

2021年 5月 2 5日

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

Appendix I of RNTPC  
Paper No. A/YL-KTN/773

25 MAY 2021

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

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AML-KN/773
	Date Received 收到日期	25 MAY 2021

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

## 1. Name of Applicant 申請人姓名/名稱

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

Sonliet Realty Company Limited (信龍置業有限公司)

## 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 )

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, 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 2,735 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,937.58 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)	N.A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial (Group D)" and "Other Specified Uses" annotated "Railway Reserve"
(f) Current use(s) 現時用途	Plastic bags-related manufacturing use  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☒ is one of the "current land owners" (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」(請夾附業權證明文件)。
- ☐ is not a "current land owner".  
並不是「現行土地擁有人」。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 27/04/2021 and 30/04/2021 (DD/MM/YYYY), this application involves a total of 2 "current land owner(s)".  
根據土地註冊處截至 2021 年 4 月 27 日及 2021 年 4 月 30 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」。(including applicant and Wah (or Wa) Yan Mo Fan Heung)

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".  
已取得 2 名「現行土地擁有人」的同意。

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

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

- ☒ has notified .....1..... "current land owner(s)"#  
已通知 .....1..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lots 192S.B, 270S.B and 276S.B in D.D.107	27.4.2021

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他(請指明)

---



---



---



---

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

<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</b> 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Cold Storage for a Period of Three Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 Years ..... <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	1,010.73 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,724.27 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	9 .....
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	2,937.58 ..... sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	2,937.58 ..... 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) All 9 structures on site (not exceeding 8m in height for each) are for proposed temporary cold storage and its ancillary uses. The 9 structures include: ..... Warehouse 1 (2-storey), Warehouse 2 (2-storey), Warehouse 3 (2-storey), ..... Warehouse 4 (1-storey), Site Office (1-storey), Electric Room (1-storey), ..... Storeroom (1-storey), Canopy 1 (2-storey), Canopy 2 (1-storey) .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	2 (including 1 Accessible Car Parking Space)
Motorcycle Parking Spaces 電單車車位	1
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2 (as Parking Spaces and L/UL Bays)
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)	N.A.
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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	2 (as Parking Spaces and L/UL Bays)
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)	N.A.

Proposed operating hours 擬議營運時間

7:00 a.m. to 7:00 p.m. from Mondays to Saturdays, no operation on Sundays and public holidays

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是     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)) <u>Unnamed local track branching off from San Tam Road</u> <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, 請另頁表示可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是    No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 All building envelopes of the existing temporary structures on site will be retained for the proposed use upon approval of this application. Alterations and additions works which are considered necessary for conversion to the proposed use will only be carried out internally within the building envelopes of the existing structures upon approval of this application. <input type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是          No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 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>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	---

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

**7. Justifications 理由**

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

Please refer to the attached Planning Statement.



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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

*pp Luk*

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

Thomas Luk

Managing Director

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 RPI

on behalf of  
代表

Aikon Development Consultancy Limited

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

Date 日期 28/04/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board 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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories 新界元朗錦田丈量約份第107約地段第192號A分段、第192號B分段(部份)、第209號A分段、第210號A分段、第214號A分段、第215號A分段、第268號B分段、第269號A分段、第270號A分段、第270號B分段(部份)、第271號、第272號A分段、第273號A分段、第274號A分段及B分段、第275號、第276號A分段、第276號B分段、第277號A分段、第278號及第279號A分段
Site area 地盤面積	2,735 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N.A. sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 錦田北分區計劃大綱核准圖(編號:S/YL-KTN/9)
Zoning 地帶	"Industrial (Group D)" and "Other Specified Uses" annotated "Railway Reserve" 「工業(丁類)」及「其他指定用途」註明「鐵路專用範圍」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Cold Storage for a Period of 3 Years 擬議臨時冷藏庫(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	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	2,937.58 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.07 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	8 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
		2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	63.0 % <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 Private Car Parking Spaces 私家車車位 2 (including 1 accessible parking space) Motorcycle Parking Spaces 電單車車位 1 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 2 (as both parking spaces and L/UL bays) 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) N.A. _____ _____		5       
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 2 (as both parking spaces and L/UL bays) 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 2 (as both parking spaces and L/UL bays) 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) N.A. _____ _____		_____ _____ _____ _____ _____ _____

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 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 type="checkbox"/>
Location Plan, Extract of lot index plan, Extract of OZP		
<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"/>
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。



Ref.: ADCL/POT-10520/R001

## **Section 16 Planning Application**

Proposed Temporary Cold Storage  
for a Period of Three Years

At Lots 192 S.A, 192 S.B (Part), 209  
S.A, 210 S.A, 214 S.A, 215 S.A, 268  
S.B, 269 S.A, 270 S.A, 270 S.B (Part),  
271, 272 S.A, 273 S.A, 274 S.A&B,  
275, 276 S.A, 276 S.B, 277 S.A, 278  
and 279 S.A in D.D. 107, Kam Tin,  
Yuen Long, New Territories

### *Planning Statement*

Address:

Prepared by  
*Aikon Development Consultancy Ltd.*

Tel : (852,  
Fax : (852  
Email:

April 2021

## EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for Proposed Temporary Cold Storage for a Period of Three Years (hereinafter referred to as "the proposed use") at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories (hereinafter referred to "the application site"). The application site has an area of approximately 2,735m<sup>2</sup>. The current application would utilize the building envelopes of the existing temporary structures on the application site for the proposed use. No new buildings or structures are proposed for the current application. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site is currently occupied by temporary structures for plastic bags-related manufacturing use. Such use has been established before the first publication in the Gazette of the notice of the Kam Tin-North Interim Development Permission Area (hereinafter referred to as "IDPA") Plan No. IDPA/YL-KTN/1 dated 5.10.1990 and shall hence be regarded as a tolerated use. Majority of the area of the application site is currently held under a short-term waiver granted by the Government for the purpose of ancillary use for cutting and packing of consumer cling film packs.

The application site currently falls largely within an area zoned "Industrial (Group D)" (hereinafter referred to as "I(D)") (about 64%) with the remaining western portion falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" (hereinafter referred to as "OU(Railway Reserve)") (about 36%) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 exhibited for public inspection on 12.12.2014 (hereinafter referred to "the Current OZP"). Temporary use of the application site not exceeding a period of three years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *the proposed use serves as an accurate response to the changing economic context in Hong Kong, favoring warehousing and modern logistics industry. The proposed use could help realize the strategic economic development potentials in the north-west New Territories under the strategic planning intention of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030";*
- (b) *majority of the application site falls within an area zoned "I(D)" where the proposed use is always permitted. For the portion of the application site falls within "OU(Railway Reserve)" zone, in view that the Northern Link (hereinafter referred to as "NOL") project is still at the detailed planning and design stage, and the construction of Phase 2 of the NOL project upon which part of the application site falls is scheduled to commence in 2025; the*

Address :

地址

Tel: 電話

Fax 傳真 :

Aikon Development Consultancy Ltd.  
毅勤發展顧問有限公司

- proposed use, being temporary in nature for three years, would not jeopardize the long-term planning intention of the "OU(Railway Reserve)" zone on the Current OZP;*
- (c) the proposed use would utilize the building envelopes of the existing temporary structures on the application site for the proposed use. Since no new buildings or structures are involved for the current application, no adverse visual or landscape impact is therefore expected to be generated from the proposed use;*
  - (d) in consideration that warehouses, temporary structures and open storage yards are presented in proximity to the application site, the proposed use is considered not incompatible with the surrounding areas in terms of its land use;*
  - (e) with the utilization of the existing drainage system and the building envelopes of the existing temporary structures on the application site, and in view that the traffic generation of the proposed use would be the same or less than that of the tolerated use, no adverse environmental, drainage and traffic impacts on the surrounding areas are anticipated to be generated from the proposed use; and*
  - (f) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of three years.

Address :

地址

Tel 電話 :

Fax 傳真 :

Email 電郵 :

Web 網址 :

Aikon Development Consultancy Ltd.  
毅勤發展顧問有限公司

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作為擬議臨時冷藏庫（為期三年）（以下簡稱「擬議用途」）。該申請涉及地點位於新界元朗錦田丈量約份第 107 約地段第 192 號 A 分段、第 192 號 B 分段（部份）、第 209 號 A 分段、第 210 號 A 分段、第 214 號 A 分段、第 215 號 A 分段、第 268 號 B 分段、第 269 號 A 分段、第 270 號 A 分段、第 270 號 B 分段（部份）、第 271 號、第 272 號 A 分段、第 273 號 A 分段、第 274 號 A 分段及 B 分段、第 275 號、第 276 號 A 分段、第 276 號 B 分段、第 277 號 A 分段、第 278 號及第 279 號 A 分段（以下簡稱「申請地點」）。申請地點的地盤面積約為 2,735 平方米。擬議用途將利用申請地點現有的構築物外殼，並無擬建的新樓宇或新構築物。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

申請地點內的臨時構築物現時作為與生產膠袋相關的用途，此用途為錦田北中期發展審批地區圖（編號：IDPA/YL-KTN/1）的公告在 1990 年 10 月 5 日於憲報首次刊登前已存在的土地用途，因此被容忍繼續存在。申請地點目前大部分地方持有政府給予的短期豁免書，以作切割和包裝消費類保鮮膜包裝的輔助用途。

根據 2014 年 12 月 12 日刊憲公佈之錦田北分區計劃大綱核准圖（編號：S/YL-KTN/9）（以下簡稱為「大綱核准圖」），申請地點的大部分範圍坐落於「工業（丁類）」（約 64%），而餘下西邊範圍坐落於「其他指定用途」註明「鐵路專用範圍」地帶（約 36%）。不超過三年屬臨時性質的用途須向城規會提出申請。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：

- (一) 擬議用途準確回應香港經濟模式的轉變，以支持貨倉和現代物流業的發展，符合《香港 2030+：跨越 2030 年的規劃遠景與策略》中發揮新界西北部的策略性經濟發展潛力的策略性規劃意向；
- (二) 申請地點的大部分範圍位於「工業（丁類）」地帶，擬議用途於該地帶屬於經常准許的用途。至於坐落於「其他指定用途」註明「鐵路專用範圍」地帶的部分，鑑於北環線鐵路項目仍處於詳細的規劃和設計階段；而部分申請場地所落入的北環線鐵路項目計劃第二階段工程預計於 2025 年動工；擬議為期三年臨時性質的用途不會妨礙落實分大綱核准圖「其他指定用途」註明「鐵路專用範圍」地帶的長遠規劃意向；
- (三) 擬議用途將利用申請地點現有的構築物外殼，並無擬建的新樓宇或新構築物，故擬議用途預計不會對景觀構成不良影響。
- (四) 考慮到在申請地點附近設有倉庫、臨時構築物和露天存放場，就其土地用途而言，擬議用途與毗鄰相容；
- (五) 有見及該申請將利用申請地點內現有的排水系統和現有臨時構築物的構築物外殼，並考慮到擬議用途的交通流量將與現時被容忍用途的交通流量相同或更少，該申請預計不會對鄰近地點的環境、

Address .

地址

Tel 電話：

Fax 傳真：

Aikon Development Consultancy Ltd.  
毅勤發展顧問有限公司



排水及交通構成不良影響；及

(六) 考慮到附近已有類似該申請獲批准，擬議用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時 3 年擬建用途。

Address :

地址

Tel 電話 :

Fax 傳真 :

Email 電

Web 網址

Aikon Development Consultancy Ltd.  
毅勤發展顧問有限公司

## **Table of Contents**

<b>1. INTRODUCTION</b>	<b>3</b>
1.1 Purpose	3
1.2 Background	4
1.3 Objectives	4
1.4 Structure of the Planning Statement	5
<b>2. SITE PROFILE</b>	<b>6</b>
2.1 Location and Current Condition of the Application Site	6
2.2 Surrounding Land-use Characteristics	6
<b>3. PLANNING CONTEXT</b>	<b>8</b>
3.1 Statutory Planning Context	8
3.2 Similar Planning Applications	8
3.3 Previous Planning Applications	9
<b>4. THE DEVELOPMENT PROPOSAL</b>	<b>10</b>
4.1 Site Configuration, Layout & Operation	10
4.2 Traffic Consideration	11
4.3 Provision of Drainage Facilities	12
4.4 Visual Consideration	12
4.5 Environmental Consideration	12
<b>5. PLANNING JUSTIFICATIONS</b>	<b>14</b>
5.1 Compatible with Land Uses of the Surrounding Areas	14
5.2 Not Jeopardizing the Long-Term Planning Intention of "OU(Railway Reserve)" Zone	14
5.3 In Response to the Changing Economic Context and Future Development Potentials	14
5.4 No Adverse Drainage, Environmental, Visual and Traffic Impacts	15
5.5 Not Setting an Undesirable Precedent	15
<b>6. CONCLUSION</b>	<b>17</b>

### **List of Figures**

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000049808_0001
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Figure 4	Layout Plan
Figure 5	Location of Future Northern Link Project

### **List of Illustrations**

Illustration 1	Extract of Aerial Photo (Extracted from Google Map 2020)
Illustration 2-I	Existing Condition of the Application Site
Illustration 2-II	Existing Condition of the Drainage System on the Application Site
Illustration 2-III	Surrounding Land-use Characteristics

### **List of Tables**

Table 1	Proposed Key Development Parameters
Table 2	Applications with similar uses which Involve the same "OU(Railway Reserve)" zone on the Current OZP

## 1. INTRODUCTION

### 1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Cold Storage for a Period of Three Years** (hereinafter referred to as “the proposed use”) at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories (hereinafter referred to “the application site”). The application site has an area of approximately 2,735m<sup>2</sup>. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. Its location is shown on **Figure 1** whilst **Figure 2** indicates the relevant private lots which the application site involves.
- 1.1.2 The application site is currently used for plastic bags-related manufacturing use (hereinafter referred to as “the current use”). The current use has been established before the first publication in the Gazette of the notice of the Kam Tin Interim Development Permission Area (hereinafter referred to as “IDPA”) Plan No. IDPA/YL-KTN/1 dated 5.10.1990 and is hence regarded as a tolerated use. The application site currently falls largely within an area zoned “Industrial (Group D)” (hereinafter referred to as “I(D)”) (about 64%) with the remaining western portion falls within an area zoned “Other Specified Uses” annotated “Railway Reserve” (hereinafter referred to as “OU(Railway Reserve)”) (about 36%) on the approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9 exhibited for public inspection on 12.12.2014 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**).
- 1.1.3 The proposed use is in line with the definition of ‘Industrial Use’ as defined under the Definition of Terms used in Statutory Plans (hereinafter referred to as “DoT”) and therefore would be classified as ‘Industrial Use’. According to the Notes of the Current OZP, ‘Industrial Use (not elsewhere specified)’ is a Column 1 use in the “I(D)” zone which is always permitted. However, ‘Industrial Use’ is neither a Column 1 nor Column 2 use in “OU(Railway Reserve)” zone. As stipulated in (11)(b) of the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis of three years.
- 1.1.4 Prepared on behalf of Sonliet Realty Company Limited (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

## 1.2 Background

### Regarding Railway Development of the Proposed Northern Link

- 1.2.1 The western portion of the application site falls within an area zoned "OU(Railway Reserve)" which is intended primarily for reservation of land for railway development of the proposed Northern Link (hereinafter referred to as "NOL"). The NOL is a recommended railway scheme under the Railway Development Strategy 2014. According to Explanatory Statement of the Current OZP, the area zoned "OU(Railway Reserve)" covers the NOL alignment and the exact alignment of the NOL has yet to be finalised.
- 1.2.2 In December 2020, the Government invited the MTR Corporation Limited to proceed with the detailed planning and design of the NOL project. With reference to the proposed railway scheme for NOL (Phase 1 and Phase 2) as enclosed in the paper prepared by the Transport and Housing Bureau and Highways Department in December 2020 (Figure 5 refers), the western portion of the application site zoned "OU(Railway Reserve)" is proposed to fall within the area of NOL Phase 2, which covers the Main Line connecting the Kam Sheung Road Station of West Rail Line with the Kwu Tung Station. As mentioned in the paper prepared by the Transport and Housing Bureau and Highways Department in December 2020, it is anticipated that the construction of NOL Phase 2 may commence in 2025 for completion in 2034.

### Regarding Cold Storage Industry in Hong Kong

- 1.2.3 The recent pandemic has drastically changed the mode of consumption and way of living globally and locally, which leads to a rising demand for cold storage facilities. Given the remote working and social distancing measures, a shift in consumer behaviour can be found that gives rise to an unprecedented demand for local cold chain facilities, cold storage in particular, to support online groceries and delivery services. The demand for cold storage is envisaged to rise to meet with the continuous challenges and stay-at-home economy. The proposed use is considered indispensable to meet the rising demand in the city and could facilitate a more efficient logistics and consumption model for food industry.

## 1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-
- (a) *To satisfy the strategic planning intention of developing north-west New Territories into a Northern Economic Belt through promoting warehousing and logistics industry;*
  - (b) *To provide cold storage facilities in serving district and territorial needs;*
  - (c) *To fully utilize the land resources falling within "OU(Railway Reserve)" zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long term planning intention of "OU(Railway Reserve)" zone or the establishment of NOL in the area; and*
  - (d) *To induce no additional adverse environmental or infrastructural impacts on*

*the surroundings through providing adequate protection and mitigation measures.*

#### **1.4 Structure of the Planning Statement**

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

## 2. SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located in Mo Fan Heung of Yuen Long. As shown in **Illustrations 2-I to 2-II**, the application site is currently hard-paved and fenced-off. Existing fences of about 2m to 3m are erected along the application site boundary. The application site is accessible via a local track. The local track leads to San Tam Road, which further connects to San Tin Highway and Castle Peak Road (Tam Mei Section). There are 400kV overhead lines running above the western portion of the application site.
- 2.1.2 As referred to **Illustration 2-I**, the application site is currently used for plastic bags-related manufacturing use. The application site is occupied by vacant land and temporary structures for the current use. Since the current use has been established before the first publication in the Gazette of the notice of the Kam Tin IDPA Plan No. IDPA/YL-KTN/1 dated 5.10.1990, the current use is hence regarded as a tolerated use.
- 2.1.3 Majority of the application site, including Lots 192 S.A, 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 277 S.A, 278 and 279 S.A in D.D.107, is currently the subject of a Short Term Waiver (hereinafter referred to as "STW") No. 3310 granted by the Government to the applicant in Year 2009. It is understood that subject to the payment of waiver fee, the Applicant is allowed during the waiver period to erect structure or structures provided that the total built-over area not exceeding 1,747.25m<sup>2</sup> and the height of the structure or structures not exceeding 8 meters, and the land shall be used for the purpose of ancillary use for cutting and packing of consumer cling film packs.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 As indicated in **Illustrations 1 and 2-III**, the surrounding areas of the application site are in semi-rural character predominately occupied by warehouses, temporary structures, residential structures/dwellings, open storage yards and unused/vacant land. San Tam Road, Castle Peak Road (Tam Mei Section) and San Tin Highway are located about 150m away from the application site.
- 2.2.2 To the immediate west, and the south and southwest of the application site across the local track are warehouses. To the further southwest of the application site across a local track is planning application No. A/YL-KTN/673 for temporary open storage of construction materials, which was approved by the Rural and New Town Planning Committee (hereinafter referred to as "the Committee") of the Board on 29.11.2019 for a period of three years.
- 2.2.3 To the northwest of the application site are unused land and residential structures. To the further northwest of the application site is the planning application No. A/YL-KTN/608 for proposed public utility installation (package substation), which was approved by the Committee of the Board on 6.7.2018.

- 2.2.4 To the north and east of the application site across a local track are residential structures/dwellings intermixed with vacant/unused land. To the further east of the application site across a local track is the planning application No. A/YL-KTN/78 for container tractor/trailer and lorry park and vehicle repairing workshop, which was approved by the Committee of the Board on 8.1.1999.



### 3. PLANNING CONTEXT

#### 3.1 Statutory Planning Context

- 3.1.1 The application site currently falls largely within an area zoned "I(D)" (about 64%) with the remaining western portion falls within an area zoned "OU(Railway Reserve)" (about 36%) on the current OZP (Figure 3 refers).
- 3.1.2 According to the Notes of the Current OZP, the planning intention of "I(D)" zone is intended primarily for *'industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements'*. It is also intended for "the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings". The planning intention of "OU(Railway Reserve)" zone is intended primarily for railway development.
- 3.1.3 The proposed use is in line with 'Industrial Use' as defined under the DoT and therefore would be classified as 'Industrial Use'. According to the Notes of the Current OZP, 'Industrial Use (not elsewhere specified)' is a Column 1 use in "I(D)" zone which is always permitted. However, 'Industrial Use' is neither a Column 1 nor Column 2 use in "OU(Railway Reserve)" zone. As stipulated in (11)(b) of the Notes of the Current OZP, *"...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years..."*. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

#### 3.2 Similar Planning Applications

- 3.2.1 There are two similar applications (No. A/YL-KTN/750 and A/YL-KTN/288) for similar warehouse uses which both fall partly within the same "OU(Railway Reserve)" zone and partly within the same "I(D)" zone on the Current OZP as the current application. The circumstances of the current application are similar to those of the two similar applications.
- 3.2.2 Application No. A/YL-KTN/750 was approved with conditions by the Committee of the Board on 12.3.2021 for a period of 3 years mainly on the consideration that approval of the application on a temporary basis of 3 years would not jeopardize the implementation of the NOL; the proposed use would not be incompatible with the surrounding area uses; and relevant departments consulted, except Environmental Protection Department, had no objection to or adverse comment on the application. Approval conditions restricting the operation hours, vehicle type and workshop activities were proposed to be imposed and the applicant was advised to adopt the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any possible environmental nuisance generated by the proposed development.

- 3.2.3 Another application A/YL-KTN/288 for proposed temporary warehouse for furniture and accessories was approved with conditions by the Committee of the Board on 1.2.2008 for a period of 1 year up to 1.2.2009 mainly on the consideration that the proposed use was not incompatible with the surrounding land uses; and concerned Government departments except the Environmental Protection Department had no objection to the application. Approval conditions on restricting the operation hours, and prohibiting workshop activities and the use of heavy goods vehicles in the operation of the site were imposed to address the environmental and local concerns. A shorter planning permission period of 1 year was approved so as to monitor the situation on site.

### **3.3 Previous Planning Applications**

- 3.3.1 The application site is not subject to any previous planning applications.

## 4. THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration and Layout

- 4.1.1 The application site is proposed to be used for temporary cold storage use for a period of three years (i.e. the proposed use). The application site has a total area of about 2,735m<sup>2</sup>. As mentioned in **Paragraph 2.1.3** above, majority of the application site is currently the subject of STW No. 3310. Under STW No. 3310, there is a restriction on the total built-over area and the height of the structure or structures erected for not exceeding 1,747.25m<sup>2</sup> and 8 meters respectively.
- 4.1.2 It is proposed in the current application to retain *all the building envelopes of the existing temporary structures* on the application site for the proposed use. As such, no new structures or buildings are proposed to be erected on the application site for the proposed use. Upon approval of the current application, except for the internal alterations and additions works which are considered necessary to be conducted *within the building envelopes of the existing temporary structures* for conversion of the structures from the current use to the proposed use, no other new developments will be conducted/erected on the application site for the proposed use. The proposed covered area and the total floor area for the proposed use will remain unchanged as the existing conditions on the application site, which are about 1,724.27m<sup>2</sup> and about 2,937.58m<sup>2</sup> respectively. Moreover, the site layout including the access point and the disposition of the temporary structures on the application site will remain unchanged as the existing conditions on the application site. The existing fencing surrounding the application site will also be retained and properly maintained for the current application.
- 4.1.3 Same as the current conditions of the application site, including the site layout and development parameters of the application site, the current application involves four warehouses with a total floor area of about 2,636.58m<sup>2</sup>, three ancillary structures as site office, electric room and storeroom with a total floor area of about 110.55m<sup>2</sup>, and two canopies with a total floor area of about 190.45m<sup>2</sup>. **Table 1** summarises the proposed key development parameters for the proposed use. **Figure 4** illustrates the site layout plan for the proposed use.

Table 1: Proposed Key Development Parameters of the Proposed Use

Item(s)	Design Parameter(s)
Site Area	About 2,735m <sup>2</sup>
Covered Area	About 1,724.27m <sup>2</sup>
Site Coverage (SC)	About 63.0%
Plot Ratio (PR)	About 1.07
Number of Structures	9
Gross Floor Area (GFA)	About 2,937.58m <sup>2</sup>
Warehouse 1 (2-storey)	(G/F) About 477.52m <sup>2</sup> (1/F) About 441.29m <sup>2</sup>
Warehouse 2 (2-storey)	(G/F) About 388.33m <sup>2</sup> (1/F) About 388.33m <sup>2</sup>
Warehouse 3 (2-storey)	(G/F) About 383.69m <sup>2</sup> (1/F) About 383.69m <sup>2</sup>
Warehouse 4 (1-storey)	About 173.73m <sup>2</sup>
Site Office (1-storey)	About 80.82m <sup>2</sup>
Electric Room (1-storey)	About 18.58m <sup>2</sup>
Storeroom (1-storey)	About 11.15m <sup>2</sup>
Canopy 1 (2-storey)	About 46.45m <sup>2</sup>
Canopy 2 (1-storey)	About 144.00m <sup>2</sup>
Building Height	Not more than 8m / 2 storeys
Total Number of Parking Spaces	5 (including 1 Accessible Parking Space)
Private Car	2 (including 1 Accessible Parking Space)
Motorcycle	1
Light Goods Vehicle (Parking Space and Loading / Unloading Bay)	2

Remark: The development parameters, including the site area, covered area, SC, PR, GFA, building height of the proposed use are the same as the existing conditions of the application site

## 4.2 Operation and Traffic Arrangement

- 4.2.1 The operation hours of the proposed use will be the same as the current use, i.e. from 7:00a.m. to 7:00p.m. daily. The number of trips of the proposed use will be similar to that of the current use. Only private cars, motorcycles and light goods vehicles (hereinafter referred to as "LGVs") will be allowed to access the application site under the current application. There will be less than 30 trips per day and 4 trips per hour for daily loading and unloading activities on the application site. Vehicles will enter and/or exit the application site through the existing ingress/egress point (**Figure 4** refers).
- 4.2.2 The proposed parking arrangement and parking spaces on the application site have complied with the requirements of 'Rural-based Industrial Use' of 'Special Industrial Use' as stipulated under Chapter 4 of the Hong Kong Planning Standards and Guidelines. As illustrated in **Figure 4**, sufficient manoeuvring space is provided for maneuvering of vehicles within the application site. No queuing of vehicles outside the application site will be resulted under any circumstances.
- 4.2.3 Considering that the proposed operation and traffic arrangement for the proposed use will be similar to that of the current use, and sufficient space is reserved within the application site for manoeuvring of vehicles to avoid queuing of vehicles outside the application site, no adverse traffic impact is expected to be generated from the

proposed use on the nearby road network.

#### **4.3 Provision of Drainage Facilities**

- 4.3.1 As shown on **Illustration 2-II**, there is an existing drainage system on the application site. There are currently existing U-channels running on the application site. Surface runoff inside the application site at present is naturally diverted, effectively collected and discharged via the existing U-channels. In view that there is currently an existing drainage system serving the application site, which effectively prevents the surface water from flowing from the application site to the nearby public roads or road drains, it is proposed to continue adopting the existing drainage system on the application site during the approval period of the current application. Significant adverse drainage impact is not anticipated to be generated from the proposed use. If considered necessary, the Applicant is willing to submit a drainage proposal and further implement necessary drainage facilities to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s).

#### **4.4 Landscape and Visual Considerations**

- 4.4.1 Considering that the application site is surrounded by semi-rural character, and there are similar uses including warehouses located to the immediate west, and the south and southwest of the application site across a local track; the proposed use is deemed to be compatible with the surrounding land uses. Besides, no tree felling will be involved for the current application. All existing trees within the application site will be retained and properly maintained by the Applicant during the approval period of the current application. In this regard, adverse landscape impact arising from the proposed use under the current application is not anticipated.
- 4.4.2 Given all the existing temporary structures on the application site are proposed to be retained for the proposed use and there are no additional structures erected on site, adverse visual impact arising from the proposed use is not anticipated.

#### **4.5 Environmental Consideration**

- 4.5.1 All electrical and mechanical (hereinafter referred to as "E&M") machinery for the proposed use is proposed to be fully enclosed within the existing structures on the application site to avoid any adverse environmental impact to the surroundings. To further minimise any potential environmental impacts to the surrounding areas, the operation hours will be restricted between 7:00a.m. and 7:00p.m. daily, the existing fencing surrounding the application site will be properly maintained during the approval period of the current application, and the types of vehicles going into/out of the application site will be restricted to private cars, motorcycles and LGVs only.
- 4.5.2 Should the application be approved, 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 to minimise any possible

environmental impacts. Adverse environmental impact arising from the proposed use is not anticipated.

## **5. PLANNING JUSTIFICATIONS**

### **5.1 In Response to the Changing Economic Context and Future Development Potentials**

5.1.1 Logistics industry is considered crucial in maintaining Hong Kong's economic status and development. The current application aims at providing more efficient logistics catering for the latest consumption demand of the food industry in Hong Kong. The intention of the proposed use is in line with the strategic planning framework of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (hereinafter referred to as "Hong Kong 2030+") in which innovation and technology is emphasized in order to foster economic development. As highlighted in the Conceptual Spatial Framework of "Hong Kong 2030+", a Northern Economic Belt will be developed in New Territories North emphasizing warehousing, modern logistics and other emerging industries. The proposed use is considered as an excellent example to realize the strategic planning framework in the area falling within the Northern Economic Belt, thereby benefitting future economic development in the area.

### **5.2 In Line with the Planning Intention of "I(D)" Zone Without Jeopardizing the Long-Term Planning Intention of "OU(Railway Reserve)" Zone**

5.2.1 The application site largely falls within an area zoned "I(D)" (about 64%) with the remaining portion within an area zoned "OU(Railway Reserve)" (about 36%) on the Current OZP. The planning intention of "I(D)" zone is intended primarily for industrial uses that cannot be accommodated in conventional flattened factories due to extensive land and/or high ceiling requirements. It is also intended for the redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial buildings. The proposed use is in line with the planning intention of the "I(D)" zone.

5.2.2 The planning intention of the "OU(Railway Reserve)" zone is primarily for railway development, i.e. NOL. In this regard, the proposed use is not in line with the planning intention of the "OU(Railway Reserve)" zone. Nevertheless, with reference to the Explanatory Statement of the Current OZP, the exact alignment of NOL has yet to be finalized. Taking note of the latest publications by the Transport and Housing Bureau and MTR Corporation Limited, the NOL construction is scheduled to be commenced in 2023 for Phase 1, and in 2025 for Phase 2. Since the application site is situated within the Phase 2 construction area (Figure 5 refers), the construction of NOL near/within the application site is expected to only start in or after 2025. It is considered that approval of the application on a temporary basis for a period of three years would not frustrate the long-term planning intention of the "OU(Railway Reserve)" zone.

### **5.3 Compatible with Land Uses of the Surrounding Areas**

5.3.1 The surrounding areas of the application site are considered to be in semi-rural character, and are predominately occupied by warehouses, temporary structures,

residential structures/dwellings, open storage yards and unused/vacant land. There are similar uses including warehouses located to the immediate west, and the south and southwest of the application site across a local track. The proposed use is therefore considered to be compatible with the land uses of the surrounding areas.

#### **5.4 No Adverse Traffic, Environmental, Drainage, Landscape or Visual Impacts**

5.4.1 In terms of traffic aspect, the proposed operation and traffic arrangement for the proposed use will be similar to that of the current use. Only private cars, motorcycles and LGVs are allowed to enter/exit the application site. Furthermore, sufficient space is reserved within the application site for manoeuvring of vehicles to avoid queuing of vehicles outside the application site. Adverse traffic impact arising from the proposed use is not anticipated.

5.4.2 In terms of environmental aspect, all E&M machinery for the proposed use is proposed to be fully enclosed within the existing structure(s) to minimize any possible environmental impact arising from the proposed use. Restrictions on the operation hours and the types of vehicles accessing the application site, and maintenance of the existing fencing surrounding the application site are proposed to further minimise the potential environmental impact to the surrounding areas. The Applicant also undertakes to follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department. Adverse environmental impact arising from the proposed use is therefore not anticipated.

5.4.3 In terms of the drainage aspect, there is currently an existing drainage system on the application site which effectively prevents the surface water from flowing from the application site to the nearby public roads or road drains. Through continue adopting the existing drainage system on the application site during the approval period of the current application, adverse drainage impact from the proposed use is not anticipated.

5.4.4 In terms of landscape aspect, as mentioned in **Section 5.3** above, the proposed use is deemed to be compatible with the surrounding land uses. Besides, all existing trees within the application site will be retained and properly maintained during the approval period of the current application. In this regard, adverse landscape impact arising from the proposed use is not anticipated. In terms of visual aspect, no new structures, either temporary or permanent, will be erected on the application site under the current application. No adverse visual aspect arising from the proposed use is anticipated.

#### **5.5 Not Setting an Undesirable Precedent**

5.5.1 The application site falls largely within an area zoned "I(D)" with the remaining western portion falls within an area zoned "OU(Railway Reserve)" on the Current OZP. As mentioned in **Section 3.2**, there are two similar applications (No. A/YL-KTN/750 and A/YL-KTN/288) with the application sites fall partly within the same "OU(Railway



Reserve)" zone and partly within the same "I(D)" zone on the Current OZP approved with conditions by the Committee of the Board on 12.3.2021 and 1.2.2008 respectively.

- 5.5.2 It should be noted that the portion of the application site which falls within "I(D)" zone does not require planning permission from the Board for the proposed use, whereas the remaining portion falling within "OU(Railway Reserve)" requires planning permission from the Board for the proposed use. It is identified that in addition to the two similar applications mentioned above, there are four other applications for similar uses approved by the Committee of the Board over the years. These four applications include application sites falling entirely and partly within the same "OU(Railway Reserve)" zone on the Current OZP. Details of the similar application No. A/YL-KTN/288 and the four planning applications for similar uses under the same "OU(Railway Reserve)" zone are provided in **Table 2** below.

*Table 2: Applications with similar uses which involve the same "OU(Railway Reserve)" zone on the Current OZP*

Application No.	Proposed Use(s)/Development(s)	Zoning(s)	Date of Approval
A/YL-KTN/750	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	"OU(Railway Reserve)" and "I(D)"	12.3.2021
A/YL-KTN/594	Temporary Warehouse (Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	"OU(Railway Reserve)" and "CDA"	3.8.2018
A/YL-KTN/558	Temporary Warehouse (Storage of Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	"OU(Railway Reserve)" and "CDA"	9.6.2017
A/YL-KTN/288	Proposed Temporary Warehouse for Furniture and Accessories for a Period of 3 Years	"OU(Railway Reserve)" and "I(D)"	1.2.2008*
A/YL-KTN/259	Renewal of Planning Approval for Temporary Storage of Household Goods and Food under Application No. A/YL-KTN/180 for a Period of 3 Years	"OU(Railway Reserve)"	29.9.2006 <sup>^</sup>
A/YL-KTN/180	Proposed Temporary Storage of Household Goods and Food for a Period of 3 Years	"OU(Railway Reserve)"	10.10.2003

\*The application was approved with conditions for a period of one year as to monitor the situation on site

<sup>^</sup>The application was approved with conditions for a period of two years on consideration as not to jeopardise the construction programme of the railway project.

- 5.5.3 Having considered that there are two similar planning applications (No. A/YL-KTN/750 and A/YL-KTN/288) and four other planning applications for similar uses under the same "OU(Railway Reserve)" zone on the Current OZP approved by the Committee of the Board over the years, approval of the current application will not set an undesirable precedent to other similar applications.

## 6. CONCLUSION

6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. The application site has an area of approximately 2,735m<sup>2</sup>. The current application would utilize the building envelopes of the existing temporary structures on the application site for the proposed use. No new buildings or structures are proposed for the current application. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

6.2 The application site is currently occupied by temporary structures for plastic bags-related manufacturing use. Such use has been established before the first publication in the Gazette of the notice of the Kam Tin North IDPA Plan No. IDPA/YL-KTN/1 dated 5.10.1990 and shall hence be regarded as a tolerated use. Majority of the area of the application site is currently held under a short-term waiver granted by the Government for the purpose of ancillary use for cutting and packing of consumer cling film packs.

6.3 The application site currently falls largely within an area zoned "I(D)" (about 64%) with the remaining western portion falls within an area zoned "OU(Railway Reserve)" (about 36%) on the Current OZP. Temporary use of the application site not exceeding a period of three years requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

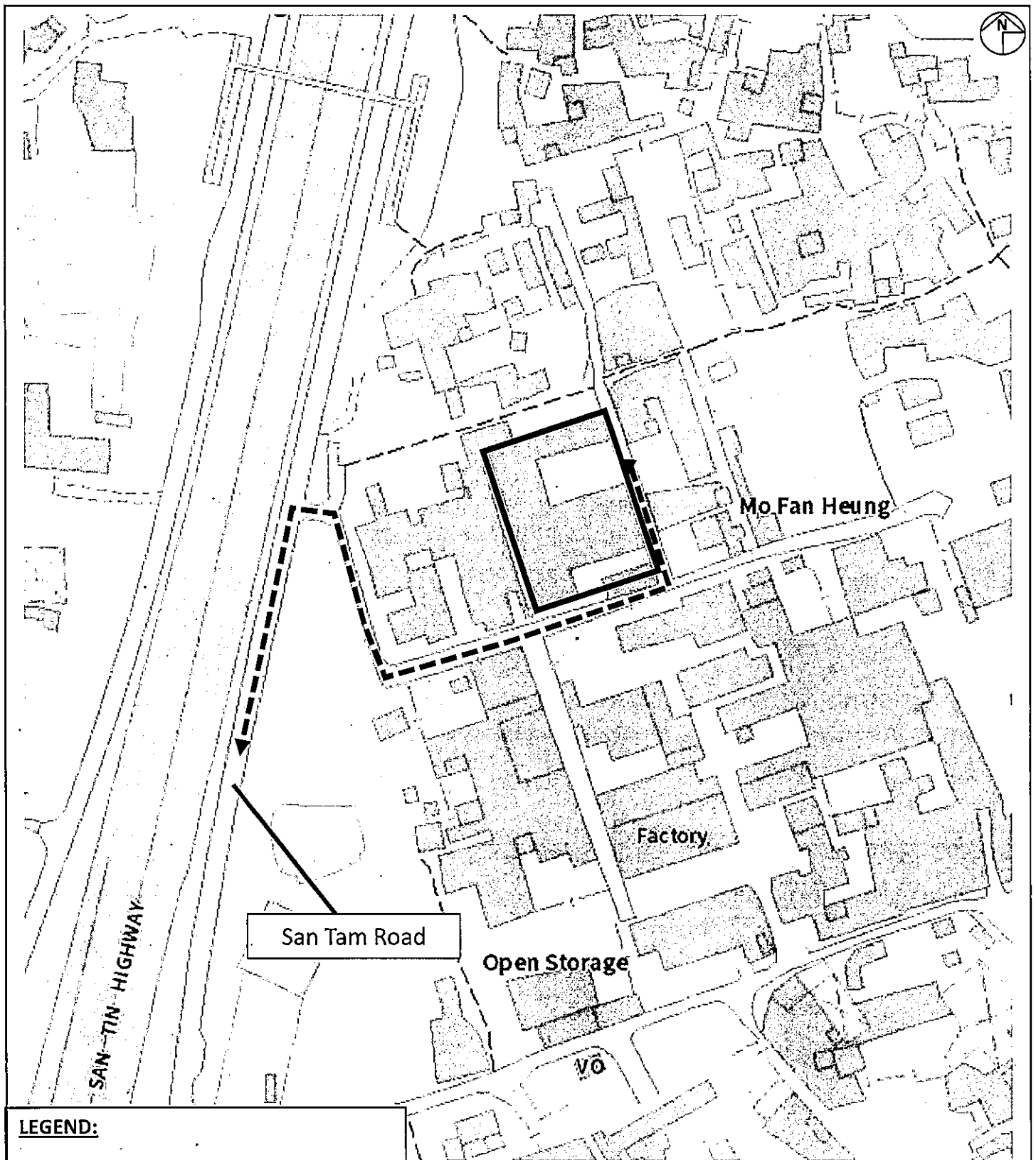
- (a) *the proposed use serves as an accurate response to the changing economic context in Hong Kong, favoring warehousing and modern logistics industry. The proposed use could help realize the strategic economic development potentials in the north-west New Territories under the strategic planning intention of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030";*
- (b) *majority of the application site falls within an area zoned "I(D)" where the proposed use is always permitted. For the portion of the application site falls within "OU(Railway Reserve)" zone, in view that the Northern Link (hereinafter referred to as "NOL") project is still at the detailed planning and design stage, and the construction of Phase 2 of the NOL project upon which part of the application site falls is scheduled to commence in 2025; the proposed use, being temporary in nature for three years, would not jeopardize the long-term planning intention of the "OU(Railway Reserve)" zone on the Current OZP;*
- (c) *the proposed use would utilize the building envelopes of the existing temporary structures on the application site for the proposed use. Since no new buildings or structures are involved for the current application, no adverse visual or landscape impact is therefore expected to be generated from the proposed use;*
- (d) *in consideration that warehouses, temporary structures and open storage yards are presented in proximity to the application site, the proposed use is considered not incompatible with the surrounding areas in terms of its land use;*

- (e) *with the utilization of the existing drainage system and the building envelopes of the existing temporary structures on the application site, and in view that the traffic generation of the proposed use would be the same or less than that of the tolerated use, no adverse environmental, drainage and traffic impacts on the surrounding areas are anticipated to be generated from the proposed use; and*
- (f) *the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

6.4 In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of three years.

## List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan No. ags_S00000049808_0001
Figure 3	Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9
Figure 4	Layout Plan
Figure 5	Location of Future Northern Link Project



**LEGEND:**



Application Site



Vehicular Access to/from the  
Application Site

*(For Identification Only)*

**Project:**

Section 16 Planning Application for Proposed  
Temporary Cold Storage for a Period of 3 Years at  
Various Lots in D.D. 107, Kam Tin, Yuen Long, New  
Territories

**Title:**

Location Plan

**Figure:**

1

**Scale:**

Not-to-scale

**Date:**

Apr 2021

Ref.: ADCL/POT-10520-R001/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



**Project:**  
Section 16 Planning Application for Proposed  
Temporary Cold Storage for a Period of 3 Years at  
Various Lots in D.D. 107, Kam Tin, Yuen Long, New  
Territories

**Title:**  
Extract of Lot Index Plan  
No.  
ags\_S00000049808\_0001

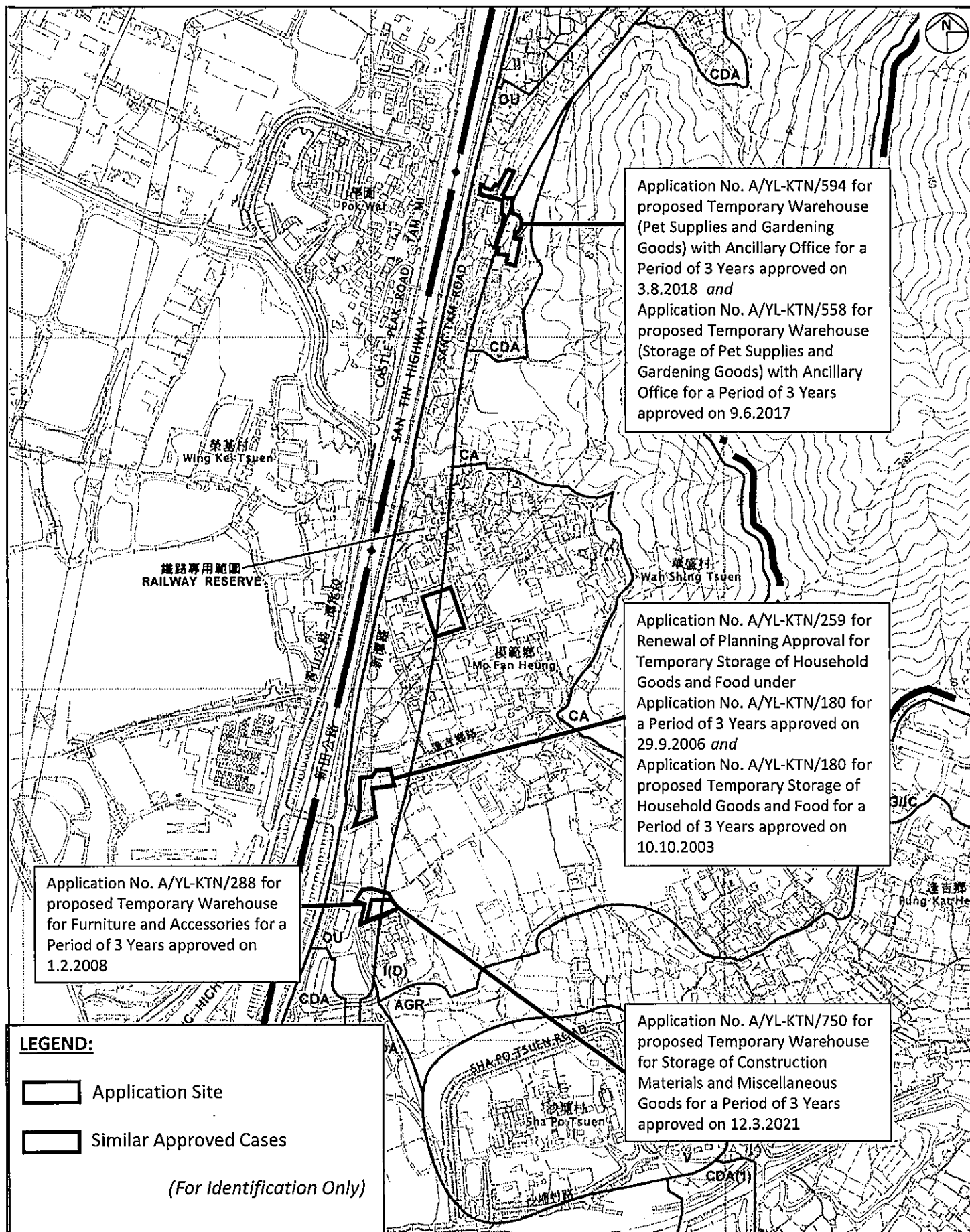
Ref.: ADCL/POT-10520-R001/F002

**Figure:**  
2

**Scale:**  
Not-to-scale

**Date:**  
Apr 2021





**Project:**  
 Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

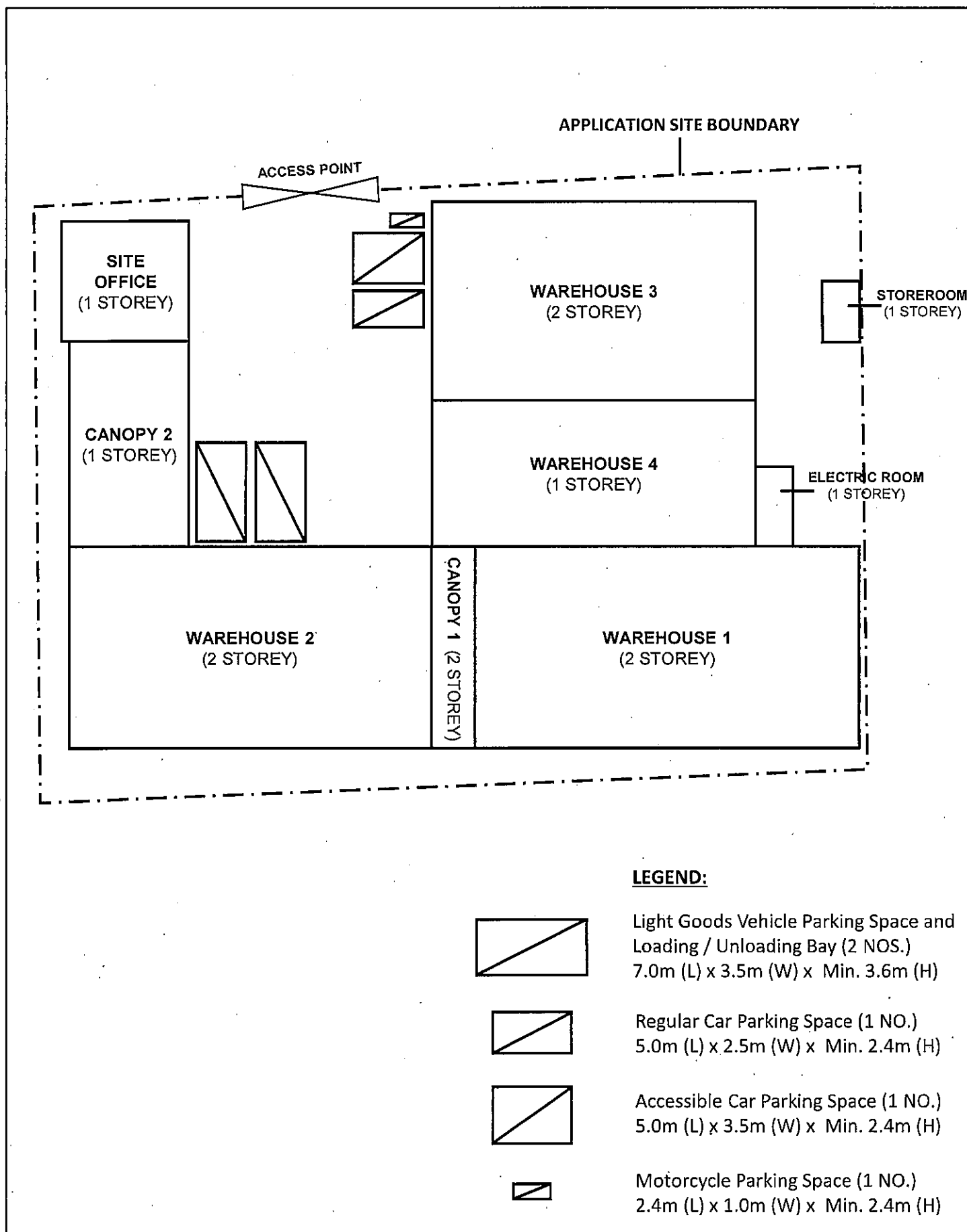
**Title:**  
 Extract of Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/9

**Figure:**  
 3

**Scale:**  
 Not-to-scale

**Date:**  
 Apr 2021

Ref.: ADCL/POT-10520-R001/F003



**Project:**

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

**Title:**

Layout Plan

**Figure:**

4

**Scale:**

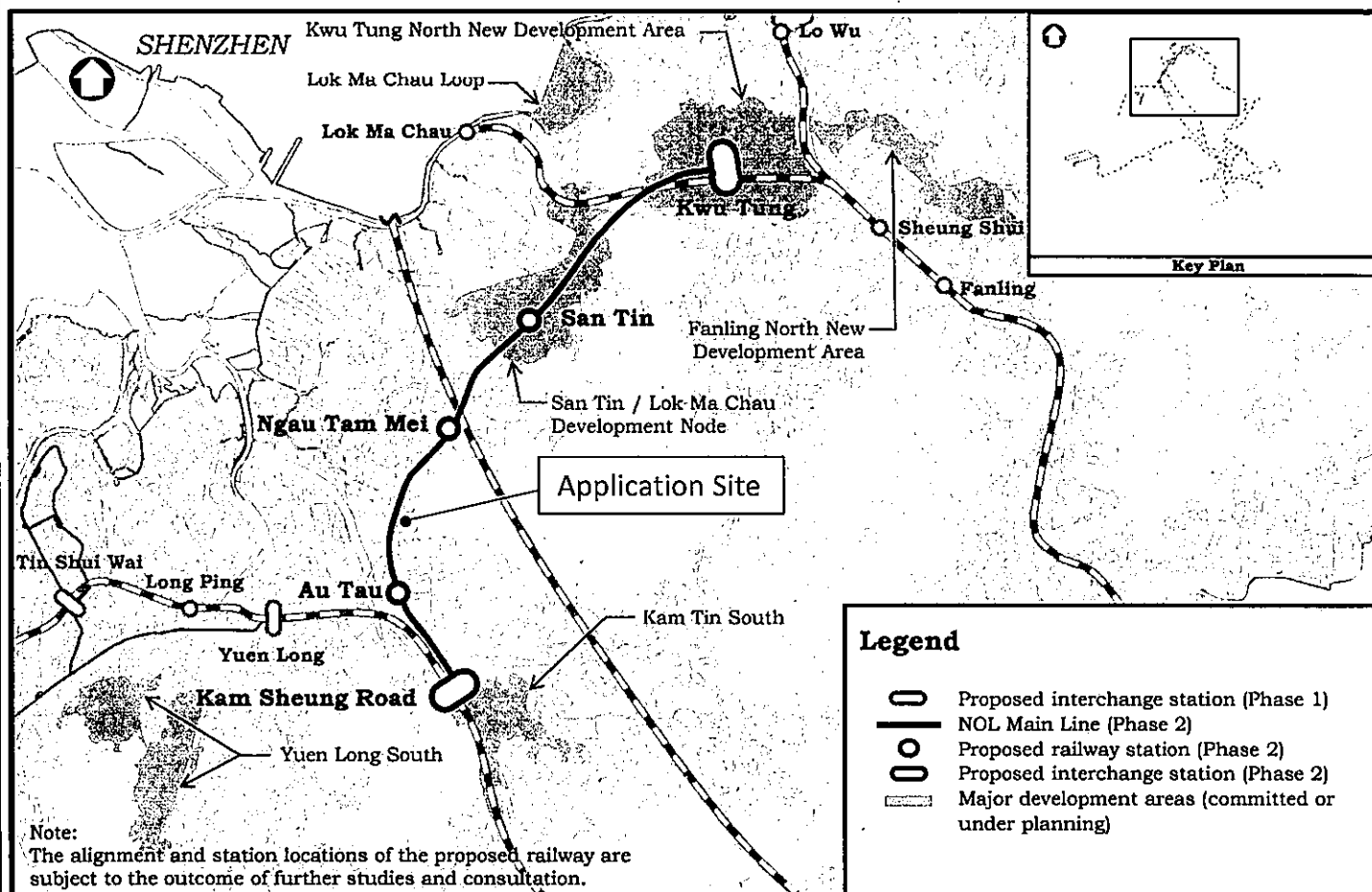
Not-to-scale

**Date:**

Apr 2021

Ref.: ADCL/POT-10520-R001/F004





**Project:**

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

**Title:**

Location of Future North Link Project  
(Extracted from the Legislative Council's document of Dec 2020)

Ref.: ADCL/POT-10520-R001/F005

**Figure:**

5

**Scale:**

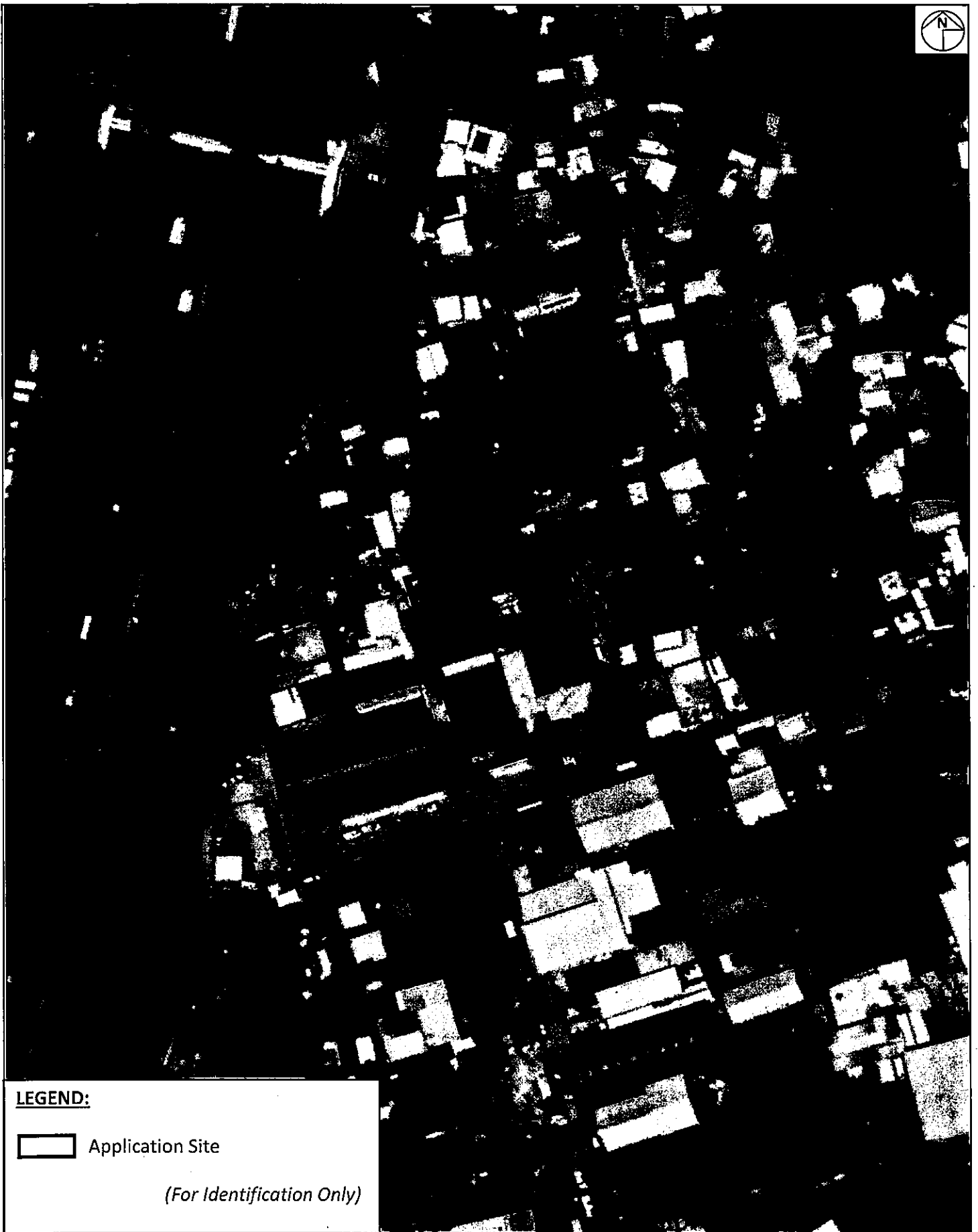
Not-to-scale

**Date:**

Apr 2021

### List of Illustrations

Illustration 1	Extract of Aerial Photo (Extracted from Google Map 2020)
Illustration 2-I	Existing Condition of the Application Site
Illustration 2-II	Existing Condition of the Drainage System on the Application Site
Illustration 2-III	Surrounding Land-use Characteristics



**LEGEND:**



Application Site

*(For Identification Only)*

**Project:**

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

**Title:**

Aerial Photo (Extracted from Google Map 2020)

**Illustration:**

1

**Scale:**

Not-to-scale

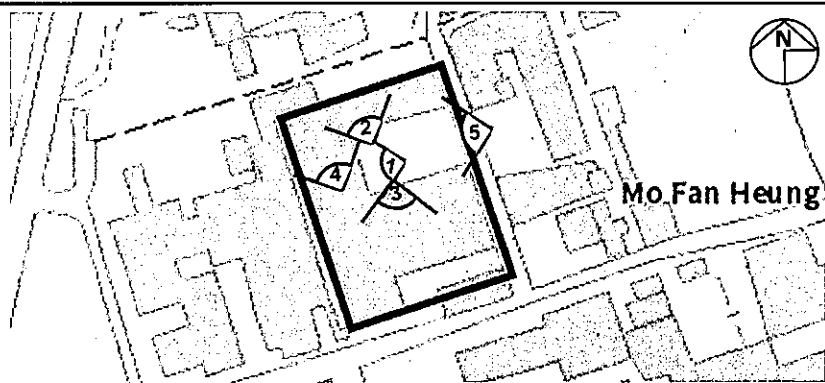
**Date:**

Apr 2021

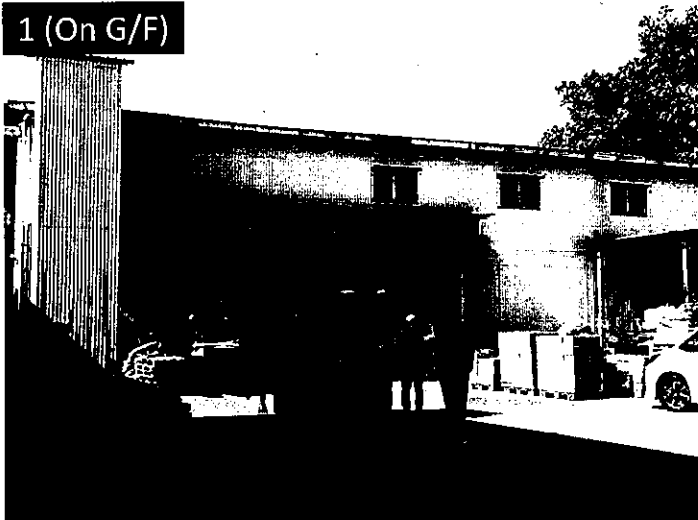
Ref.: ADCL/POT-10520-R001/I001



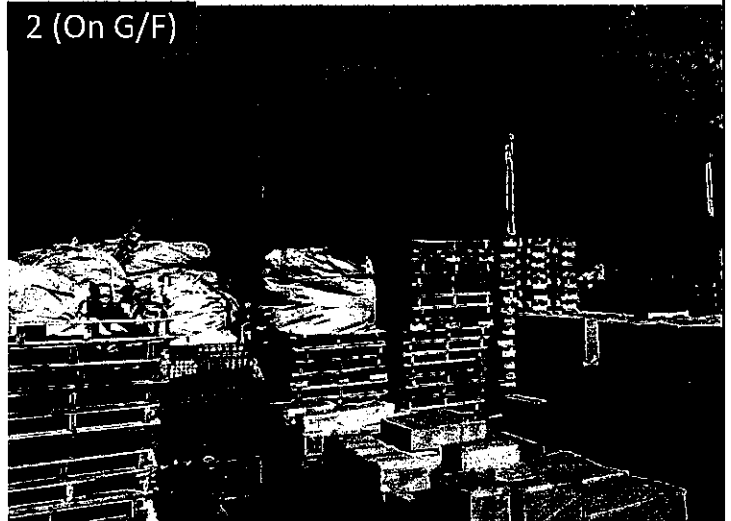
AIKON DEVELOPMENT CONSULTANCY LTD.



1 (On G/F)



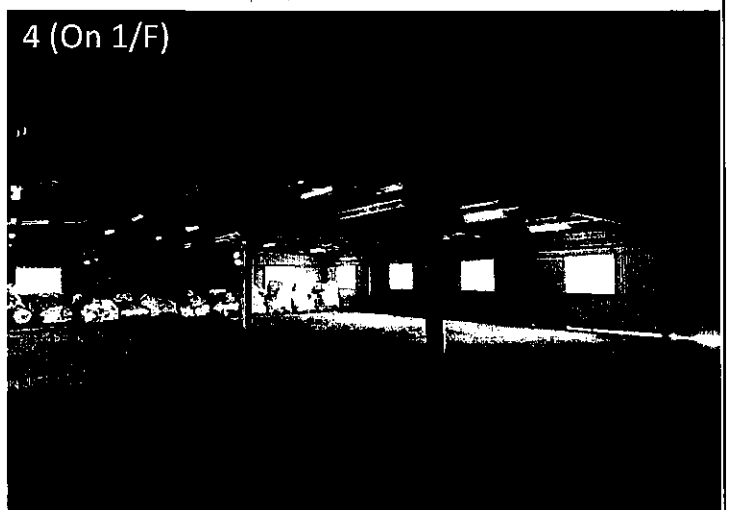
2 (On G/F)



3 (on G/F)



4 (On 1/F)



5 (On G/F)



**Project:**

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

**Title:**

Existing Condition of the Application Site

**Illustration:**  
2-1

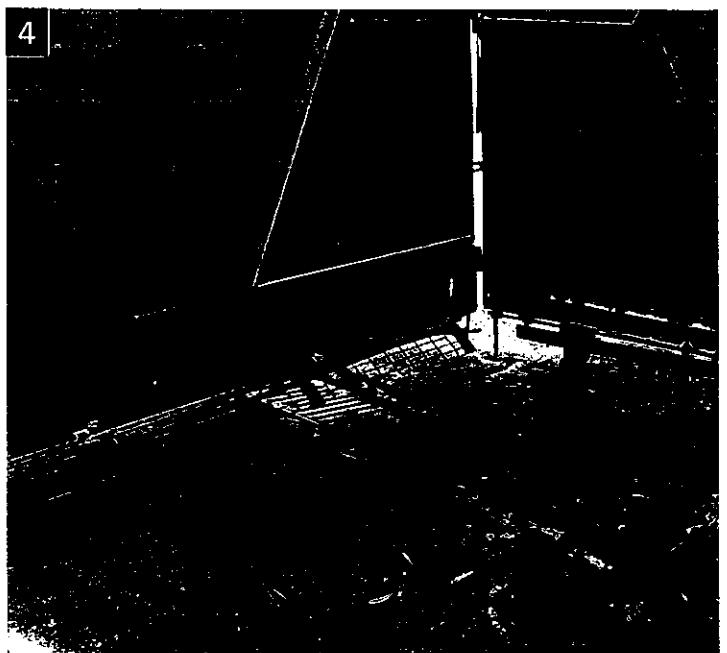
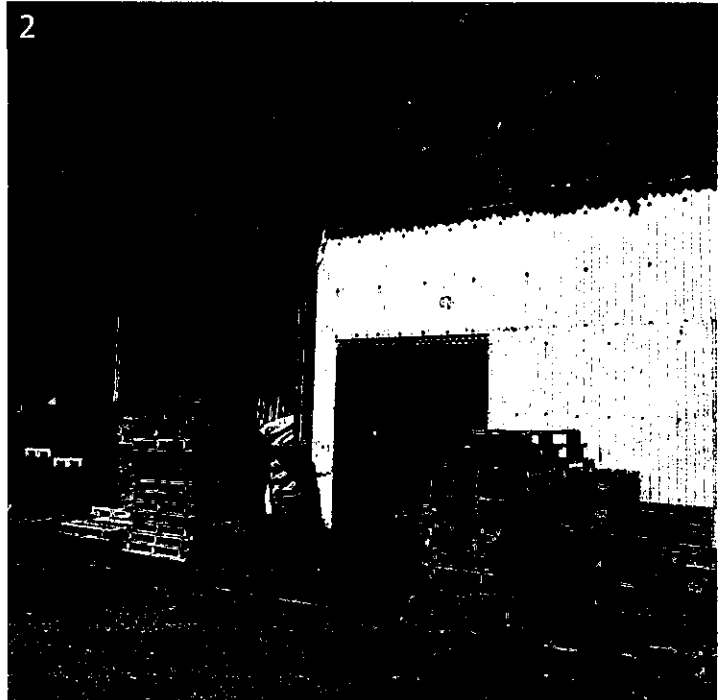
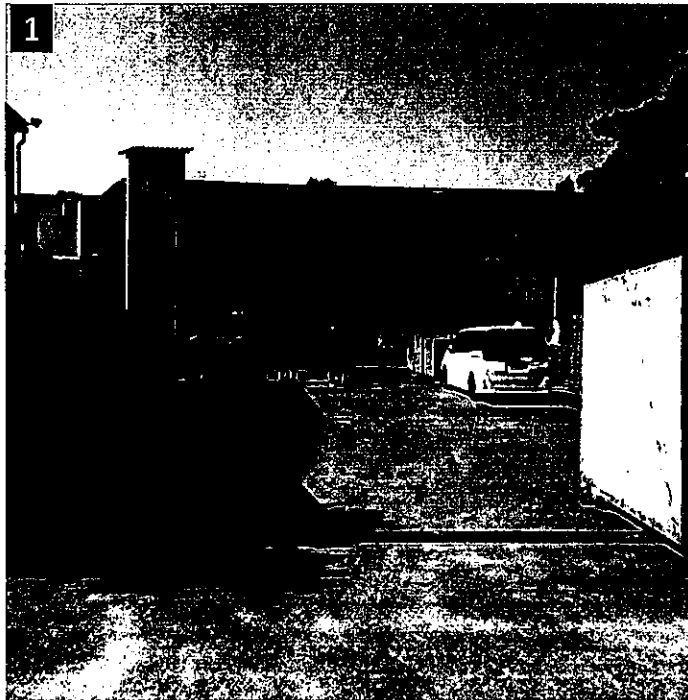
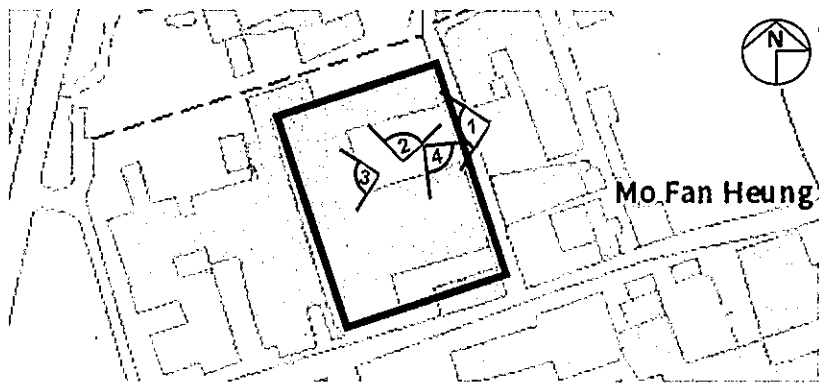
**Scale:**  
N.A.

**Date:**  
Apr 2021

Ref.: ADCL/POT-10520-R001/I002-1



AIKON DEVELOPMENT CONSULTANCY LTD.



**Project:**  
Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories

**Title:**  
Existing Condition of the Drainage System on the Application Site

Ref.: ADCL/POT-10520-R001/1002-II

**Illustration:**  
2-II

**Scale:**  
N.A.

**Date:**  
Apr 2021







**Appendix Ia of RNTPC**  
**Paper No. A/YL-KTN/773**

Fax 傳真 : (852) 3180 7611  
Email 電郵 : info@aikon.hk  
Web 網址 : www.aikon.hk

Date : 9<sup>th</sup> July 2021  
Our Ref. : ADCL/POT-10520/L003

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

**By Email and Fax**

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories**  
**(Planning Application No. A/YL-KTN/773)**

We refer to the comments from the Transport Department (TD) received by us on 22.6.2021 regarding the subject application.

We would like to enclose herewith a response-to-comment table with a revised layout plan and supporting illustrations with a view to address the abovementioned departmental comments for consideration by the Transport Department and the Board.

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

Yours faithfully,  
For and on behalf of  
**Aikon Development Consultancy Limited**

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

Encl.  
c.c. DPO/FS&YLE, PlanD (Attn.: Ms Loree DUEN) (By Email)

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories

Comments from TD received on 22.6.2021	Response to Departmental Comments
<p>(a) The applicant should justify the proposed parking and loading / unloading considering the commute of staff / visitors and logistics.</p>	<p>As referred to Table 1 of the <b>Planning Statement</b>, it should be noted that the proposed use will involve a total of five parking spaces on the application site. The five parking spaces include two parking spaces for private car (one as accessible parking space), one parking space for motorcycle and two parking spaces for light goods vehicle. The two parking spaces for light goods vehicle will also serve as loading / unloading bays.</p> <p>All the proposed parking spaces for private car and motorcycle under the current application are exclusively reserved for staff's use. The proposed parking spaces for private car and motorcycle are sufficient to meet the parking demand of staff since all staff, except under special occasions, will usually travel to / from the application site using public transportation. There are bus stops situated within 500m walking distance from the application site. In addition, no private cars or motorcycles of visitors will be allowed to enter or be parked on the application site. Visitors will be reminded of the above traffic arrangement before their visit to the application site.</p> <p>The proposed use will make use of light goods vehicles to transport cold chain goods to / from the application site for storage and distribution purposes. The two light goods vehicles parking spaces, also serving as loading / unloading bays, are sufficient to meet the operational and transportation requirements of the proposed use for transporting cold chain goods to / from the application site.</p>
<p>(b) The applicant should assess the traffic impact to San Tam Road and the local access based on the trip generation and attraction provided due to the development, with reference to the existing traffic figures.</p>	<p>For the proposed use under the current application, as mentioned in <b>Section 4.2 of the Planning Statement</b>, there will be fewer than 30 trips per day (for operation days only). There will be on average fewer than 4 trips per hour during the operation days for the proposed use.</p> <p>As further clarified by the Applicant, the peak hour (i.e. the hour with the maximum number of vehicles travelling to and from the application site) of the proposed use during the operation days will be between 10:00a.m. and 11:00a.m.. During the peak hour of the proposed use (from 10:00a.m. to 11:00a.m.), there will be a maximum of 6 trips. The expected traffic figures for the proposed use are detailed in <b>Table 1</b> below for your reference and consideration.</p> <p>For the current use under the existing condition, the existing traffic figures are detailed in <b>Table 2</b> below for your reference. The current use has been established on the application site for multiple decades. The existing traffic figures were deduced from the traffic records of the current use over the years of its operation on the application site.</p>

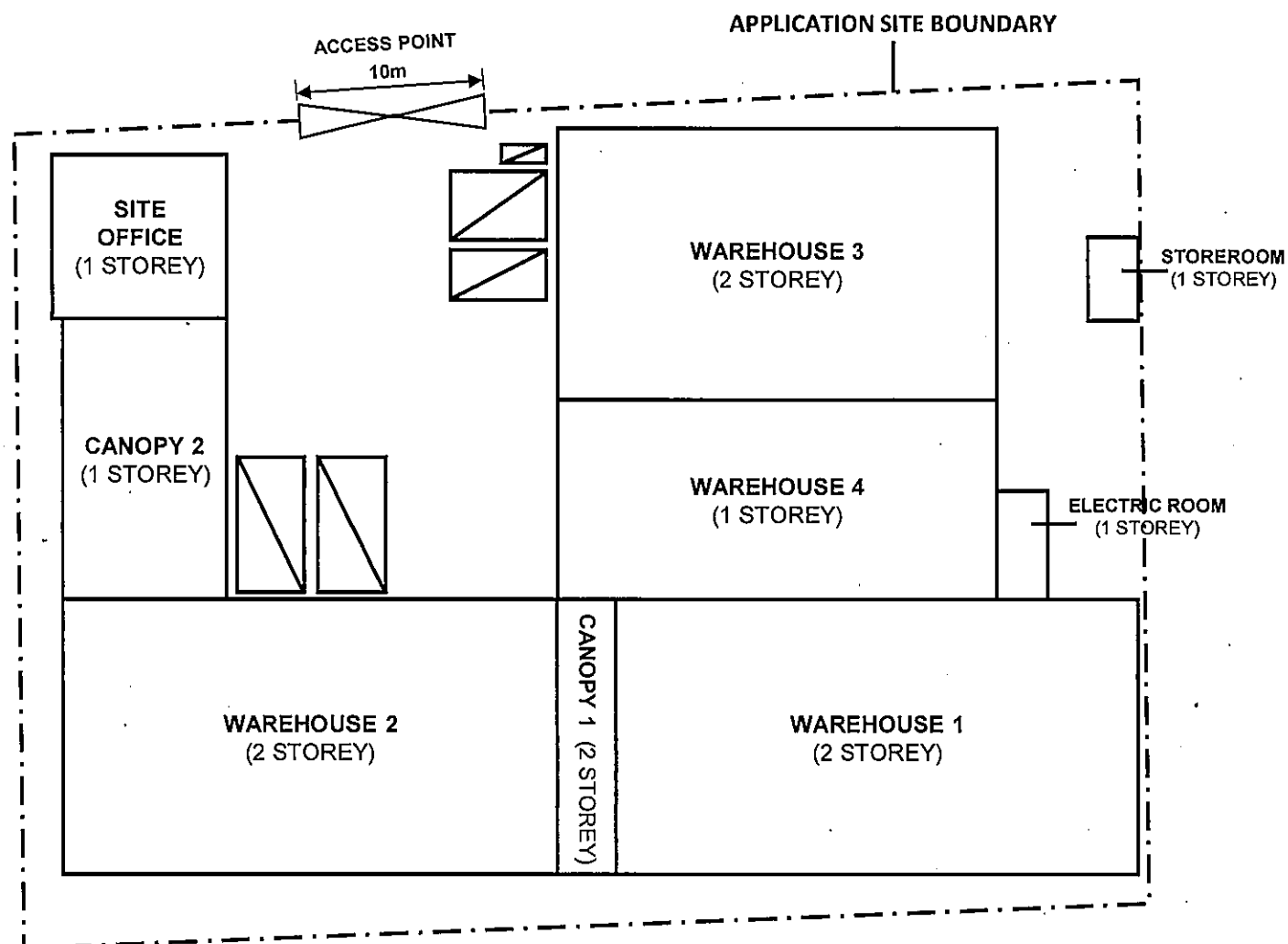


Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories

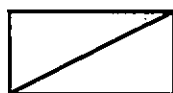
	<p><b>Table 1: Expected Traffic Figures for the Proposed Use</b> Expected Total Number of Trips Per Day (For Operation Days Only) = 28 Expected Vehicular Trip Generation and Attraction for the Proposed Use</p> <table><tr><th></th><th>Average No. of Vehicles / Hour#</th><th>Maximum No. of Vehicles / Hour (During Peak Hour^)</th></tr><tr><td>No. of Vehicles (In)</td><td>2</td><td>3</td></tr><tr><td>No. of Vehicles (out)</td><td>2</td><td>3</td></tr><tr><td>No. of Vehicles (2-way)</td><td>4</td><td>6</td></tr></table> <p># The proposed operation hours for the proposed use will be from 7:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Public Holidays) ^The peak hour for the proposed use will be from 10:00a.m. to 11:00a.m.</p> <p><b>Table 2: Traffic Figures for the Current Use Under the Existing Condition</b> Total Number of Trips Per Day (For Operation Days Only) = 46 Vehicular Trip Generation and Attraction for the Current Use Under the Existing Condition</p> <table><tr><th></th><th>Average No. of Vehicles / Hour#</th><th>Maximum No. of Vehicles / Hour (During Peak Hour^)</th></tr><tr><td>No. of Vehicles (In)</td><td>2</td><td>4</td></tr><tr><td>No. of Vehicles (out)</td><td>2</td><td>4</td></tr><tr><td>No. of Vehicles (2-way)</td><td>4</td><td>8</td></tr></table> <p># The operation hours for the current use under the existing condition are from 7:00a.m. to 7:00p.m. from Mondays to Saturdays (Excluding Public Holidays) ^The peak hour for the current use under the existing condition is from 10:00a.m. to 11:00a.m.</p> <p>Given the expected total number of trips per day (for operation days only) and the expected vehicular trip generation and attraction for the proposed use will not be significant and will be the same as or smaller than that of the current use under the existing condition, it is concluded that the proposed use will not cause any adverse traffic impact on San Tam Road and the local access.</p>		Average No. of Vehicles / Hour#	Maximum No. of Vehicles / Hour (During Peak Hour^)	No. of Vehicles (In)	2	3	No. of Vehicles (out)	2	3	No. of Vehicles (2-way)	4	6		Average No. of Vehicles / Hour#	Maximum No. of Vehicles / Hour (During Peak Hour^)	No. of Vehicles (In)	2	4	No. of Vehicles (out)	2	4	No. of Vehicles (2-way)	4	8
	Average No. of Vehicles / Hour#	Maximum No. of Vehicles / Hour (During Peak Hour^)																							
No. of Vehicles (In)	2	3																							
No. of Vehicles (out)	2	3																							
No. of Vehicles (2-way)	4	6																							
	Average No. of Vehicles / Hour#	Maximum No. of Vehicles / Hour (During Peak Hour^)																							
No. of Vehicles (In)	2	4																							
No. of Vehicles (out)	2	4																							
No. of Vehicles (2-way)	4	8																							
(c) The applicant should indicate the clear width of the vehicular ingress / egress for the site.	<p>The clear width of the vehicular ingress / egress for the application site is 10m. Please refer to <b>Figure 1</b> enclosed for a revised layout plan indicating the clear width of the vehicular ingress / egress.</p>																								

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years at Lots 192 S.A, 192 S.B (Part), 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 270 S.B (Part), 271, 272 S.A, 273 S.A, 274 S.A&B, 275, 276 S.A, 276 S.B, 277 S.A, 278 and 279 S.A in D.D. 107, Kam Tin, Yuen Long, New Territories

(d) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site.	As referred to <b>Illustrations 1-I and 1-II</b> enclosed, there is sufficient space for smooth manoeuvring of light goods vehicles to / from San Tam Road, along the local access and within the application site. Given the dimensions of private car and motorcycle are smaller than that of light goods vehicle, it is concluded that there will be sufficient space for smooth manoeuvring of all the proposed types of vehicles under the current application (i.e. private car, motorcycle and light goods vehicle) to / from San Tam Road, along the local access and within the application site.
(e) The applicant should note the local access between San Tam Road and the site is not managed by the Transport Department.	Noted.



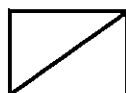
**LEGEND:**



Light Goods Vehicle Parking Space and  
Loading / Unloading Bay (2 NOS.)  
7.0m (L) x 3.5m (W) x Min. 3.6m (H)



Regular Car Parking Space (1 NO.)  
5.0m (L) x 2.5m (W) x Min. 2.4m (H)



Accessible Car Parking Space (1 NO.)  
5.0m (L) x 3.5m (W) x Min. 2.4m (H)



Motorcycle Parking Space (1 NO.)  
2.4m (L) x 1.0m (W) x Min. 2.4m (H)

**Project:**

Section 16 Planning Application for Proposed  
Temporary Cold Storage for a Period of 3 Years at  
Various Lots in D.D. 107, Kam Tin, Yuen Long, New  
Territories  
(Planning Application No. A/YL-KTN/773)

**Title:**

Revised Layout Plan

**Figure:**

1

**Scale:**

Not-to-scale

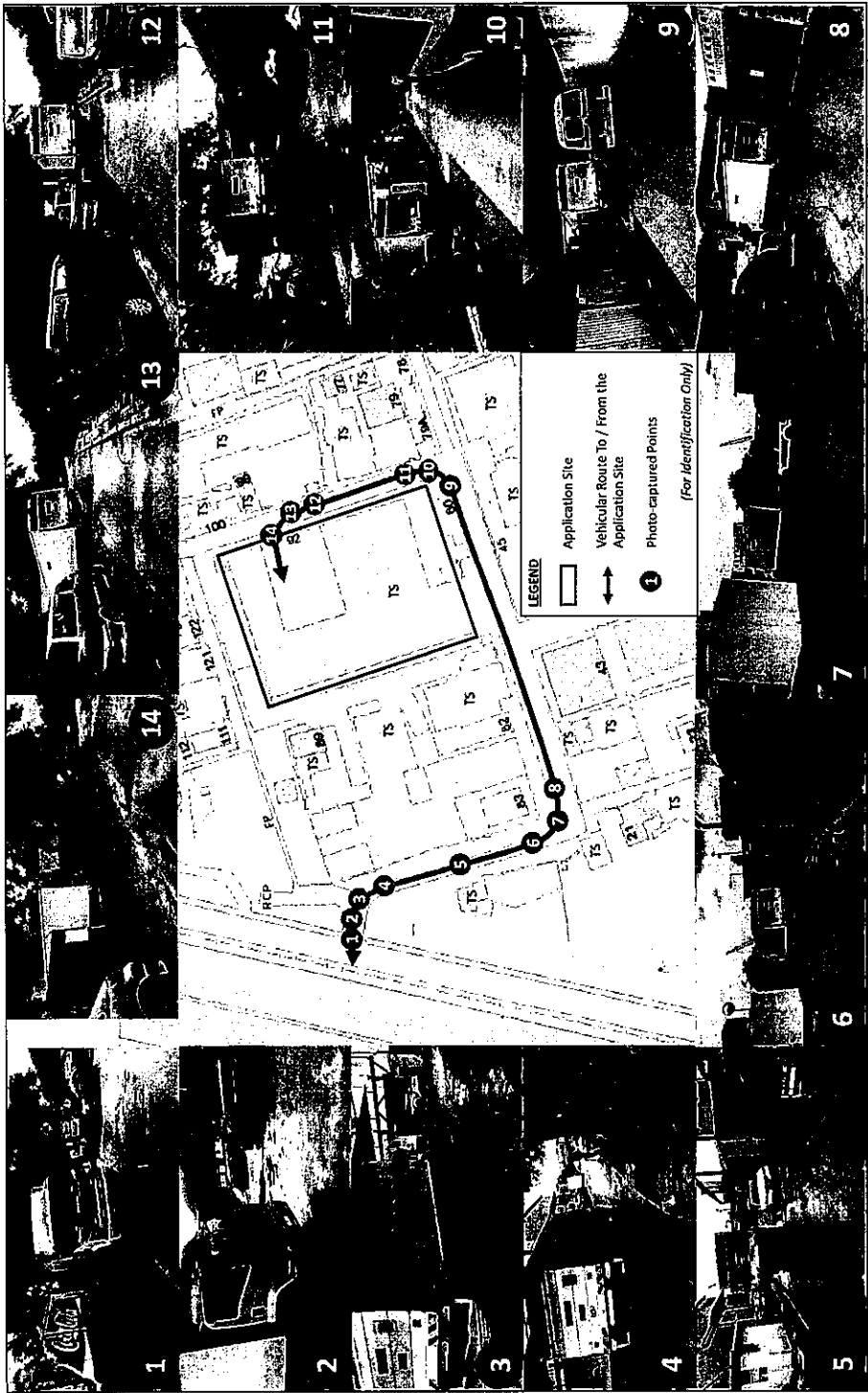
**Date:**

Jul 2021

Ref.: ADCL/POT-10520-L003/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



<p>Project: S. K. Planning Application for Proposed Temporary Cold Storage for a Period of 3 Years at Various Lots in D.D. 107, Kam Tin, Yuen Long, New Territories (Planning Application No. A/YL-KTN/773)</p>	<p>Title: Plans Showing Manoeuvring of a Light Goods Vehicle From San Tam Road To the Application Site</p>	<p>Illustration: 2/1 Scale: N/A Date: July 2021</p> <p>REF: AEC/2021/0558/001/0001</p>
---	--	--







**Similar Applications within the Same “OU(Railway Reserve)” Zone**  
**on approved Kam Tin North Outline Zoning Plan**

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration By RNTPC</u></b>
1.	A/DPA/YL-KTN/1^	Office & Storage for Glove	20.9.1991
2.	A/YL-KTN/180	Temporary Storage of Household Goods and Food for a Period of 3 Years	10.10.2003
3.	A/YL-KTN/259	Renewal of Planning Approval for Temporary Storage of Household Goods and Food under Application No. A/YL-KTN/180 for a Period of 3 Years	29.9.2006
4.	A/YL-KTN/476	Temporary Storage of Fertiliser for a Period of 3 Years	4.9.2015 [Revoked on 4.2.2018]
5.	A/YL-KTN/558^	Temporary Warehouse (Storage of Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	9.6.2017 [revoked on 9.12.2017]
6.	A/YL-KTN/591	Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	6.4.2018
7.	A/YL-KTN/594^	Temporary Warehouse (Pet Supplies and Gardening Goods) with Ancillary Office for a Period of 3 Years	3.8.2018 [Revoked on 3.7.2020]
8.	A/YL-KTN/685	Proposed Temporary Storage of Tail Lift for a Period of 3 Years	29.11.2019
9.	A/YL-KTN/750*	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	12.3.2021
10.	A/YL-KTN/754	Renewal of Planning Approval for Temporary Storage of Fertilizer and Food Processing Material for a Period of 3 Years	26.3.2021

^The site straddled “OU (Railway Reserve)” and “CDA” zones.

\*The site straddled “OU (Railway Reserve)” and “I(D)” zones.





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

參考編號  
Reference Number: 210622-103457-19266

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 10:34:57

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. Ms Poon

意見詳情  
Details of the Comment :

我支持此規劃申請於模範鄉發展臨時冷藏庫用途。有關規劃申請可以帶動模範鄉的經濟發展，對區內發展有莫大的裨益。

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

參考編號

Reference Number:

210622-103534-28826

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 10:35:34

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王安華

意見詳情

Details of the Comment :

該地的貨倉一直存在多年，居民都已經習慣及適應。這次的申請用途與現時用途相若。除非是於原址興建高樓大廈致影響景觀、交通及環境，否則，我支持這宗規劃申請。

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

參考編號

Reference Number:

210622-103629-75056

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 10:36:29

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. CHAN

意見詳情

Details of the Comment :

我支持這宗臨時冷藏庫申請，因為可以在疫情襲港下帶動經濟及刺激本地就業。同時，相信申請人及其營運公司亦會嚴格遵守相關的環境衛生規定及指引，於申請地點發展臨時冷藏庫用途非常合適。

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

參考編號  
**Reference Number:** 210622-103708-50667

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:37:08

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. 黃氏

意見詳情  
**Details of the Comment :**

我知道現時該地為一個已存在多年的貨倉。細閱申請文件後，考慮到申請用途與現時貨倉用途相類近，我相信此規劃申請不會為模範鄉帶來任何負面影響。我支持此規劃申請。

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

參考編號

Reference Number:

210622-103844-43742

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 10:38:44

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

羅善恒

意見詳情

Details of the Comment :

申請用途與現時用途並無太大分別。據本人所見，模範鄉、逢吉鄉及新田一帶都有不少用地作貨倉及工廠用途，當中規模有大有小，證明本區非常適合繼續發展相關用途。因此，申請地點用作臨時冷藏庫非常合適。我贊成有關申請。

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

參考編號  
**Reference Number:** 210622-103806-11385

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:38:06

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Leung

意見詳情  
**Details of the Comment :**

我認為該申請是值得支持的。申請用途與現時貨倉用途相近，我相信申請用途不會對附近環境造成不良影響，希望城規會及政府相關部門盡快批准有關申請。

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

參考編號

Reference Number:

210622-103945-04350

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 10:39:45

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Zhao Ming

意見詳情

Details of the Comment :

參考申請人所提供的資料，之前附近亦有相似的規劃申請同時坐落於「工業(丁類)」地帶及「其他指定用途」註明「鐵路專用範圍」地帶，而城規會都有批准那些申請。我認為這申請亦應該被批准。

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

參考編號  
**Reference Number:** 210622-104027-56797

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:40:27

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 關家明

意見詳情  
**Details of the Comment :**

根據申請人所提交的文件，該申請所擬議的發展規模只涉及一個少於3,000平方米的地段，規模並不大。現時都有相近的用途在申請地點附近，所以我贊成有關申請。



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

參考編號  
**Reference Number:** 210622-104102-37249

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:41:02

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Choi Lin Shuen

意見詳情  
**Details of the Comment :**

對比起現時的營運，相信擬議用途會對周邊的環境影響更低，同時比現有的營運更環保及衛生，所以我贊成有關申請。

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

參考編號  
**Reference Number:** 210622-104150-43911

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:41:50

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Candy Wong

意見詳情  
**Details of the Comment :**

在申請資料中，擬議用途與現時用途相似。我認為此申請用途值得支持，請城規會盡快批准此申請。

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

參考編號

Reference Number:

210622-104235-72671

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 10:42:35

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 周翠儀

意見詳情

Details of the Comment :

根據分區計劃大綱圖，該申請位置部份地方被劃為「其他指定用途」註明「鐵路專用範圍」地帶，相信是將來北環線沿線的發展用地。現時的規劃申請只是一個為期三年的臨時用途申請，相信不會影響北環線沿線未來的工程及發展。本人支持申請。

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

參考編號  
**Reference Number:** 210622-104342-66343

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:43:42

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Mia Wong Hoi Ling

意見詳情  
**Details of the Comment :**

此規劃申請只涉及一個為期三年的臨時用途。我相信此臨時規劃申請並不會影響北環線日後的工程時間表。我認為城規會可批准此臨時規劃申請。

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

參考編號

**Reference Number:**

210622-104416-99634

提交限期

**Deadline for submission:**

25/06/2021

提交日期及時間

**Date and time of submission:**

22/06/2021 10:44:16

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/773

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Scott Leung

意見詳情

**Details of the Comment :**

I support the planning application as the applied use of the planning application is compatible with the current land use settings in Mo Fan Heung area. It is also noted that majority of the application site falls within "Industrial (Group D)" zone where the applied use is an always-permitted use. It is therefore appropriate for the Town Planning Board to approve the planning application.

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

參考編號  
**Reference Number:** 210622-104455-67719

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 10:44:55

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 劉小晴

意見詳情  
**Details of the Comment :**

我支持此規劃申請。參考相關數據，由2003年至2007年，香港人口冷凍食品增長遠高於總人口食品增長，港人口味正在逐漸變化，但香港冷凍倉短缺，食品價格隨時受影響，所以增加冷藏庫是必須。

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

參考編號

Reference Number:

210622-105755-84005

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 10:57:55

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ho-yin Chan

意見詳情

Details of the Comment :

香港對冷凍食品的需求不斷增加。適時回應社會需求以增加冷藏庫供應是必須的。我支持這項規劃申請。

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

參考編號

**Reference Number:**

210622-105910-84052

提交限期

**Deadline for submission:**

25/06/2021

提交日期及時間

**Date and time of submission:**

22/06/2021 10:59:10

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-KTN/773

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss NgTsz Wing

意見詳情

**Details of the Comment :**

此規劃申請只涉及一個為期三年的臨時冷藏庫用途，我相信並不會影響地方的長遠規劃及發展意向。此臨時規劃申請能好好善用土地資源帶動經濟發展。我認為城規會應該批准此臨時規劃申請。



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

參考編號  
Reference Number: 210622-110014-22071

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:00:14

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Chui Yee Chau

意見詳情  
Details of the Comment :

此規劃申請地點優越，用作臨時冷藏庫用途相當合適，有利香港經濟發展。本人支持申請。

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

參考編號  
**Reference Number:** 210622-110059-74817

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 11:00:59

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 陳志剛

意見詳情  
**Details of the Comment :**

本人支持此規劃申請。近年鮮活食品質素、價格、品質日趨不穩。加上近年禽流感、豬瘟盛行，大量生畜生禽要被殺，冷凍食品反而可保持市場穩定。增建冷藏庫能回應市場需求。

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

參考編號  
Reference Number: 210622-110129-04761

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:01:29

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱  
Name of person making this comment: 夫人 Mrs. 馮麗珊

意見詳情  
Details of the Comment :

現時香港冷凍倉量不夠，使冷凍食品成本大增，市民隨時進食冰鮮食品卻要付新鮮肉類價格，本人因此支持此規劃申請以增建臨時冷藏庫。

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

參考編號

Reference Number:

210622-110208-93523

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 11:02:08

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Roland Chan

意見詳情

Details of the Comment :

目前冷凍倉主要集中在下葵涌一帶。那裡為貨櫃碼頭抵港及離港之首個集散點。但隨著該區交通負荷已很沉重，長期車流擠塞令配送效率降低。考慮到新界元朗交通便利，地點方便跨境運輸，預期可成為一個新的輸送點，在該地點興建臨時冷藏庫將有利香港經濟發展。我支持此規劃申請。

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

參考編號

Reference Number:

210622-110259-34764

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 11:02:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

Kwan Ming

意見詳情

Details of the Comment :

隨著超級市場的銷售額大幅增長，越來越多人於網上訂購生活雜貨，加上對疫苗和藥物儲存有迫切需要，市場對冷藏倉庫的需求因而有所上升。回應社會需求，增建凍倉完全正確。本人因此支持此規劃申請。

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

參考編號

**Reference Number:**

210622-110349-40566

提交限期

**Deadline for submission:**

25/06/2021

提交日期及時間

**Date and time of submission:**

22/06/2021 11:03:49

有關的規劃申請編號

**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Veronica

意見詳情

**Details of the Comment :**

疫情改變了人們的消費模式，令市場對冷凍設施的需求不斷增加。不少人在家工作，較長時間待在家中，帶動冷凍食品和生活雜貨的銷量大增。增加冷藏倉庫有其迫切性。本人因此十分支持申請。

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

參考編號  
Reference Number: 210622-110503-34794

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:05:03

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

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

意見詳情  
Details of the Comment :

過去三年，香港冷凍食品的留用進口量上升49%，由2018年的11億公斤增加到2020年的16億公斤，而於過去2019及2020兩年更加速增長，按年增幅分別為25%及20%。此外，香港其中一個大型的網上購物平台的訂單總商品交易額達到27億港元（折合約4億美元），較2019年所錄得的11億港元（折合約1億美元）按年增加154%。由此可見，冷凍食品進口日漸龐大，配合形勢增加凍倉供應完成合理。此規劃申請非常值得支持。

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

參考編號  
Reference Number: 210622-110805-47674

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:08:05

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

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

意見詳情  
Details of the Comment :

越來越多消費者轉用網上購物，社會對疫苗和藥物亦會有一段較長時間的需要，因此對冷藏倉庫的需求保持強勁。自2019年起，許多凍倉營運商和最終用戶已開始增加冷藏倉庫設施。市場凍倉供應增加，可避免壟斷。本人支持此規劃申請作臨時冷藏庫用途。



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

參考編號

Reference Number:

210622-110843-54612

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 11:08:43

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 支持者

意見詳情

Details of the Comment :

由於香港大量食品供應來自進口且其中大部分進口是為再出口，因此冷凍倉庫設施的需求將不斷增長。此規劃申請將回應需求，最終可惠澤市民，增建凍倉，是有利發展，值得支持。

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

參考編號  
**Reference Number:** 210622-110946-85744

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 11:09:46

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** Kayu Lam

意見詳情  
**Details of the Comment :**

香港本地居民濃厚的外出就餐文化將不斷推升，對冷凍食品以及相應的冷凍倉庫及物流服務的需求也不斷擴大。社會對冷凍倉庫的需求有增無減。於申請地點發展臨時冷藏庫用途完全正確。

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

參考編號  
Reference Number: 210622-111014-04019

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:10:14

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Ida

意見詳情  
Details of the Comment :

冷凍倉庫不單提供貯藏服務，還惠及整條物流供應鏈。申請人及其營運公司在申請獲批後將會聘請人員作運輸、出貨，申請將帶動區內就業。我認為此規劃申請值得支持。

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

參考編號

Reference Number:

210622-111039-76539

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 11:10:39

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 強

意見詳情

Details of the Comment :

有關香港冷鏈物流的整體狀況，現時香港超過95%的食品供應須進口，且香港大量進口是為轉出口，意味著香港將會一直持續需要冷凍倉庫服務。我支持此規劃申請。

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

參考編號  
Reference Number: 210622-111111-59779

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:11:11

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss Lucas Tong

意見詳情  
Details of the Comment :

本地居民喜愛出外用餐的文化將繼續推升對冷凍食品的需求，因而需要冷鏈物流服務。增建冷凍倉庫，回應市場需求，非常合理。本人贊成有關申請。

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

參考編號

Reference Number:

210622-111140-69450

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 11:11:40

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Raymond Chan

意見詳情

Details of the Comment :

持牌凍房數目在2005至2014年呈上升趨勢。持牌凍房數目由二零零五年的30間增加至二零一四年的41間（即37%），凍房數目上升能夠視為香港於同期冷藏倉庫需求增長的指標。香港於二零一五年五月二十日有43個持牌冷藏倉庫。此43個持牌冷藏倉庫當中，約有17個冷鏈物流服務供應商，包括嘉里物流聯網有限公司、光輝凍倉管理有限公司、華潤物流有限公司及其士冷藏物流有限公司。大供應商過多，只會造成壟斷，因此我支持利用申請地點作臨時冷藏庫用途，平衡市場。

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

參考編號  
**Reference Number:** 210622-111219-08427

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 11:12:19

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Fung 馮小姐

意見詳情  
**Details of the Comment :**

香港對冷凍食品的需求大幅增長，對相應的冷凍倉庫及物流服務的需求也不斷增大。申請地點作臨時冷藏庫用途帶動經濟發展，值得支持。

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

參考編號

**Reference Number:**

210622-111248-67341

提交限期

**Deadline for submission:**

25/06/2021

提交日期及時間

**Date and time of submission:**

22/06/2021 11:12:48

有關的規劃申請編號

**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Esther Lee

意見詳情

**Details of the Comment :**

此規劃申請並不會涉及任何龐大的拆卸工程，亦不會對周邊造成不良影響。本人支持此規劃申請。



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

參考編號  
**Reference Number:** 210622-111325-40654

提交限期  
**Deadline for submission:** 25/06/2021

提交日期及時間  
**Date and time of submission:** 22/06/2021 11:13:25

有關的規劃申請編號  
**The application no. to which the comment relates:** A/YL-KTN/773

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. Carol

意見詳情  
**Details of the Comment :**

本人贊成有關申請。考慮到申請用途與現時用途性質類近，申請用途發展規模甚少，相信此規劃申請將不會產生任何不良的環境或交通問題。

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

參考編號

Reference Number:

210622-111403-22394

提交限期

Deadline for submission:

25/06/2021

提交日期及時間

Date and time of submission:

22/06/2021 11:14:03

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-KTN/773

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 李海強

意見詳情

Details of the Comment :

我支持此規劃申請。規劃申請地點及附近模範鄉的不少地段一直以來也用作相類近用途（如貨倉、工場等等），申請用途與周邊用途並非不相容。

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

參考編號  
Reference Number: 210622-111436-66786

提交限期  
Deadline for submission: 25/06/2021

提交日期及時間  
Date and time of submission: 22/06/2021 11:14:36

有關的規劃申請編號  
The application no. to which the comment relates: A/YL-KTN/773

「提意見人」姓名/名稱  
Name of person making this comment: Kin Ng

意見詳情  
Details of the Comment :

本人相信申請用途能夠帶動模範鄉的經濟發展，對區內發展有莫大的裨益，值得支持。



**Advisory Clauses**

- (a) note DLO/YL, LandsD's comments that the Site comprises 2 New Grant Lots and 18 OSALs. Lots 192 S.A and 192 S.B in D.D. 107 are held under Tai Po New Grant No. 2723 for "Agricultural" purposes. The OSALs were 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. Lots 192 S.B, 270 S.B and 276 S.B in D.D. 107 are currently covered by STW No. 634 to permit "timber factory and sawmill". And Lots 192 S.A, 209 S.A, 210 S.A, 214 S.A, 215 S.A, 268 S.B, 269 S.A, 270 S.A, 271, 272 S.A, 273 S.A, 274 S.A & B, 275, 276 S.A, 277 S.A, 278 and 279 S.A all in D.D. 107 are covered by STW 3310 for "ancillary use to cutting and packing of consumer cling film packs. Should planning approval be given to the planning application, the STWs holders will need to apply to his office for modification of the STWs conditions where appropriate. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (b) note C for T's comments that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (c) note CHE/NTW, HyD's comments that HyD shall not be responsible for the maintenance of any access connecting the Site and San Tam Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) note CE/RD 2-2, RDO, HyD's comments that the Site falls within the AOI of the proposed NOL, which is a recommended railway scheme under the Railway Development Strategy 2014. Although the programme and the alignment of the proposed NOL are still under review, those areas within the AOI may be required to be vacated at the time for the construction of the NOL and subject to nuisance, such as noise and vibration of the proposed NOL. The NOL alignment and its AOI may be subject to further amendments;
- (e) 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 DEP;
- (f) note CTP/UD&L, PlanD's comments that approval of the application does not imply approval of tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works;

- (g) note D of FS's comments that in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) note CE/MN of DSD's comments that there is no public sewer connection available in the vicinity, the applicant shall seek views and comments from the DEP regarding the sewage disposal arrangement of the proposed development;
- (i) note CBS/NTW, BD's comments that that if the existing structures (not being a New Territories Exempted House) 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. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. 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. The Site does not abut 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. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;
- (j) note DEMS's comments that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is underground cable and/or overhead line within and/or in the vicinity of the concerned site. Applicant is also reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- (k) note DFEH's comment that proper license / permit issued by his department is required if

there is any food business / cater service / activities regulated by the DFEH under the Public Healthy and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. If the proposal involves any commercial/trading activities, no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses. The proposal shall not generate any environmental nuisance to the surroundings. Also, for any waste generated by the construction works shall be properly and legitimately handled on their own/at their expenses.

