司  
 申請人簽署  
 Applicant's Signature

  
  
 森記五金有限公司  
 業務經營者簽署  
 Business Operator Signature

2024 年 8 月 13 日  
 13 August 2024



**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (FORMERLY)

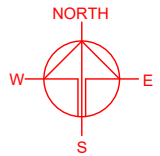
PORTION OF THE ORIGINAL PREMISES HAS BEEN RESUMED BY THE GOVERNMENT TO FACILITATE THE DEVELOPMENT OF HUNG SHUI KIU AND HA TSUEN NEW DEVELOPMENT AREA.

APPLICANT'S ORIGINAL  
PREMISES IN HUNG SHUI KIU  
(INDICATIVE ONLY)

APPLICANT'S ORIGINAL  
PREMISES IN HUNG SHUI KIU  
(INDICATIVE ONLY)

**LEGEND**

ORIGINAL PREMISES



**Appendix III**

**USE OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

'OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND PARTS'

APPLICANT'S ORIGINAL  
PREMISES IN HUNG SHUI KIU  
(INDICATIVE ONLY)

APPLICANT'S ORIGINAL  
PREMISES IN HUNG SHUI KIU  
(INDICATIVE ONLY)

**LEGEND**

ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS AND MACHINERY  
AND STORAGE OF TOOLS AND  
PARTS WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS AND ASSOCIATED  
FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128  
AND ADJOINING GOVERNMENT  
LAND, HA TSUEN, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & USE)

DWG NO.

PLAN 1

VER.

001



# DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU

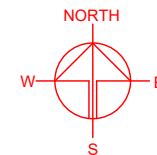
OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
 PLAN NO. : S/HSK/2  
 ZONING OF THE SITE : "INDUSTRIAL" ("I"),  
 "COMMERCIAL(1)" ("C(1)"),  
 "OPEN SPACE" ("O"),  
 "OPEN SPACE (1)" ("O(1)"),  
 AND AREA SHOWN AS 'ROAD'

APPLICANT'S ORIGINAL  
 PREMISES IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

APPLICANT'S ORIGINAL  
 PREMISES IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

## LEGEND

ORIGINAL PREMISES



# DEVELOPMENT PHASING OF HSK/HT NEW DEVELOPMENT AREA

PHASE OF DEVELOPMENT : SECOND PHASE DEVELOPMENT

APPLICANT'S ORIGINAL  
 PREMISES IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

APPLICANT'S ORIGINAL  
 PREMISES IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

## LEGEND

ORIGINAL PREMISES

## 圖例 LEGEND

- 洪水橋 / 厦村新發展區界線  
BOUNDARY OF HUNG SHUI KIU / HA TSUEN  
NEW DEVELOPMENT AREA
- 第一期發展  
FIRST PHASE DEVELOPMENT
- 第二期發展\*  
SECOND PHASE DEVELOPMENT \*
- 餘下發展\*  
REMAINING PHASE DEVELOPMENT \*

\* 工程範圍會在詳細設計中再作檢討。  
 PROPOSED WORKS SCOPE WILL BE REVIEWED  
 IN THE DETAILED DESIGN.

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
 STORAGE OF CONSTRUCTION  
 MATERIALS AND MACHINERY  
 AND STORAGE OF TOOLS AND  
 PARTS WITH ANCILLARY  
 FACILITIES FOR A PERIOD OF 3  
 YEARS AND ASSOCIATED  
 FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128  
 AND ADJOINING GOVERNMENT  
 LAND, HA TSUEN, YUEN LONG,  
 NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING & NDA PHASING)

DWG NO.

PLAN 2

VER.

001



盈卓物業  
顧問有限公司

Our Ref.: DD 128 Lot 385 RP  
Your Ref.: TPB/A/YL-HTF/1179

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

**By Email**

22 October 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery  
and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in “Agriculture” Zone, Lot 385 RP (Part) in D.D. 128  
and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-HTF/1179)**

We write to submit further information to address departmental and public comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Christian CHIM**  
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk )



## Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machinery  
and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in “Agriculture” Zone, Lot 385 RP (Part) in D.D. 128  
and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(Application No. A/YL-HTF/1179)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)</b>		
(a)	A registered man-made slope Feature No. 6NW-A/C172, which may affect or be affected by the proposed development, is located in the vicinity of the application site. As the stability of the feature is uncertain, the applicant is recommended to locate the proposed structure(s) or storage of materials outside the buffer zone as shown in the attached Plan A.	A 2 m buffer zone is proposed between the open storage area and the feature. There will be no construction of structures and storage of materials within the buffer zone. The revised layout plan is enclosed at <b>Plan 7</b> .
(b)	The applicant is reminded of the requirements of making necessary submission(s) of the site formation works, including but not limited to any necessary stability assessment on the existing geotechnical features within and/or in the vicinity of the application site, to the Buildings Department for approval as required under the provisions of the Buildings Ordinance if found applicable.	Noted.

Departmental Comments		Applicant's Responses
<b>2. Comments of the Chief Town Planner/Urban Design &amp; Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b>		
(a)	According to the aerial photo of 2023, the Site is situated in an area of rural landscape predominated by village houses, temporary structures, ponds and scattered tree groups. From the site photos taken in September 2024, the Site is mainly covered with bare soil and wild grass. Trees and vegetation at the periphery within the site boundary were observed. According to the aerial photo of 2023, a large portion of area within the Site covered by trees and vegetation were observed. Extensive site formation and removal of existing trees and vegetation were already undertaken at the Site.	Noted.
(b)	Landscape technical information such as information of existing landscape resources and proposed mitigation measures are not included. The applicant should provide the broad-brush tree survey, mitigation measures and landscape proposal to demonstrate that the proposed uses would not have adverse landscape impact on the Site and surrounding areas.	<p>The site inspection conducted on 15.10.2024 identified 15 nos. of existing tree and 3 nos. of dead tree within the application site (the Site). The tree survey report is enclosed at <b>Annex 1</b>. All trees identified are of common species. Among them, 6 of them are in direct conflict with the proposed development and are proposed to be felled. Besides, 3 dead trees will be removed. The remaining 9 trees will be retained in situ.</p> <p>In order to mitigate the potential landscape impact arising from the proposed development, the applicant proposes to plant 9 nos. of new tree at the Site on a 1:1 ratio, with a view to compensating for the 6 nos. of existing tree to be felled, and 3 nos. of dead tree to be removed. The landscape plan at <b>Plan 10</b> refers.</p>
(c)	We would reserve our comment upon receipt of the required landscape technical information in accordance with the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for consideration.	Noted.



Departmental Comments		Applicant's Responses
<b>3. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)</b>		
(a)	<p>The subject site falls within the "AGR" zone and is generally abandoned. Agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is not supported from agricultural perspective.</p>	<p>The Site has been left abandoned for decades without active agricultural use. The Site is surrounded by various brownfield operations, which is considered not suitable for agricultural activities.</p> <p>Similar applications (nos. A/YL-HTF/1133, 1150, 1155 &amp; 1166) have recently been approved by the Town Planning Board (the Board) within the same "Agriculture" ("AGR") zone. As such, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone. Besides, the applicant will reinstate the Site to an amenity area upon expiry of the planning approval period.</p>
(b)	<p>The Site is about 70 m from the Shenzhen Bay Bridge Egrettry which has been active in recent years. Although he has no objection to the application from nature conservation perspective, if the application is approved, the applicant should preserve the existing trees along the site boundary, avoid disturbing the breeding birds and their nests and eggs, and also avoid directing lighting to the concerned trees.</p>	Noted.

(ii) The applicant would like to provide further clarifications in regard to the traffic aspect:

- To the west of the Site, there is an adjoining site under planning application no. A/YL-HTF/1133 (subsequently renewed under planning application no. A/YL-HTF/1166) approved by the Board in June 2022, where portion of the applicant's business under the current application will be operating. The applicant under planning application no. A/YL-HTF/1133 undertook to submit/implement a road improvement proposal and associated engineering drawings/works, of which the submission was accepted by the Commissioner for Transport, the Director of Highways and the Head of Geotechnical Engineering Office of Civil Engineering and Development Department in February 2023. As such, it is anticipated that the additional traffic induced by the proposed development will be address by the improvement works and will not cause adverse traffic impact to the surrounding road network.
- Container vehicle will be deployed for the delivery activity at the Site. It is estimated that the proposed development would generate not more than 1 vehicular trip and attract not more than 1 vehicular trip per hour (not more than 2 trips for 2-way total per hour). Besides, the delivery activity will only be arranged for during non-peak hours i.e. between 09:00 to 18:00. In view of the low generation/attraction rate, it is expected that the proposed development will not impose adverse noise impact to the surrounding area.

(iii) The applicant would like to provide response to the public comments on the application:

Not in line with the planning intention of the "AGR" zone and TPB PG-No. 13G

- Although the Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 and Category 3 areas under TPB PG-No. 13G, the Site has been left idle without any agricultural activity for decades. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories; and
- Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the applicant being an affected operator under the Second Phase development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) project should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "AGR" zone and Category 3 areas under TPB PG-No. 13G. In addition, the current application is to facilitate the relocation of the affected operator, which is crucial to the smooth clearance of land and implementation of the HSK/HT NDA project and the provision of operating space for displaced brownfield operations still needed by the community.

Adverse environmental impact

- Given that the current application is to seek planning permission on a temporary basis for a period of 3 years, the proposed structure is expected to be constructed with temporary materials, whilst the majority of the Site is for open storage use where no structure will be

erected thereon. The applicant undertakes to reinstate the Site into an amenity area upon expiry of relevant planning permission granted by the Board; and

- Upon obtaining planning permission from the Board, the applicant will provide periphery drainage u-channel with catchpits and sand trap to collect the surface run-off from the Site. The final design of the drainage facilities shall subject to the requirement of the Drainage Authority. Moreover, as mentioned in Section 5.10 of the Planning Statement, 2.5 m-high solid metal fencing will be erected along the site boundary. As such, adverse impacts to the watercourse and nearby natural environment are not envisaged.

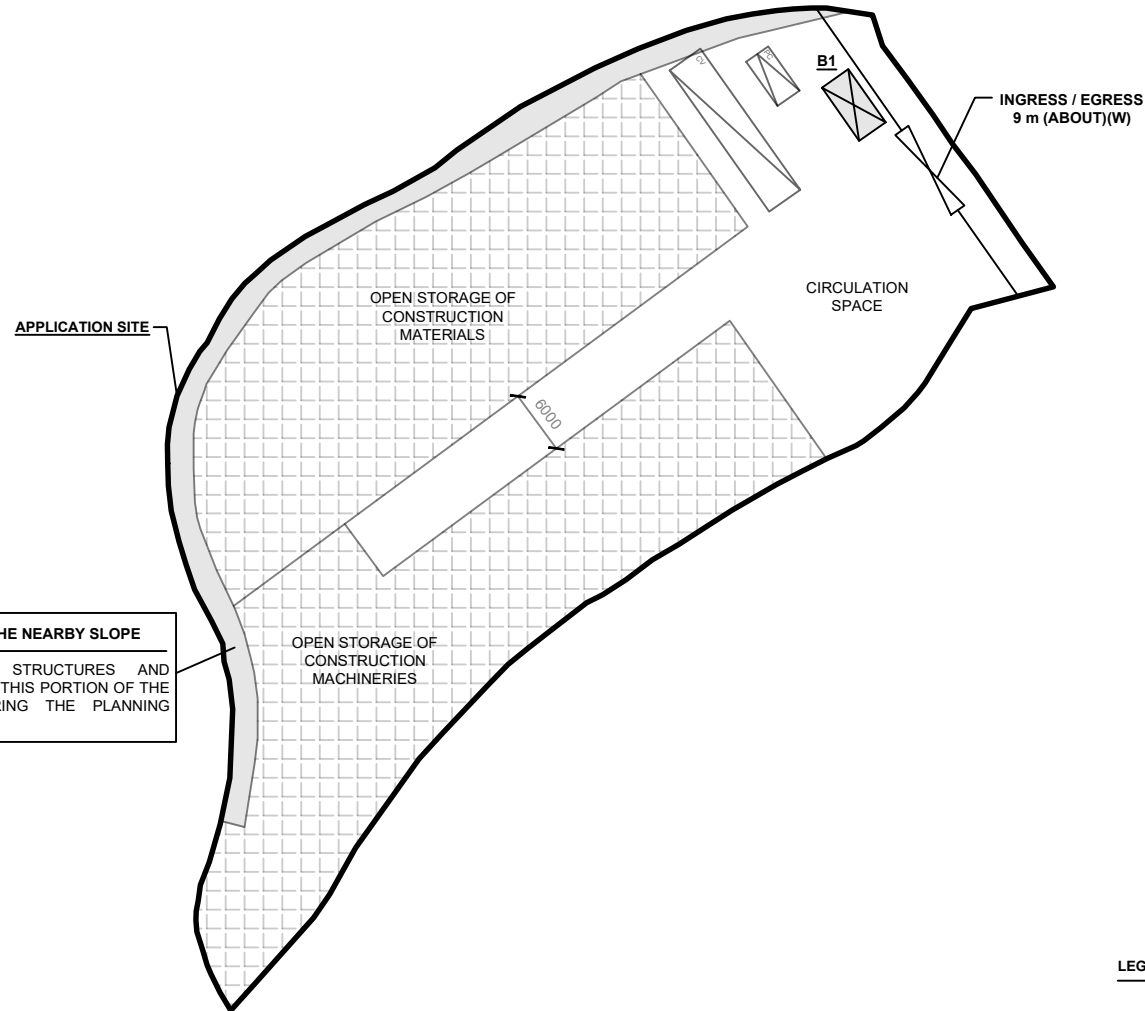
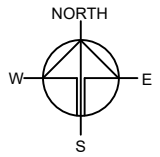
Undesirable precedent of “destroy first, build later”

- The Site is currently of soiled ground. In view of the applicant’s operational need, it is therefore proposed to hard-pave the Site with concrete for the open storage operation. No filling of land nor erection of structure will be conducted before obtaining relevant planning permission from the Board and/or Short Term Waiver from the Government. Therefore, the application does not constitute an undesirable precedent of “destroy first, build later”; and
- The surrounding area of the Site is considered to be predominately in semi-rural character comprising unused/vacant land and sites of similar brownfield operations (planning application nos. A/YL-HTF/1133 & 1166) approved by the Board between 2022 and 2024. The proposed development is therefore considered not incompatible with surrounding land uses. The current application serves to facilitate the continued operation of displaced brownfield operations and the smooth delivery of land for housing supply and innovation and technology development.

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,514 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 18 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,496 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.005	(ABOUT)
SITE COVERAGE	: 0.5 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 18 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 18 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,196 m <sup>2</sup>	(ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SITE OFFICE, WASHROOM AND STORAGE OF TOOLS AND PARTS	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	



## PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	PARKING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY	DATE
MN	7.10.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
LAYOUT PLAN

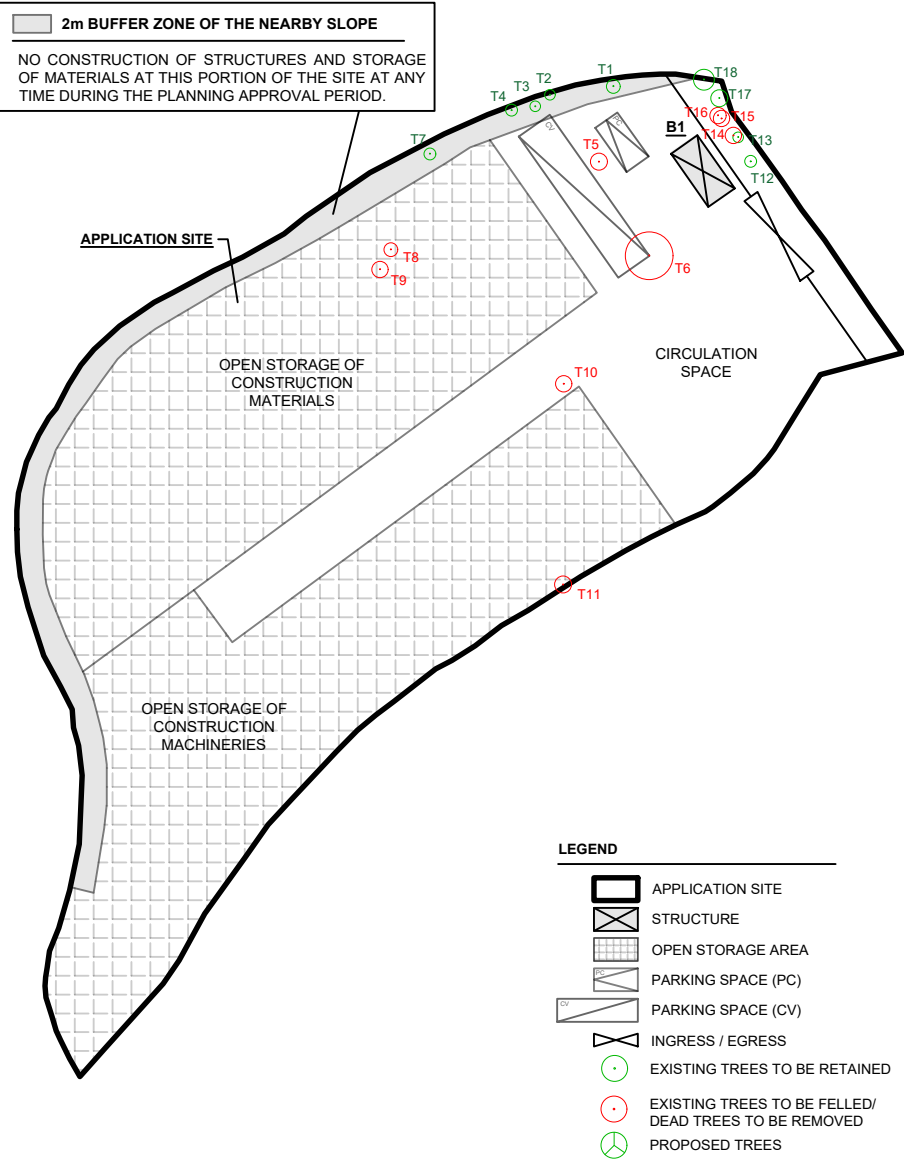
DWG NO. PLAN 7	VER. 002
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EXISTING LANDSCAPE

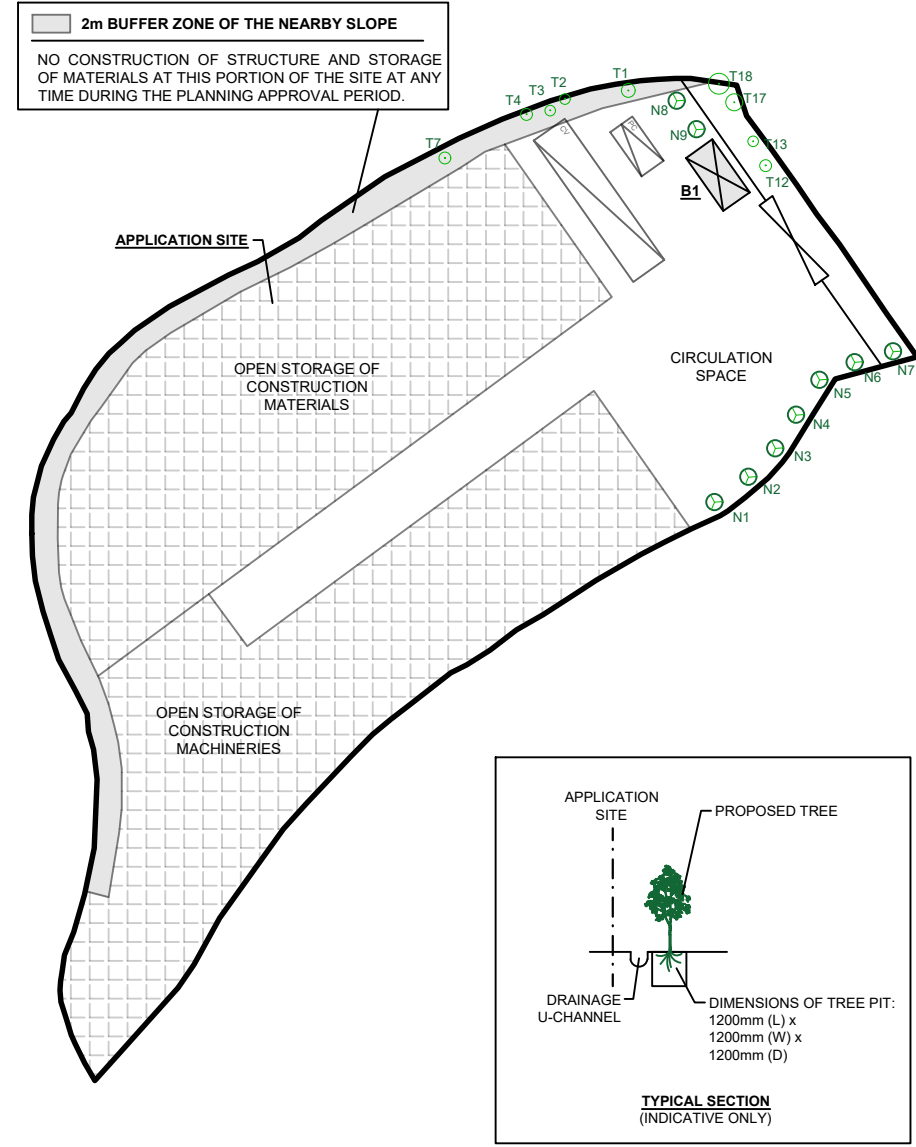
APPLICATION SITE AREA	: 3,514 m <sup>2</sup> (ABOUT)
NOS. OF EXISTING TREE	: 18 (T1 TO T18)
SPECIES OF TREE	: T1 T2, T3, T4, T7, T9, T10, T11, T12, T17 & T18 T5 & T6 T8 T13 T14, T15 & T16
NOS. OF TREE TO BE FELLED	: 6 (T5, T6, T8, T9, T10 & T11)
DEAD TREES TO BE REMOVED	: 3 (T14, T15 & T16)

- *Acacia auriculiformis*
- *Celtis sinensis*
- *Dimocarpus longan*
- *Psidium guajava*
- *Melia azedarach*
- DEAD TREE

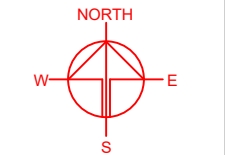


LANDSCAPE PLAN

APPLICATION SITE AREA	: 3,514 m <sup>2</sup> (ABOUT)
NOS. OF TREE TO BE PLANTED	: 9 (N1 TO N9)
SPECIES OF NEW TREES	: <i>BAUHINIA x BLAKEANA</i>
HEIGHT OF NEW TREES	: NOT LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 4 m
DIMENSION OF TREE PITS	: 1.2 m (W) X 1.2 m (L) X 1.2 m (D)



- NOTES:
- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
  - 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
  - 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

DRAWN BY

CC

CHECKED BY

APPROVED BY

DATE

21.10.2024

DWG. TITLE

LANDSCAPE PLAN

DWG NO.

PLAN 10

VER.

001



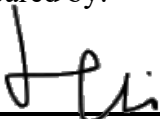
# Tree Survey Report

**Date of Survey: 15<sup>th</sup> October 2024**

**Location:**

**Lot 385 Rp (Part) In D.D. 128 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

Prepared by:

  
A handwritten signature in black ink, appearing to be 'Mak Ka Hei', is written over a horizontal line.

Mak Ka Hei

Registered Arborist

Date: 15<sup>th</sup> October 2024

## **Table of contents**

1. Introduction	3
2. Summary of Existing Trees	4

### Appendix:

- I. Tree Survey Plan Schedule
- II. Tree Survey Schedule
- III. Photo Records

### Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

## **1. Introduction**

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 15<sup>th</sup> October 2024. Plants with DBH less than 95mm were not recorded in the survey.



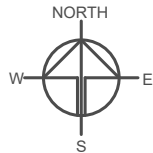
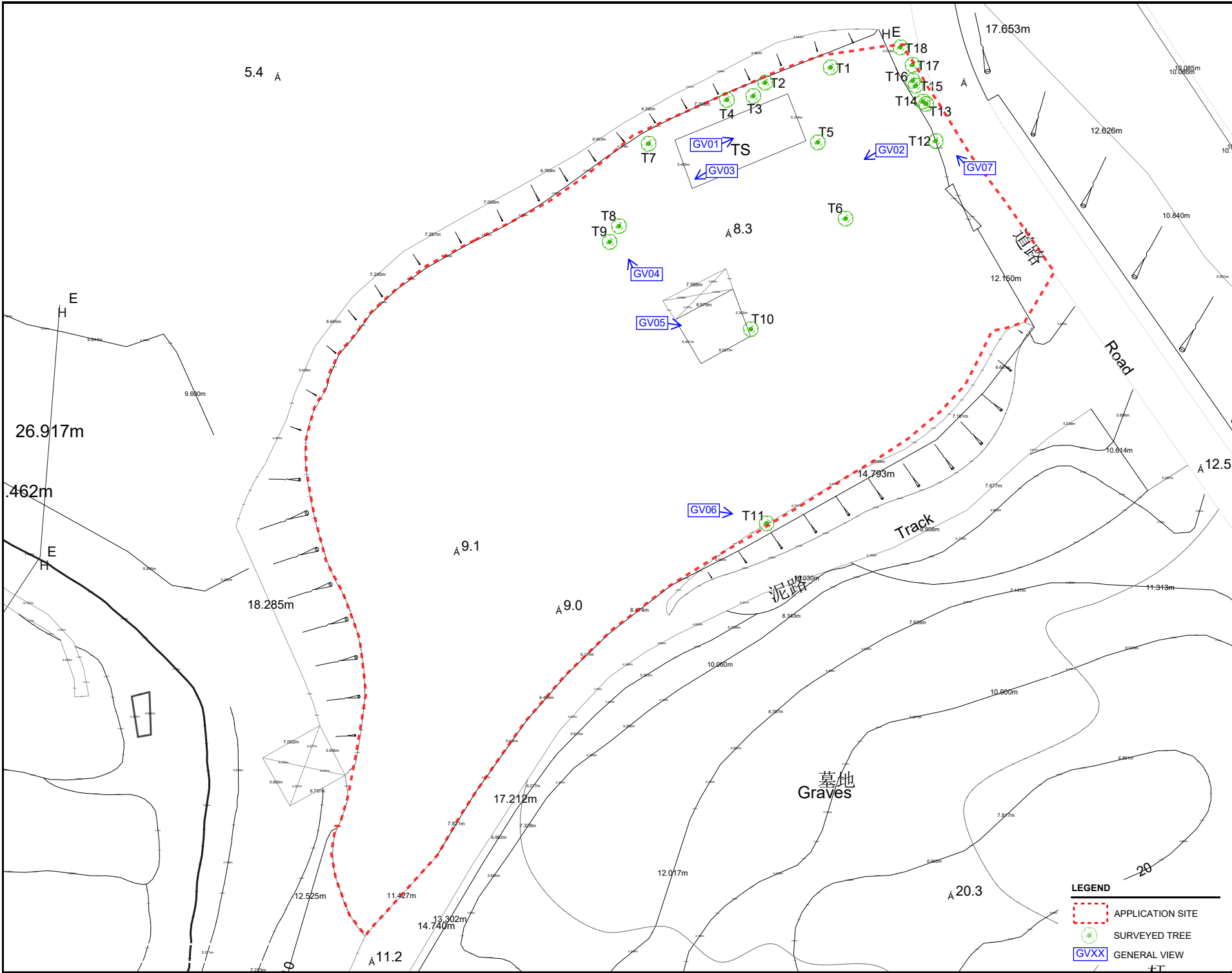
## **2. Summary of Existing Trees**

The surveyed site is located at Lot 385 Rp (Part) In D.D. 128 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories.

At the time of inspection on 15<sup>th</sup> October 2024, **18 nos.** tree were found within the Site. **3** dead trees (T14, T15, and T16) were recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

## Appendix I – Tree Survey Plan



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

AS SHOWN

DRAWN BY

KYU

DATE

15.10.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TREE SURVEY PLAN

DWG NO.

TSP

VER.

0

LEGEND

- APPLICATION SITE
- SURVEYED TREE
- GVXX GENERAL VIEW

## Appendix II –Tree Survey Schedule



**Tree Survey Schedule**

Location: Lot 385 Rp (Part) In D.D. 128 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories  
Tree surveyor(s): Mak Ka Hei  
Field Survey was conducted on: 15 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	8.5	130	3.0	Low	Fair	Fair	Fair	Low	
T2	<i>Celtis sinensis</i>	朴樹	8.0	95	2.0	Low	Fair	Fair	Fair	Low	
T3	<i>Celtis sinensis</i>	朴樹	8.0	100	3.0	Low	Fair	Fair	Fair	Low	
T4	<i>Celtis sinensis</i>	朴樹	8.0	110	5.0	Low	Fair	Fair	Fair	Low	
T5	<i>Dimocarpus longan</i>	龍眼	7.0	160	8.0	Med	Fair	Fair	Fair	Low	
T6	<i>Dimocarpus longan</i>	龍眼	8.0	440	9.0	Med	Fair	Fair	Fair	Low	
T7	<i>Celtis sinensis</i>	朴樹	8.5	110	6.0	Low	Fair	Fair	Fair	Low	
T8	<i>Psidium guajava</i>	番石榴	9.0	190	6.0	Med	Fair	Fair	Fair	Low	
T9	<i>Celtis sinensis</i>	朴樹	9.5	130	5.0	Low	Poor	Poor	Poor	Low	cavity at trunk base
T10	<i>Celtis sinensis</i>	朴樹	8.0	150	5.0	Low	Fair	Fair	Fair	Low	
T11	<i>Celtis sinensis</i>	朴樹	9.0	160	5.0	Low	Fair	Fair	Fair	Low	
T12	<i>Celtis sinensis</i>	朴樹	6.5	110	4.0	Low	Fair	Fair	Fair	Low	
T13	<i>Melia azedarach</i>	楝(苦楝)	7.0	95	4.0	Low	Fair	Fair	Fair	Low	
T14	Dead tree	死樹	6.5	150	1.0	-	-	Dead	-	-	dead tree
T15	Dead tree	死樹	5.0	150	1.0	-	-	Dead	-	-	dead tree
T16	Dead tree	死樹	5.0	150	1.0	-	-	Dead	-	-	dead tree
T17	<i>Celtis sinensis</i>	朴樹	8.0	160	5.0	Low	Fair	Fair	Poor	Low	crooked trunk
T18	<i>Celtis sinensis</i>	朴樹	8.0	190	7.0	Low	Poor	Poor	Poor	Low	co-dominant trunks with included bark, crack at trunk base

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

## Appendix III – Photo Records



# General View



General view 01



General view 02



# General View



General view 03



General view 04



# General View



General view 05



General view 06



# General View



General view 07



# Photo Record



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)



# Photo Record



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)



# Photo Record



T9 (Overview)



T9 Cavity at trunk base



T10 (Overview)



T11 (Overview)



# Photo Record



T12 (Overview)



T13 (Overview)



T14 (Overview)



T14 Fungal fruiting bodies



# Photo Record



T15 (Overview)



T15 Trace of termite



T16 (Overview)



T16 Trace of termite



# Photo Record



T17 (Overview)



T17 Crooked trunk



T18 (Overview)



T18 Co-dominant trunks with included bark



# Photo Record



T18 Crack at trunk base



盈卓物業  
顧問有限公司

Our Ref.: DD 128 Lot 385 RP  
Your Ref.: TPB/A/YL-HTF/1179

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

**By Email**

06 November 2024

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Open Storage of Construction Materials and Machinery  
and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Lot 385 RP (Part) in D.D. 128  
and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-HTF/1179)**

We write to submit further information to address the departmental comment of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

**Christian CHIM**  
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk )





## Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machinery  
and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in “Agriculture” Zone, Lot 385 RP (Part) in D.D. 128  
and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

**(Application No. A/YL-HTF/1179)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO)</b>		
(a)	<p>The application site is situated within the Fu Tei Au Site of Archaeological Interest. It is noted from Supplementary Information and Planning Statement that the proposed ground excavation for provision of drainage facilities would be no more than 1m in depth, and the applicant will submit a drainage proposal to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board.</p> <p>The applicant should reconfirm, other than the drainage works, there is no other ground excavation proposed for the development including but not limited to site formation works, sewerage works, construction of septic tank etc. The applicant is also required to provide details of the proposed drainage works, e.g. the location, extent and depth of the proposed ground excavation for AMO's further comment.</p>	<p>It is noted that the application site is located within the Fu Tei Au Site of Archaeological Interest (SAI). Other than the proposed drainage work, it is confirmed that <u>no other ground excavation work</u> will be proposed.</p> <p>Subject to approval of the Drainage Authority, peripheral drainage u-channels (270 m (L) x 375 mm (W) x 1 m (D)) will be proposed <u>along the site boundary</u> to collect surface run-off, in order to minimize the adverse drainage impact to the surrounding areas. As mentioned in the Supplementary Information submitted on 13.09.2024, the proposed ground excavation will be <u>no more than 1 m in depth</u> for the provision of drainage facilities.</p> <p>Given that the proposed ground excavation work is intended to facilitate the required drainage facilities and the scale of ground excavation is minimal, adverse impact to the concerned SAI is not anticipated.</p>

**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;
  - (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; and
  - (f) having considered that the open storage and port back-up uses have a role to play in Hong Kong's economy and provide considerable employment opportunities, and the operators/uses affected by resumption and clearance operations of the Government to make way for developments may face difficulties in finding a replacement site, sympathetic consideration could be given to such type of applications, except those involving land in Category 4 area (only minor encroachment may be allowed), if the following criteria are met:
    - (i) policy support is given by the relevant bureau(x) to the application for relocation of the affected uses/operations to the concerned sites; and
    - (ii) no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions.



**Previous s.16 Application covering the Application Site**

**Rejected Application**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1	A/YL-HT/414	Temporary Racing Circuit for a Period of 3 Years	“GB” and “AGR”	29.7.2005	1 - 3

**Rejection Reasons:**

1. Not in line with the planning intentions of the “AGR” and “GB” zones and no strong justification for a departure.
2. Insufficient information to demonstrate that the proposed development would not have adverse environmental, ecological, traffic, drainage, geotechnical, landscape and visual impacts on the site and adjacent areas.
3. Setting an undesirable precedent.

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

**Approved Applications**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
1	A/YL-HTF/1133	Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond	“AGR”	10.6.2022 (Revoked on 10.3.2024)
2	A/YL-HTF/1150	Proposed Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years	“AGR”	17.3.2023 (Revoked on 17.9.2024)
3	A/YL-HTF/1155	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	“AGR”	11.8.2023
4	A/YL-HTF/1166	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars), Construction	“AGR”	1.3.2024

		Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond		
--	--	--	--	--

Rejected Application

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning</b>	<b>Date of Consideration</b>	<b>Rejection Reason</b>
1	A/YL-HTF/1160	Temporary Storage of Metalware and Tools and Private Vehicle Park (Private Cars Only) for a Period of 3 Years	“AGR”	13.10.2023	1

Rejection Reason:

1. Not in line with the planning intention of the “AGR” zone and no strong justification for a departure.

**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 perspective.

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

No objection to the application.

**3. Landscaping**

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

- according to the aerial photo of 2023 (**Plan A-3**), the Site is situated in an area of rural landscape character predominated by village houses, temporary structures, ponds and scattered tree groups. Based on the site photos dated September 2024 (**Plans A-4a and A-4b**), the Site is mainly covered with bare soil and wild grass. Trees and vegetation at the periphery within the site boundary are observed. According to the aerial photo of 2023, a large portion of area within the Site covered by trees and vegetation was observed. Extensive site formation and removal of existing trees and vegetation had already been undertaken at the Site; and
- based on the submitted tree survey and landscape plan (**Drawing A-3**), it is noted that the applicant proposes to remove six existing trees and three dead trees, and retain nine trees within the Site. Moreover, a total of nine new trees (*Bauhinia x blakeana* 洋紫荊) are proposed to be planted within the Site to mitigate the landscape impact arising from the proposed development. She has no comment on the application from landscape perspective.

**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; and



- should the Town Planning Board (the Board) consider 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 submit a drainage proposal, 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), Civil Engineering and Development Department (PM(W), CEDD):

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

## **7. Archaeology**

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- the Site is situated within the Fu Tei Au Site of Archaeological Interest (SAI);
- after reviewing the location and scope of the proposed works, the applicant should conduct an archaeological impact assessment (AIA) to evaluate the archaeological impact caused by the proposed development and its associated works;
- according to the result of the baseline review, the applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53), if an archaeological investigation is necessary. A proposal of the AIA shall be submitted to AMO for agreement prior to the applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures, if needed, shall be implemented by the applicant in consultation with AMO; and
- conditions requiring the submission of an AIA and implementation of the mitigation measures recommended in AIA to the satisfaction of AMO or the Board should be considered.

**8. District Officer's Comments**

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

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

**9. Other Departments' Comments**

The following government departments have no 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, CEDD (CE/LW, CEDD); and
- Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

**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 is situated on Lot 385 RP (Part) in D.D. 128 which is an Old Schedule Agricultural Lot 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 147m<sup>2</sup> 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 structure(s) to be erected or regularise 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 actual occupation of the GL. The application(s) for Short Term Waiver (STW)/Short Term Tenancy (STT) will be considered by the Government in its capacity of a landlord and there is no guarantee that such application(s) 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 that the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) Kai Pak Ling Road leading to the Site is a single track road which is not managed by the Transport Department (TD). Some of the road sections are not up to TD's standard. The applicant shall self-satisfy the road condition for the business operation proposed under the application; and
  - (ii) 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;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the local track connecting Kai Pak Ling Road to the Site is currently not maintained by HyD and HyD will not take up the maintenance responsibility of the access; and
  - (ii) adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should follow the relevant mitigation measures and requirements in the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimise any potential environmental nuisances;



- (ii) the Site should not be filled with construction waste;
  - (iii) it is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the proposed development, including the Waste Disposal Ordinance and Water Pollution Control Ordinance; and
  - (iv) the applicant should follow the Recommended Pollution Control Clauses for Construction Contracts (available at [http://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](http://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) to minimise the environmental impacts during the construction stage;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the Site is about 70m from the Shenzhen Bay Bridge Egrettry which has been active in recent years. The applicant should preserve the existing trees along the site boundary, avoid disturbing the breeding birds and their nests and eggs, as well as avoid directing lighting to the concerned trees;
- (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 the Fire Services Department (FSD) 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. However, the applicant is reminded that if the proposed structure is required to comply with the Buildings Ordinance (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to FSD for approval;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) 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;
  - (iii) 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;
  - (iv) if existing structures (not being New Territories Exempted Houses) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
  - (v) 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;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and 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;
- (i) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that the applicant should make necessary submission(s) of the site formation works, including but not limited to any necessary stability assessment on existing geotechnical features within and/or in vicinity of the Site, to BD for approval as required under the provisions of the BO if found applicable;
- (j) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the Site is situated within the Fu Tei Au Site of Archaeological Interest (SAI). For information on the Fu Tei Au SAI, the applicant shall refer to the research file of Fu Tei Au SAI which is available for viewing at the Reference Library of Hong Kong Heritage Discovery Centre in Kowloon Park by reservation in advance (<https://www.amo.gov.hk/en/visitor-centre/heritage-discovery-centre/reference-library/index.html>). For enquiry, please contact the staff of the Reference Library on 2208 4428 during opening hours; and
- (k) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) that the approval of the s.16 application by the Town Planning Board does not imply approval of tree works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate.

**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.



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**From:**  
**Sent:** 2024-10-08 星期二 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/YL-HTF/1179  
**Attachment:** TPB20241008(HTF1179).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)

Registered Name 註冊名稱 : The Conservancy Association 長春社  
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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8<sup>th</sup> October 2024

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-HTF/1179

The Conservancy Association would express concerns on the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the draft Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/NE-HTF/12, the planning intention of 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.”*. From the figures in the application, it seems that the most of the site would be formed and hard-paving of the site is required. Besides, all the proposed use is non-agricultural related. Therefore, we do not think that such plan is in line with the planning intention.

**2. Not in line with TPB Guideline PG-No. 13G**

According to TPB Guideline PG-No. 13G, the subject site falls within Category 3 areas”. *“Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas 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). In that connection, 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. 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.”.*

From the above, it seems that the planning application can be approved only if there are “existing” and previous planning approval cases. As no planning approvals have been given at the site, it seems that there are no reasons to give sympathetic consideration to this planning application.

### **3. Adverse environmental impact**

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: Various structures/uses, such as site office, washroom, open storage for construction materials and machinery, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Disturbance on natural stream: The application site is located very close to a natural stream in the west (Figure 1). No details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

### **4. Undesirable precedent of “destroy first, build later”**

This site has been subject to land formation and vegetation clearance since May 2024 (Figure 2-3). It is suspected that this is a case of “destroy first, build later”. Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated





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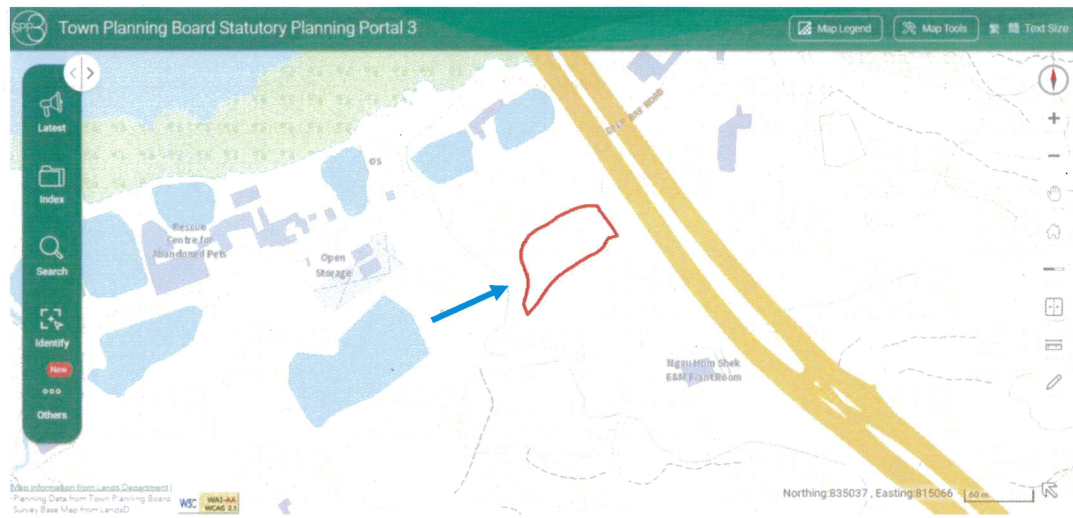
that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
The Conservancy Association

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<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**Figure 1** The application site (marked in red) is located very close to a natural stream (blue arrow)



**Figure 2-3** This site (marked in red) has been subject to land formation and vegetation clearance since May 2024 (Figure 2-3). It is suspected that this is a case of “destroy first, build later”





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**From:**  
**Sent:** 2024-11-19 星期二 10:13:41  
**To:** tpbbpd/PLAND <tpbbpd@pland.gov.hk>  
**Subject:** KFBG's comments on one planning application  
**Attachment:** 241119 s16 HTF 1179.pdf

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

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)

19th November, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Open Storage of Construction Materials and Machinery and  
Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and  
Associated Filling of Land  
(A/YL-HTF/1179)**

1. We refer to the captioned.
2. We urge the Board to look at a photo extracted from the Town Planning Board Statutory Planning Portal 3 showing the site (bounded by red line) and its surroundings.



3. We urge the Board to investigate with relevant authorities as to whether the site is still well vegetated and arable; if yes, then to consider whether the approval of this temporary use would permanently affect the arability of the site. Again, we urge the Board to investigate how many sites under Agriculture (AGR) zone have been turned into brownfield sites. Our Country is promoting Construction of Ecological Civilisation and we seriously urge the



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

Board to consider whether allowing more land under AGR zone to be turned into brownfield sites can be considered to be in line with this National Policy.

4. We urge the Board to also consider whether the proposed 'temporary' use would permanently affect the arability of the site and whether the site needs to be reinstated after this proposed use ceases operation; if the site does not need to be reinstated, we urge the Board to consider whether it is appropriate.

5. There is also a rejected application nearby within the same AGR zone for Proposed Temporary Warehouse of Electric Spare Parts for a Period of 2 Years (A/YL-HTF/1092). The reasons for rejection (of the review) are reproduced below:

*(a) the proposed development is not in line with the planning intention of the "Agriculture" ("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;*

*(b) the applicant fails to demonstrate that the proposed development would not generate adverse landscape impact on the surrounding areas; and*

*(c) 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" zone.*

6. We object to this application as it is unlikely to be in line with the planning intention of the AGR zone. We urge the Board to reject this application.

7. Thank you for your attention.

Ecological Advisory Programme  
 Kadoorie Farm and Botanic Garden



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**From:**  
**Sent:** 2024-11-19 星期二 08:00:00  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Comments on the Section 16 Application No. A/YL-HTF/1179  
**Attachment:** TPB20241119(HTF1179).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,  
Ng Hei Man (Mr.)

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19<sup>th</sup> November 2024

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-HTF/1179

Despite additional information, our concerns dated 8<sup>th</sup> October 2024 remain valid on the captioned application.

**1. Not in line with the planning intention of Agriculture (AGR) zone**

According to the draft Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/NE-HTF/12, the planning intention of 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.”*. From the figures in the application, it seems that the most of the site would be formed and hard-paving of the site is required. Besides, all the proposed use is non-agricultural related. Therefore, we do not think that such plan is in line with the planning intention.

**2. Not in line with TPB Guideline PG-No. 13G**

According to TPB Guideline PG-No. 13G, the subject site falls within Category 3 areas. *“Within these areas, “existing” and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas 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). In that connection, 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. 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.”.*

From the above, it seems that the planning application can be approved only if there are “existing” and previous planning approval cases. As no planning approvals have been given at the site, it seems that there are no reasons to give sympathetic consideration to this planning application.

### **3. Adverse environmental impact**

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: Various structures/uses, such as site office, washroom, open storage for construction materials and machinery, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Disturbance on natural stream: The application site is located very close to a natural stream in the west (Figure 1). No details are available to demonstrate that no deterioration in water quality would be resulted during both construction and operation phase.
- Potential adverse drainage impact: No sufficient details are available to justify that drainage impact would be properly handled. We worry that the proposed temporary use would largely change the hydrology of the site, and such change would affect the adjacent uses.

### **4. Undesirable precedent of “destroy first, build later”**

This site has been subject to land formation and vegetation clearance since May 2024 (Figure 2-3). It is suspected that this is a case of “destroy first, build later”. Planning Department and members of Town Planning Board (TPB) should alert that TPB has



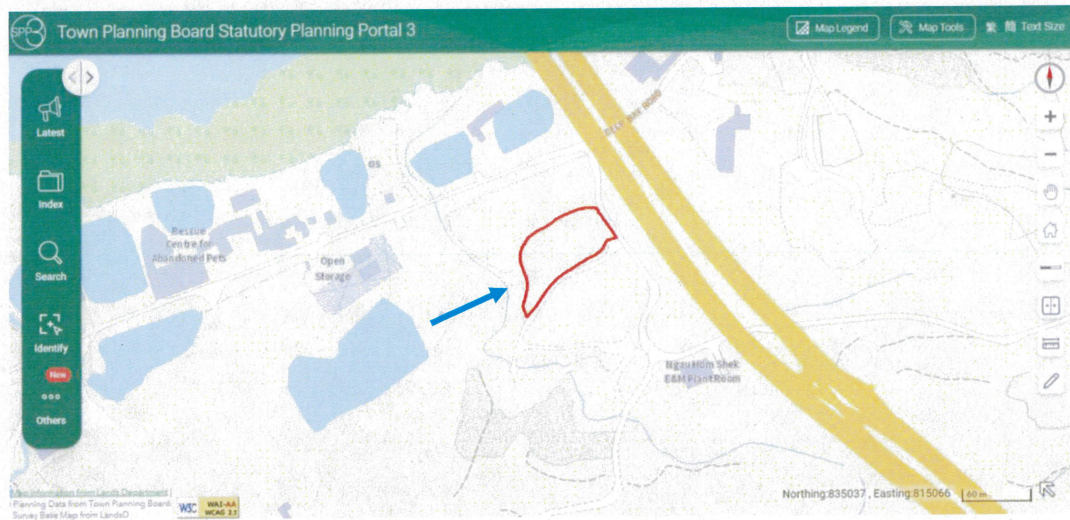
announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”<sup>1</sup>. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,  
The Conservancy Association

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<sup>1</sup> TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

**Figure 1** The application site (marked in red) is located very close to a natural stream (blue arrow)





**Figure 2-3** This site (marked in red) has been subject to land formation and vegetation clearance since May 2024 (Figure 2-3). It is suspected that this is a case of “destroy first, build later”





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**From:**  
**Sent:** 2024-11-19 星期二 02:44:53  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-HTF/1179 DD 128 Ha Tsuen

A/YL-HTF/1179

Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen

Site area: About 3,514sq.m Includes Government Land of about 147sq.m

Zoning: "Agriculture"

Applied use: Open Storage of Construction Materials and Machinery / 2 Vehicle Parking  
**/Filling of Land**

Dear TPB Members,

Strongest Objections. It is immoral that an area beside burial grounds and within the Fu Tei Au Site of Archaeological Interest be stripped of vegetation, filled in and used for open storage.

This is a Cat 4 area with no previous history of approval. If the TPB Guidelines have any legitimacy, and this is questionable, there is no justification to approve this application.

Mary Mulvihill