

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Freewind Limited (自由風有限公司)

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 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, 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 2,523 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,498 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）	..... 23 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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 "Agriculture"
(f) Current use(s) 現時用途	Open Storage (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 13/10/2022 (DD/MM/YYYY), this application involves a total of 2 “current land owner(s)”[#].
根據土地註冊處截至 13/10/2022 年 10 月 13 日的記錄，這宗申請共牽涉 2 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

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

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

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

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

- ☒ published notices in local newspapers on 1/12/2022 (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
1/12/2022 (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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Cold Storage for a Period of Three Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 1,025 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1,498 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 3
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 1,498 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1,498 .....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)	
Cold Storage (not more than 13m),	
Transformer Room and Switch Room (not more than 6m)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... 2 (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	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	..... 2
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 From 7:00a.m. to 7:00p.m. from Monday to Saturday exclude Sunday and public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input 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)) Mei Fung Road	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 210 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 1 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： <div> _____ _____ _____ </div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div> _____ _____ _____ </div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

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 Planning Statement attached.

8. Declaration 聲明

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

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

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

Signature

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

簽署

.....

Thomas LUK

Managing Director

.....

.....

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

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

專業資格

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

Others 其他

on behalf of

Aikon Development Consultancy Limited

代表

.....

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

Date 日期

8/11/2022

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories 新界元朗達吉鄉丈量約份第107約地段第697號（部分）、第698號、第699號、第700號餘段（部分）、第701號餘段及第704號和毗連政府土地
Site area 地盤面積	<div style="text-align: right;">2,523 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 23 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
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 "Agriculture" 「工業（丁類）」、「農業」
Type of Application 申請類別	<div> <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <div style="margin-left: 40px;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <div style="margin-left: 40px;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/ development 申請用途/發展	Temporary Cold Storage for a Period of Three Years and Filling of Land 臨時冷藏庫（為期3年）及填土工程

(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	1,498 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.59 <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	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6 to 13 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	59.4 % <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		3
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 1 N/A N/A N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 1 N/A 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot index plan, site photos		
<u>Reports 報告書</u>		
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。



Section 16 Planning Application

Proposed Temporary Cold Storage
for a Period of Three Years and Filling
of Land

Lots 697 (Part), 698, 699, 700 RP
(Part), 701 RP and 704 in D.D. 107
and Adjoining Government Land,
Fung Kat Heung, Yuen Long, New
Territories

Planning Statement

Prepared by
Aikon Development Consultancy Ltd.

In Association with
MG Design H.K. Limited

Address:
Unit 1310, Level 13, Tower 2,
Metroplaza, No. 223 Hing Fong Road,
Kwai Fong, New Territories

Tel : (852) 3180 7811
Fax : (852) 3180 7611
Email: info@aikon.hk

November 2022

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land (hereinafter referred to as “the proposed use”) at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (hereinafter referred to as “the application site”). The application site has an area of approximately 2,523m² (including about 23m² of Government land). 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 currently falls largely within an area zoned “Industrial (Group D)” (“I(D)”) (about 84%) and partly within an area zoned “Agriculture” (“AGR”) (about 16%) 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”). According to the covering Notes of the Current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) The proposed use is fully in line with the Government’s latest policy direction of building a smart city;
- (b) The proposed use supports Renewable Energy (RE) development to combat climate change;
- (c) The proposed use responds to the rising demand for cold storage and economic diversification under future challenges;
- (d) The proposed cold storage falls entirely within the “I(D)” zone and is regarded as always permitted on the current OZP. It is considered to be in line with the planning intention of the “I(D)” zone;
- (e) The “AGR” portion of the application site situates at the fringe of the “AGR” zone in the current OZP and the proposed structures in the “AGR” zone, which only constitutes around 104m², are directly related and ancillary to the permitted cold storage. The proposed use should be considered insignificant to jeopardize the planning intention of the “AGR” zone;
- (f) The proposed use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;
- (g) Part of the application site currently does not have direct access to the local road network. The proposed use will unleash development potential of the under-utilized land resources without arising detrimental impacts on the environment by providing paved vehicular access to the abutting local track;
- (h) No adverse public health, drainage, environmental, visual and traffic impacts are anticipated in view of the nature of operation; and

- (i) 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 favorable consideration to approve the current application for the proposed use for a temporary period of three years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書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 3 年）及填土工程（以下簡稱「擬議用途」）。該申請地點位於新界元朗逢吉鄉丈量約份第 107 約地段第 697 號（部分）、第 698 號、第 699 號、第 700 號餘段（部分）、第 701 號餘段及第 704 號和毗連政府土地（以下簡稱「申請地點」）。申請地點的總面積約為 2,523 平方米（包括約 23 平方米的政府土地）。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供城規會考慮。

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「大綱核准圖」），申請地點大部分範圍被劃為「工業（丁類）」地帶（約 84%），其餘少部分範圍被劃為「農業」地帶（約 16%）。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。同時「農業」地帶的備註亦訂明任何於「農業」地帶內的填土工程，均需向城規會申請。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 擬議用途符合政府在建設智慧城市上的最新政策方向；
- (二) 擬議用途支持利用可再生能源發展應對氣候變化問題；
- (三) 擬議用途與在未來挑戰下不斷增長的冷藏庫需求和經濟多樣性對應；
- (四) 擬議冷藏庫為當前大綱核准圖「工業（丁類）」地帶內經常准許的用途，符合「工業（丁類）」地帶的規劃意向；
- (五) 申請地點的「農業」地帶範圍位於當前大綱核准圖中「農業」地帶的邊緣而「農業」地帶上的擬議構築物附屬於准許的冷藏庫，僅佔約 104 平方米。擬議用途不會妨礙「農業」地帶的規劃意向；
- (六) 擬議用途在土地用途、特徵和規模方面與周邊地區的半鄉郊特色並非不協調；
- (七) 部分的申請地點目前無法經地區道路網絡直達。擬議用途將透過提供車輛通道連接毗鄰的地區小路，在不對環境造成不良影響的前題下釋放土地資源的發展潛力；
- (八) 鑑於運營性質，擬議用途不會對公眾健康、排水、環境、視覺和交通造成不良影響；及
- (九) 考慮到附近已有類似該申請的規劃申請獲批准，擬議用途並不會立下不良先例。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會批准擬議用途之規劃申請。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (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 **Temporary Cold Storage for a Period of Three Years and Filling of Land** (hereinafter referred to as “the proposed use”) at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (hereinafter referred to as “the application site”). 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 and the Government land which the application site involves.
- 1.1.2 The application site has an area of approximately 2,523m² (including about 23m² of Government land) whilst the permitted one-storey cold storage would occupy an area of about 1,394m² with a BH of not more than 13m and the ancillary electricity transformer and switch room would occupy a total area of about 104m² with dimensions of 12m x 6m and 9.2m x 3.5m respectively and a BH of not more than 6m. The application site requires filling of land with a depth of not more than 1m in order to ascertain that the proposed development and the Emergency Vehicular Access (EVA) are at the at-grade level. The operation hours of the proposed development are from 7:00a.m. to 7:00p.m. from Monday to Saturday. No operation will be carried out on Sunday and public holidays. The permitted cold storage will be self-sufficient with electricity support from its ancillary Solar Photovoltaic (SPV) system while the proposed ancillary transformer and switch room will provide basic electricity supply as well as to enhance the electricity stability of the surrounding area.
- 1.1.3 The application site currently falls mostly within an area zoned “Industrial (Group D)” (“I(D)”) (about 84%) and partly within an area zoned “Agriculture” (“AGR”) (about 16%) 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”).
- 1.1.4 According to the Definition of Terms endorsed by the Board and the Notes of the current OZP, cold storage and ancillary Solar Photovoltaic (SPV) system is regarded as an ‘Industrial Use (not elsewhere specified)’ which is a Column 1 use and is always permitted in the “I(D)” zone of the current OZP. However, ‘Industrial Use’ is neither a Column 1 nor Column 2 use in “AGR” zone of the current OZP. 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...”. The Remarks of “AGR” zone of the respective OZP also stated “...any filling of land shall not be undertaken...without the permission from the Town Planning Board...”. In this connection, the current

application is herewith made to the Board for consideration for the proposed use on a temporary basis for a period of three years.

- 1.1.5 Prepared on behalf of FREEWIND LIMITED (hereinafter referred to as “the Applicant”), Aikon Development Consultancy Limited has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The Applicant has been utilizing automation technology in warehouse and cold storage management for a long period of time. It is the Applicant’s vision to embrace new technology and to contribute to the overall smart city development by adopting various types of technology in the permitted cold storage management to enhance efficiency and effectiveness of industrial development. The Applicant plans to adopt automation technology to handle works within the cold storage. No staff will be required to work inside it and only 3-4 staffs will be on site to facilitate the automated operation. Meanwhile, the Applicant proposes the installation of solar panels on the rooftop of the warehouses for self-sufficiency purpose which would contribute to the protection of the environment by the generation of renewable energy (RE).
- 1.2.2 The Government has been working towards development of RE to combat climate change. Renewable Energy Feed-in Tariff (FiT) was introduced under the post-2018 Scheme of Control Agreements (SCAs) between the Government and the two power companies, i.e. The Hongkong Electric Company, Limited (HKE) and CLP Power Hong Kong Limited (CLP) with a view to providing incentives for individuals and non-Government bodies to invest in RE. One of the key RE is SPV. The installation of SPV system as a stand-alone facility on vacant land for the FiT Scheme is regarded as “Public Utility Installation” (PUI). The vision of the Applicant is in line with the Government’s policy and FiT. Nonetheless, if the installation of SPV system is incidental to, directly related and ancillary to and commensurate in scale with a permitted use/development within the same zone or at the rooftop of NTEH or private building, it is regarded as an ancillary use for supplementing power supply to the use/development. In this connection, no planning permission for the system is required.
- 1.2.3 The promotion of incorporating SPV in land development is also delineated by planning authorities. According to the Board’s Technical Documents, “Assessment Criteria for Considering Applications for Solar Photovoltaic System made under Section 16 of the Town Planning Ordinance” is published to streamline and clarify the statutory town planning process for development proposals including SPV. It is stipulated that installation of SPV system is regarded as an ancillary use for supplementing power supply to the development, where no planning permission for the system is required. Hence, the document illustrates the Board’s intention to facilitate and incentivise industrial development with the provision of RE facilities.

1.3 Objectives

1.3.1 The current application strives to achieve the following objectives:-

- (a) To respond to the planning intention of “Industrial” zones through provision of compatible warehouse facilities serving territorial needs;*
- (b) To support the government’s policy direction in combating climate change through applying RE technology (SPV system) for electricity generation in the application site;*
- (c) To respond to the Smart City Blueprint for Hong Kong in utilising smart technologies for industrial automation;*
- (d) To induce no adverse environmental nor infrastructural impacts on its surroundings by 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 has a total area of approximately 2,523m² comprising 2,500m² (about 99%) of private land and 23m² (less than 1%) of Government land. The Government land portion will serve for ingress and egress purpose only. The location of the application site is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots and Government land which the application site involves.
- 2.1.2 As shown on **Figure 1**, the application site is located at Fung Kat Heung, Yuen Long. The application site can be accessed via Mei Fung Road, a single-lane local track, branching off from Shui Mei Road which abuts Castle Peak Road – Tam Mei.
- 2.1.3 As shown in **Illustration 1**, The application site is currently partly gravel paved and partly hard paved. A few temporary structures and vegetation are also found on site.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding areas of the application site are predominantly semi-rural in character comprising temporary structures for warehouse/workshop/open storage use, industrial uses, domestic structures and vacant land.
- 2.2.2 To the immediate north of the application site are existing temporary structures, open storages and factories for industrial use. To the further north and northeast of the application site across Fung Kat Heung Road are slopes consisting of graves and burial urns. To the immediate south of the application site which is zoned as “AGR” are hard paved with temporary structures for industrial uses. To the immediate west of the application site are areas zoned as “Government, Institution and Community” (“G/IC”) which is currently vacant. To its further south, west, east are domestic structures and temporary structures with similar industrial and temporary nature.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 According to the Definition of Terms endorsed by the Board and the Notes of the current OZP, cold storage and ancillary SPV system is regarded as an ‘Industrial Use (not elsewhere specified)’ which is a Column 1 use and is always permitted in the “I(D)” zone of the current OZP. However, ‘Industrial Use’ is neither a Column 1 nor Column 2 use in “AGR” zone of the current OZP. 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...”. The Remarks of “AGR” zone of the respective OZP also stated “...any filling of land shall not be undertaken...without the permission from the Town Planning Board...”. In this connection, the current application is herewith made to the Board for consideration for the proposed use on a temporary basis for a period of three years.
- 3.1.2 The planning intention of the “I(D)” zone is to cater “*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 the “AGR” zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 3.1.3 The proposed development intends to situate an electricity transformer room, a switch room and a portion of road serving the proposed use, which are all directly related and ancillary to the permitted cold storage, in the area zoned as “AGR”. Since the “AGR” portion of the application site situates at the fringe of the “AGR” zone in the current OZP and the aforementioned proposed structures in the “AGR” zone only constitutes a small area in around 104m², the proposed use is considered insignificant to jeopardise the planning intention of the “AGR” zone and poses no major visual damage to the rural integrity of the area.

3.2 Previous Planning Application

- 3.2.1 The application site was not subject to any previous planning application.

3.3 Similar Planning Applications

- 3.3.1 16 similar applications for proposed industrial use within S/YL-KTN/9 “I(D)” zone were approved with conditions or approved with conditions on a temporary basis by the Board, details of these approved applications are provided in **Table 1** below. Among

all these approved applications, A/DPA/YL-KTN/15 involves small portion of “AGR” land and was approved on the ground that there were no drainage, sewerage and noise impacts upon mitigation, and that the improvement of the existing access road and landscape proposal were to the satisfaction of the Board.

Table 1: Similar Approved Application within “I(D)” zones on Kam Tin North Outline Zoning Plan

Application No.	Proposed Use	Decision
A/DPA/YL-KTN/15 (*)	Extension to Existing Factory and Office Buildings	Approved with condition(s) 09/10/1992
A/DPA/YL-KTN/28	Furniture Workshop	Approved with condition(s) on a temporary basis 23/07/1993
A/YL-KTN/78	Container Tractor/ Trailer & Lorry Park & vehicle repairing workshop.	Approved with condition(s) 08/01/1999
A/YL-KTN/226	Container Storage and Ancillary Parking of Trailers	Approved with condition(s) on a temporary basis 10/06/2005 ----- Revoked on 10/12/2005
A/YL-KTN/316	Proposed Temporary Lard Boiling Factory for a Period of 5 Years	Approved with condition(s) on a temporary basis 27/03/2009 ----- Revoked on 27/02/2013
A/YL-KTN/346	Renewal of Planning Approval for Temporary " Container Vehicles / Lorries Park for an Existing Warehouse" for a Period of 18 Months	Approved with condition(s) on a temporary basis 12/11/2010
A/YL-KTN/350	Proposed Temporary Offensive Trades - Lard Boiling Factory for a Period of 5 Years	Approved with condition(s) on a temporary basis 10/12/2010
A/YL-KTN/445	Proposed Temporary Offensive Trades - Lard Boiling Factory for a Period of 5 Years	Approved with condition(s) on a temporary basis 28/11/2014
A/YL-KTN/493	Temporary Lard Boiling Factory (Offensive Trades) for a Period of 5 Years	Approved with condition(s) on a temporary basis 18/12/2015 ----- Revoked on 18/06/2016
A/YL-KTN/582	Proposed Temporary Shop and Services (Vehicle Parts) and Ancillary Storage and Office for a Period of 3 Years	Approved with condition(s) on a temporary basis 26/01/2018 ----- Revoked on 26/04/2020
A/YL-KTN/607	Proposed Temporary Shop and Services (Food) with Ancillary Storage and Office for a Period of 3 Years	Approved with condition(s) on a temporary basis 15/06/2018
A/YL-KTN/655	Proposed Temporary Shop and Services (Food Retail Shop) with Ancillary Storage and Office for a Period of 5 Years	Approved with condition(s) on a temporary basis 17/05/2019

A/YL-KTN/707	Proposed Temporary Shop and Services (Retail Shop) for a Period of 3 Years	Approved with condition(s) on a temporary basis 29/05/2020
A/YL-KTN/727	Proposed Temporary Shop and Services (Vehicle Parts) with Ancillary Storage and Office for a Period of 3 Years	Approved with condition(s) on a temporary basis 06/11/2020
A/YL-KTN/734	Proposed Temporary Shop and Services (Pet Food) with Ancillary Wholesale Trade for a Period of 5 Years	Approved with condition(s) on a temporary basis 04/12/2020
A/YL-KTN/741	Proposed Temporary Shop and Services for a Period of 5 Years	Approved with condition(s) on a temporary basis 22/01/2021

**The approved planning application involves small portion of "AGR" land.*

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration & Layout

- 4.1.1 It is proposed to utilise the application site for the proposed use (i.e Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land). The application site has a total area of approximately 2,523m² (including about 23m² of Government land) with a covered area and a site coverage of about 1,498m² and 59.4% respectively, comprising a one-storey structure for cold storage with ancillary transformer and switch room.
- 4.1.2 The permitted one-storey cold storage would occupy an area of about 1,394m² with a BH of not more than 13m and the ancillary electricity transformer and switch room would occupy a total area of about 104m² with dimensions of 12m x 6m and 9.2m x 3.5m respectively and a BH of not more than 6m. The permitted cold storage will be self-sufficient with electricity support from its ancillary SPV system while the proposed ancillary transformer and switch room will provide basic electricity supply as well as to enhance the electricity stability of the surrounding area.
- 4.1.3 Since the existing level of the application site is ranging from +18.04 to +19.3mPD, it is proposed to slightly fill up the area below +19.3mPD by not more than 1m in order to ascertain that the proposed development and the EVA are at the at-grade level.
- 4.1.4 The major development parameters for the proposed use are detailed in **Table 2**.

Table 2: Proposed Key Development Parameters of the Proposed Use

Item(s)	Design Parameter(s)
Site Area	About 2,523m ² (Including about 23m ² of Government land)
Covered Area	1,498m ²
Site Coverage (SC)	59.4%
No. of Structures	3
Height of Structures	Not more than 6m-13m
Total Gross Floor Area (GFA)	About 1,498m ²
Cold Storage	About 1,394m ² (BH: ≤13m)
Transformer Room	About 72m ² (BH: ≤6m) (disregarded GFA)
Switch Room	About 32m ² (BH: ≤6m) (disregarded GFA)
No. of Loading/Unloading Bays	Total 3
Light Goods Vehicles (LGVs)	1
Heavy Goods Vehicles (HGVs)	2
No. of Parking Spaces	Total 3
Private Car Parking Spaces	2 (including 1 accessible parking space)
Motorcycle Parking Spaces	1
Filling of Land for Site Formation	
Area of Filling	210m ²
Depth of Filling	Not more than 1m

4.2 Operation and Traffic Consideration

- 4.2.1 As shown on **Figures 1 and 2**, the application site can be accessed through Mei Fung Road. An ingress/ egress for the permitted cold storage will be facing the western boundary of the application site (**Appendix 1** refers).
- 4.2.2 The operation hours of the proposed use will be from 7:00a.m. to 7:00p.m. from Monday to Saturday. No operation will be carried out on Sunday and public holidays. In view of the fact that the maintenance operation of the proposed use will be less than five times a year and that the permitted cold storage will be an unmanned facility with only 3-4 staffs working on site to facilitate the automated operation, it is anticipated that the traffic generated and attracted by the proposed use to the local road network will be very minimal should the application be approved.
- 4.2.3 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 **Appendix 1**, sufficient manoeuvring space is provided for manoeuvring of vehicles within the application site. No queuing of vehicles outside the application site will be resulted under any circumstances.

4.3 Provision of Drainage Facilities

- 4.3.1 Surface run-off can be collected through the existing channels adjacent to the western and eastern boundaries of the application site to the local nullah. Considering the existence of drainage facilities within and in the proximity of the application site, significant adverse drainage impact is not anticipated. If required and considered essential, the Applicant will submit a drainage proposal and further implement additional drainage facilities to the satisfaction of Drainage Services Department or the Board 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 temporary structures, open storage and industrial uses located to the immediate north and south, and the west of the application site; the proposed use is deemed to be compatible with the surrounding land uses. As such, significant adverse landscape and visual impact arising from the proposed use is not anticipated.

5 PLANNING JUSTIFICATIONS

5.1 In Line with Government's Latest Policy Direction of Building a Smart City

5.1.1 According to Smart City Blueprint for Hong Kong 2.0 and Policy Address 2018, the Government strives to build Hong Kong into a world class smart city that makes use of innovation and technology (I&T) to address urban challenges, enhance the effectiveness of city management and improve people's quality of life. The Steering Committee on Innovation and Technology has been established since December 2017 in view of the recent focus towards building a smart city with the development of Industry 4.0. The permitted cold storage makes full use of industrial automation equipment and new technology, including intelligent logistics transport equipment and intelligent software control and management system. The fully automated and unmanned operation can avoid safety risks, facilitate remote monitoring, optimize energy consumption, maximise density using high-density storage scheme and ensure cost-effectiveness. It is in line with the Government's direction to build a smart city.

5.1.2 The Applicant also proposes an installation of SPV system at rooftop of the permitted cold storage. This is in support of CLP's smart grid, to facilitate the efficiency of the energy supply chain and help accommodate distributed RE within the grid, and thereby opens up new opportunities for demand-side management. Further, excess energy generated by the SPV system could be feed-in to the smart grid for the others to utilize the electricity generated. The Applicant's support towards the smart grid also demonstrates the dedication towards a smarter future.

5.2 Supporting Renewable Energy Development to Combat Climate Change

5.2.1 As mentioned in **Section 1.2.2**, the Government advocates decarbonizing in the electricity generation sector. In parallel, the Applicant is committed to combat climate change through taking part in the FiT Scheme. SPV system will be installed at the rooftop area of the permitted cold storage. The installation of SPV system helps convert sunlight into electricity and produces renewable solar energy, which is one of the cleanest sources of energy with abundant supply. The system will be connected to the CLP electricity grid with a view to supplying electricity to the city in a greener way.

5.2.2 With the support towards local RE generation, the proposed development could play a part in combating climate change. As suggested in the report published by the then Environmental Bureau - Hong Kong's Climate Action Plan 2030+, about half of the energy supply in Hong Kong is based on coal and natural gas in 2020, which are non-RE sources. It is targeted that the fuel mix should comprise of more non-fossils fuels by 2030. In fact, the existing contribution of RE to the fuel mix is very limited as the favourable criteria for developing RE is lacked in Hong Kong. There is a limited supply of land in the city for installing solar panels to support the generation of solar power. In this regard, the Applicant hopes to bring forward the aforesaid benefits and to facilitate the development of sustainable and green RE through the proposed

ancillary SPV system.

5.3 Responding to Rising Demand for Cold Storage and Economic Diversification under Future Challenges

- 5.3.1 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 behavior 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 development is considered indispensable to meet the rising demand in the city.
- 5.3.2 Further, logistics and storage facilities are considered crucial to maintain Hong Kong's economic development. In Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 Territorial Development Strategy ("Hong Kong 2030+"), adequate land and space for economic growth is emphasized as one of the major strategies to diversify and sustain economic progression in Hong Kong. Likewise, innovation and technology in fostering economic development is also well-justified and supported, which is in line with the applicant's intention and proposed development. Also, as highlighted in the Conceptual Spatial Framework of Hong Kong 2030+, the Northern Metropolis will be developed emphasizing warehousing, modern logistics and other emerging industries. The proposed development is considered as an excellent example to realize this planning intention.

5.4 Not in conflict with the Planning Intention of the "I(D)" and "AGR" Zone

- 5.4.1 The proposed use for cold storage at the application site falls entirely within the "I(D)" zone and is regarded as always permitted on the current OZP. The proposed SPV system is directly related and ancillary to the permitted cold storage development and will be permitted without application. The permitted cold storage and its ancillary SPV system is in line with the planning intention of "I(D)" to cater '*industrial uses that cannot be accommodated in conventional flatted factories due to extensive land and/or high ceiling requirements*'.
- 5.4.2 Part of the application site falls within the "AGR" zone which is intended to retain and safeguard good quality agriculture land/farm/fish ponds for agricultural purposes, and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Since the "AGR" portion of the application site situates at the fringe of the "AGR" zone in the current OZP and the aforementioned proposed structures in the "AGR" zone only constitutes a small area in around 104m², the proposed use is considered insignificant to jeopardise the planning intention of the "AGR" zone and poses no major visual damage to the rural integrity of the area. It is proposed that only a transformer room, a switch room and a portion of road serving the proposed use fall within the aforesaid "AGR" portion, in which they are all directly related and ancillary to the permitted cold storage. Given the proposed

transformer and switch room are to support the industrial use and contribute to the electricity supply of the city in an environmentally friendly way, they are not considered in conflict with the planning intention of the “AGR” zone. In addition, the use of automation technology will significantly reduce the passenger flow to the proposed site, and thereby respecting the planning intention of the “AGR” zone to safeguard the quality and retain fallow arable land.

5.5 Suitable Site and Compatible Land Uses with Surrounding Areas

- 5.5.1 The surrounding areas of the application site are predominantly semi-rural in character comprising temporary structures for warehouse/workshop/open storage use, industrial uses, domestic structures and vacant land. Given the abundance of industrial uses nearby, including warehouses, workshops, open storages and factories, the proposed use will be suitable and compatible with the surrounding land uses.

5.6 Optimization of Valuable Land Resources

- 5.6.1 As shown on **Figures 2 and 3**, Lot 704 in D.D. 107 situates at the southern part of the application site and falls partly within an area zoned “AGR” and partly within an area zoned “I(D)”. It is currently not directly accessible via local road network and can be perceived to be not suitable for development on its own. By allowing the proposed use, development potential of the under-utilized land resources could be unleashed by the provision of paved vehicular access connecting Mei Fung Road. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

5.7 No Adverse Impact on Health

- 5.7.1 The proposed development will not generate harmful gas and odor to the surrounding area as intelligent operation will be applied to the permitted cold storage with support from sustainable and clean RE generated by the ancillary SPV system. The self-sufficient mechanism would promote public health benefits by reducing air pollution and greenhouse gases emission, further preventing illnesses and diseases caused by air pollution.
- 5.7.2 Also, the Applicant/ the operator of the proposed transformer room will comply with relevant Internal Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines. The proposed ancillary transformer room shall not pose any significant adverse effects to workers and the public from exposure to extremely low frequency electromagnetic fields.

5.8 No Adverse Drainage, Landscape, Visual and Traffic Impacts

- 5.8.1 Existing drainage channel and a nullah are found in the vicinity of application site. Considering and existence of drainage facilities, significant adverse drainage impact

is not anticipated.

- 5.8.2 Given that the application site is surrounded by semi-rural character; there are similar uses including temporary structures, open storage and industrial uses in the vicinity of the application site; and the proposed use is deemed to be compatible with the surrounding land uses, significant adverse landscape and visual impact arising from the proposed use is not anticipated.
- 5.8.3 Considering that the proposed use will be an unmanned facility with only 3-4 staffs working on site to facilitate the automated operation and the maintenance operation will be less than five times a year, the traffic generation and attraction by the proposed use is anticipated to be very minimal to the overall traffic in the local road network. The proposed development is designed to provide sufficient manoeuvring space for vehicles manoeuvring within the application site. No queuing of vehicles outside the application site will be resulted under any circumstances. Therefore, no adverse traffic impact is anticipated.

5.9 Not Setting an Undesirable Precedent

- 5.9.1 Considering the similar applications being approved by the Board on the same OZP as discussed in **Section 3.3.1**, no undesirable precedent is expected should the current application be approved.

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 2,523m² (including about 23m² of Government land). 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 currently falls largely within an area zoned “Industrial (Group D)” (“I(D)”) (about 84%) and partly within an area zoned “Agriculture” (“AGR”) (about 16%) on the Current OZP. According to the covering Notes of the Current OZP, temporary use or development of any land or buildings not exceeding a period of three years requires planning permission from the Board notwithstanding that the use or development is not provided for under the Notes of the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The proposed use is fully in line with the Government’s latest policy direction of building a smart city;
 - (b) The proposed use supports Renewable Energy (RE) development to combat climate change;
 - (c) The proposed use responds to the rising demand for cold storage and economic diversification under future challenges;
 - (d) The proposed cold storage falls entirely within the “I(D)” zone and is regarded as always permitted on the current OZP. It is considered to be in line with the planning intention of the “I(D)” zone;
 - (e) The “AGR” portion of the application site situates at the fringe of the “AGR” zone in the current OZP and the proposed structures in the “AGR” zone, which only constitutes around 104m², are directly related and ancillary to the permitted cold storage. The proposed use should be considered insignificant to jeopardize the planning intention of the “AGR” zone;
 - (f) The proposed use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;
 - (g) Part of the application site currently does not have direct access to the local road network. The proposed use will unleash development potential of the under-utilized land resources without arising detrimental impacts on the environment by providing paved vehicular access to the abutting local track;
 - (h) No adverse public health, drainage, environmental, visual and traffic impacts are anticipated in view of the nature of operation; and
 - (i) The proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.
- 6.3 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 favorable consideration to approve the current application for the proposed use for a temporary period of three years.

Date : 14th March 2023
Our Ref. : ADCL/PLG-10210/L004

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

By Email and Fax


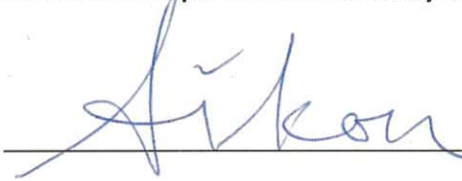
Dear Sir/Madam,

RE: Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories (Planning Application No. A/Y-KTN/880)

We refer to the latest comments from Transport Department and Planning Department, Urban Design & Landscape Section and would like to enclose herewith our Responses-to-Comments Table with supporting Appendices to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at

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



Encl.

c.c. DPO/FSYLE, PlanD (Attn.: Ms. Loree DUEN) - By Email (llyduen@pland.gov.hk)
Client – By Email

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department (TD)	30.1.2023	<p>(a) The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to San Tam Road and the local access;</p> <p>(b) The applicant should demonstrate the smooth manoeuvring of vehicles to / from San Tam Road, along the local access and within the site;</p>	<p>(a) For the proposed use under the current application, there will be fewer than 10 trips per day with an average of less than 1 vehicular trip per hour during the operation days for the proposed use.</p> <p>As further clarified by the Applicant, since the permitted cold storage will be an unmanned facility with only 3-4 staffs working on site to facilitate the automated operation and the maintenance operation of the proposed use will be less than five times a year, the expected vehicle trips to/ from the application site is around 8-10 per day, which is less than 1 vehicular trip per hour on average during the operational hours (i.e. from 7:00a.m. to 7:00p.m. from Monday to Saturday (excluding Sunday and Public Holidays)).</p> <p>Advance reservation will be required for all loading and unloading activities in order to arrange the delivery and collection activities in a more organised manner and to prevent excessive traffic flow during the peak hour. 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.. It is expected that there will be a maximum of 6 trips generated during the peak hour of the proposed use (from 10:00a.m. to 11:00a.m.).</p> <p>Staffs and visitors will access to/from the permitted cold storage by public transport services (i.e. green minibus route 36,37,38,78 and 603 and franchised bus route 76K and 979) along Fung Kat Heung Road and San Tam Road which is about 8-10 minutes walking distance from the application site.</p> <p>For the current use (i.e. open storage of construction materials) under the existing condition, taking into account the operation hours, i.e. 7:00 a.m. to 11:00 p.m., Monday to Saturday (excluding Sunday and Public Holidays), the vehicle trips to/ from the application site is about 10 per day. The current use has been established on the application site for a long period of time. The existing traffic figures were deduced from the traffic records of the current use of its operation on the application site.</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 very similar as 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> <p>(b) The Applicant has further clarified that since the permitted cold storage is in a relatively small scale with a GFA of 1,394m², LGVs and MGVs will be the main vehicle types to access the application site under the current application for delivering and collecting goods from the permitted cold storage. Whereas the number of trips involved by HGVs will be as minimal as possible, which is anticipated to be about 4 trips per month only.</p>

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

			<p>The type of goods vehicles to be used for the permitted cold storage operation are the 5.5-ton, 9-ton and 16-ton refrigerated trucks with dimensions of 7m x 2.2m, 8.5m x 2.2m and 11m x 2.4m (overall length x width) respectively (as illustrated in Appendix I). In view that 1) there are ample passing bays with length of not less than 18m along the single track access roads (i.e. Shui Mei Road and at Mei Fung Road); 2) no vehicle will be queued back to or reversed onto/from the application site; and 3) all loading and unloading activities will be confined within the application site, the proposed usage of the abovementioned good vehicles will be feasible in terms of the overall road capacity and is suitable/adequate to serve the proposed development.</p> <p>Please find the swept path analysis and the pictures taken at the junctions of Castle Peak Road – Tam Mei / Shui Mei Road and Shui Mei Road / Mei Fung Road at Appendix II demonstrating the sufficient space for smooth manoeuvring of all the proposed types of vehicles under the current application (i.e. private car, motorcycle, LGVs, MGVs and HGVs) to / from Castle Peak Road – Tam Mei, along the local access and within the application site.</p>
		(c) The applicant should indicate the clear width of the vehicular ingress / egress on the layout plan;	(c) The clear width of the vehicular ingress / egress for the application site is 9m. Please refer to the revised layout plan at Appendix III for the clear width of the vehicular ingress / egress.
		(d) The applicant should provide the routing between San Tam Road and the site;	(d) It is proposed under the current scheme that the application site can be accessed by vehicles via Mei Fung Road, branching off from Shui Mei Road which abuts Castle Peak Road – Tam Mei. Please refer to the revised location plan at Appendix IV .
		(e) The applicant should provide nearest public transport services and indicate on the layout plan;	(e) The application site is accessible to public transport services, including bus routes No. 76K, 976 and minibus routes No. 36, 37, 38, 78 and 603. The relevant public transport services are indicated on the revised location plan in Appendix IV accordingly.
		(f) The applicant should note the local access between San Tam Road and the site is not managed by this Department.	(f) Noted.

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Planning Department, Urban Design & Landscape Section (PlanD, UD&L)	30.1.2023	The applicant should provide information on existing trees within the application site including location, species and sizes, general condition with photos, proposed tree treatment and mitigation measures for further consideration.	<p>There are two existing trees >95mm diameter at breast height (DBH) within the application site. Please refer to the revised layout plan at Appendix III for the location of trees (T1 and T2) and Appendix V for the photographic record of the existing trees.</p> <p>The two existing trees are <i>Dimocarpus Longan</i> (龍眼) in T1: 9mx6mx370mm and T2: 11mx6mx480mm (Height x Spread x DBH).</p> <p>Both of the existing trees are in poor to fair condition, and they will be retained under the current development. All proposed building and/or structure within the application site are designed to allow at least 5m clearance with the existing trees.</p> <p>For tree treatment and mitigation measures, the existing trees will be protected during the construction phase and no work or materials are allowed to intrude the driplines of the trees. During the operation phase, the Applicant will provide ongoing maintenance including disease control inspection, fertilization, irrigation etc. for the retained trees T1 and T2. If required and considered essential, the Applicant will submit a tree preservation and landscape proposal and further implement the proposal to the satisfaction of relevant Government department(s) or the Board by way of compliance of approval condition(s).</p>

Appendix | I

Photographic Record of the Refrigerated Trucks to be Used under the Proposed Use

HGV (16-ton Refrigerated Truck)
2.4m x 11m



MGV (9-ton Refrigerated Truck)
2.2m x 8.5m



LGV (5.5-ton Refrigerated Truck)
2.2m x 7m

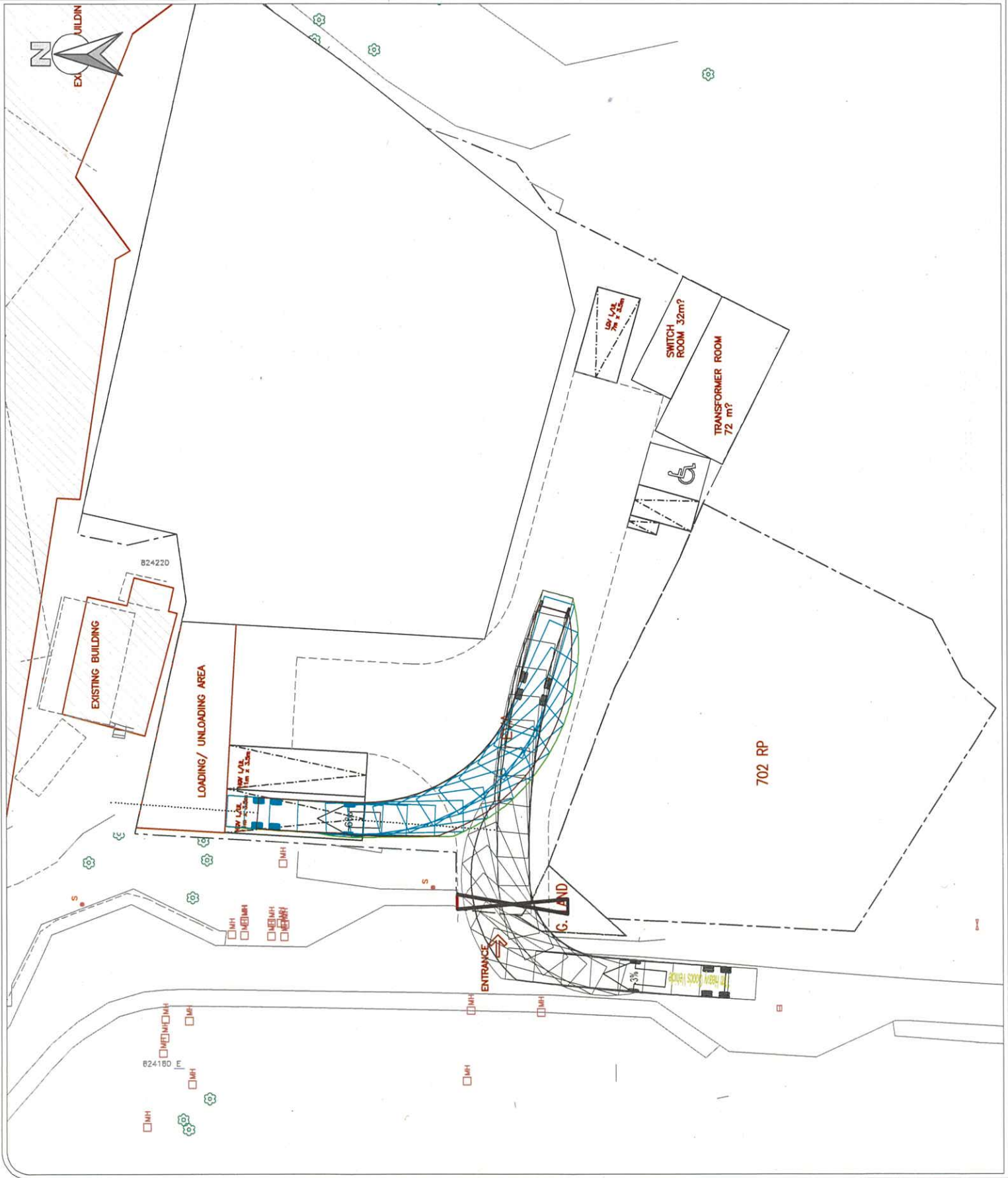


Appendix | II

Swept Path Analysis and Photographic Record of the Junctions of Castle Peak Road – Tam Mei /
Shui Mei Road and Shui Mei Road / Mei Fung Road

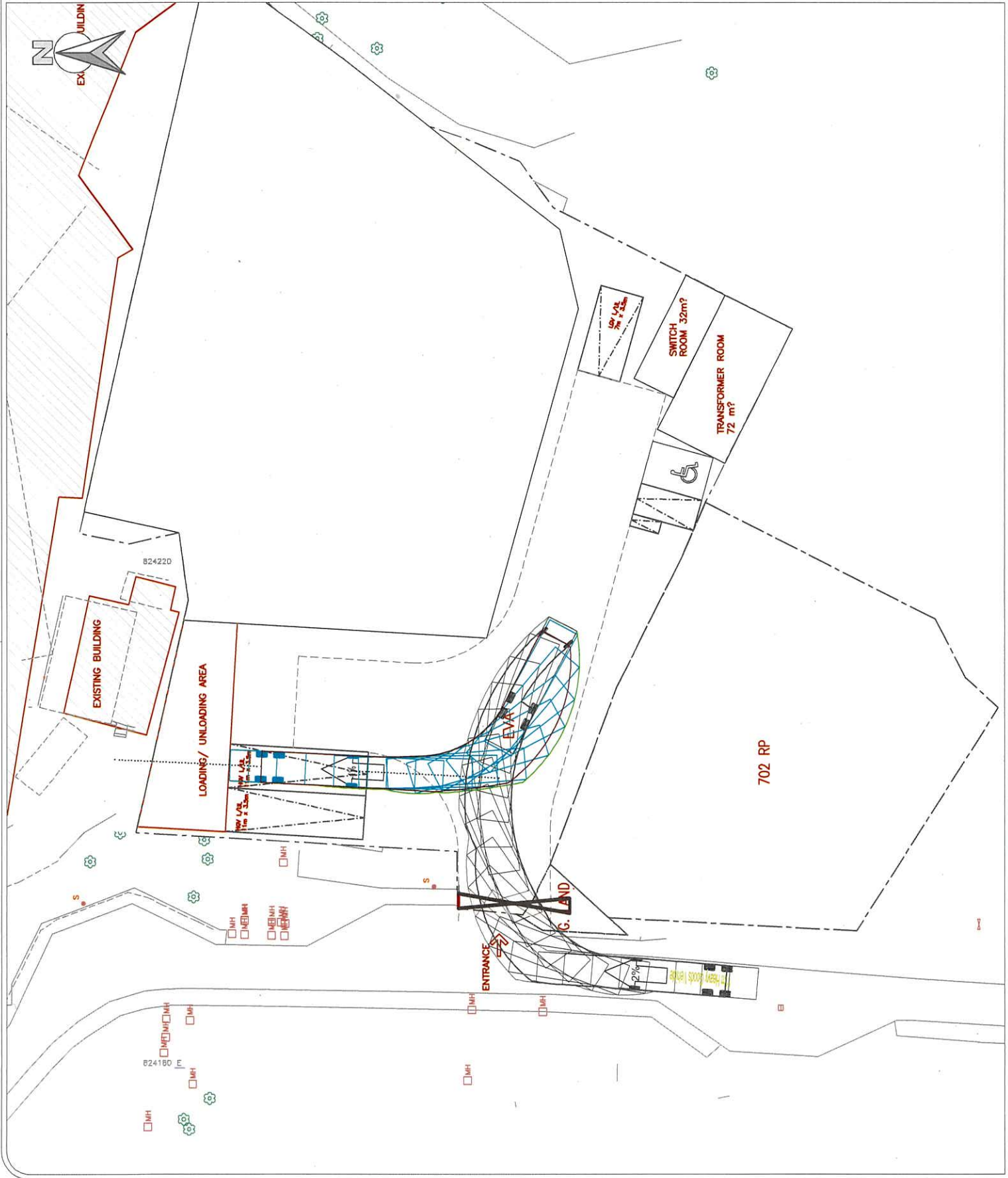
Project:
Section 16 Planning
Application for Proposed
Temporary Cold Storage
for a Period of Three
Years and Filling of Land
at Lots 697 (Part), 698,
699, 700 RP (Part), 701
RP and 704 in D.D. 107
and Adjoining Government
Land, Fung Kat Heung,
Yuen Long, New
Territories.

FIG: SK-01-01
@1 : 400
SWEPT ANALYSIS FOR
11M
HEAVY GOODS VEHICLE



Project:
Section 16 Planning
Application for Proposed
Temporary Cold Storage
for a Period of Three
Years and Filling of Land
at Lots 697 (Part), 698,
699, 700 RP (Part), 701
RP and 704 in D.D. 107
and Adjoining Government
Land, Fung Kat Heung,
Yuen Long, New
Territories.

FIG: SK-01-02
@1 : 400
SWEPT ANALYSIS FOR
11M
HEAVY GOODS VEHICLE

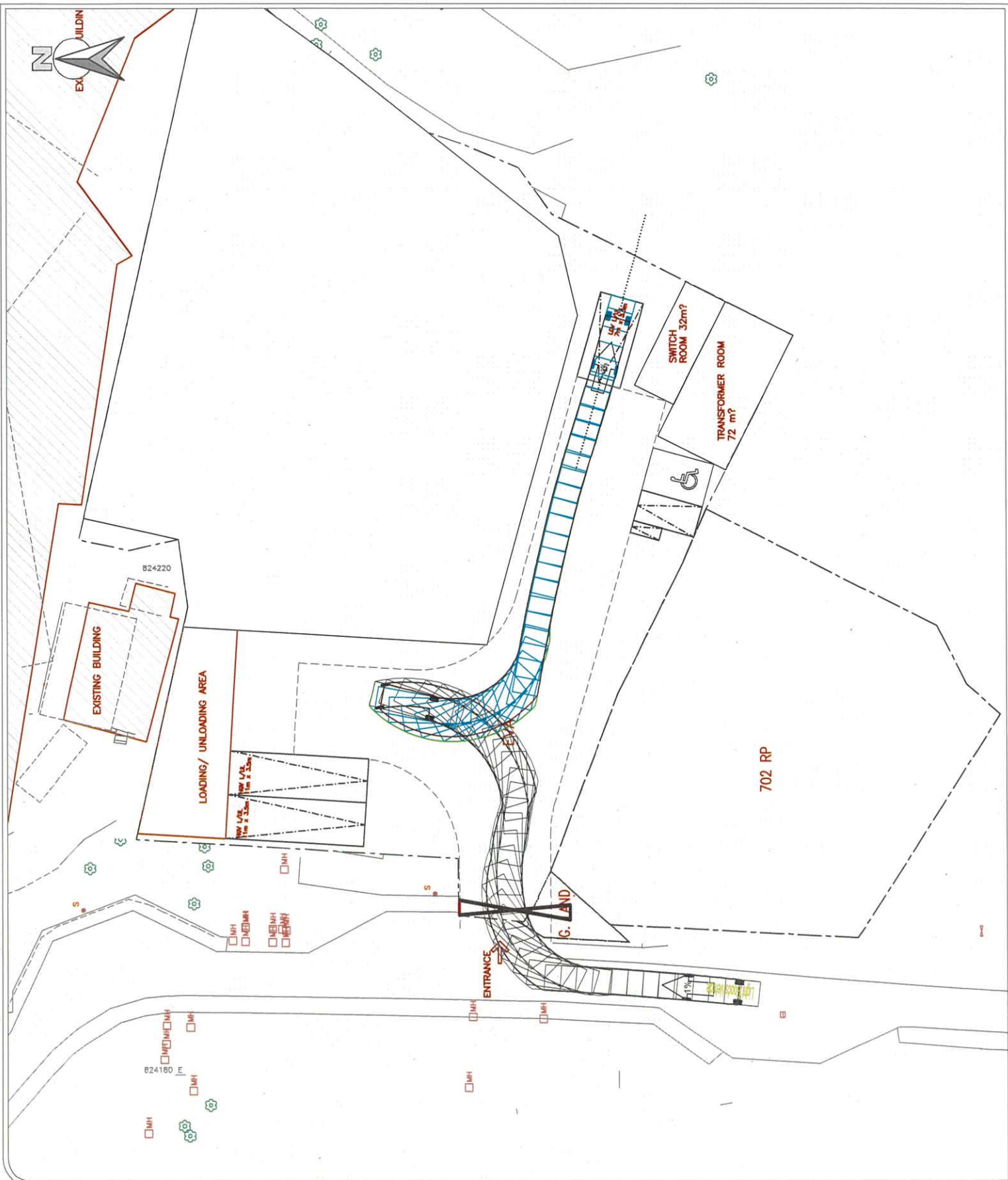


Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories.

FIG: SK-01-03

@1 : 400

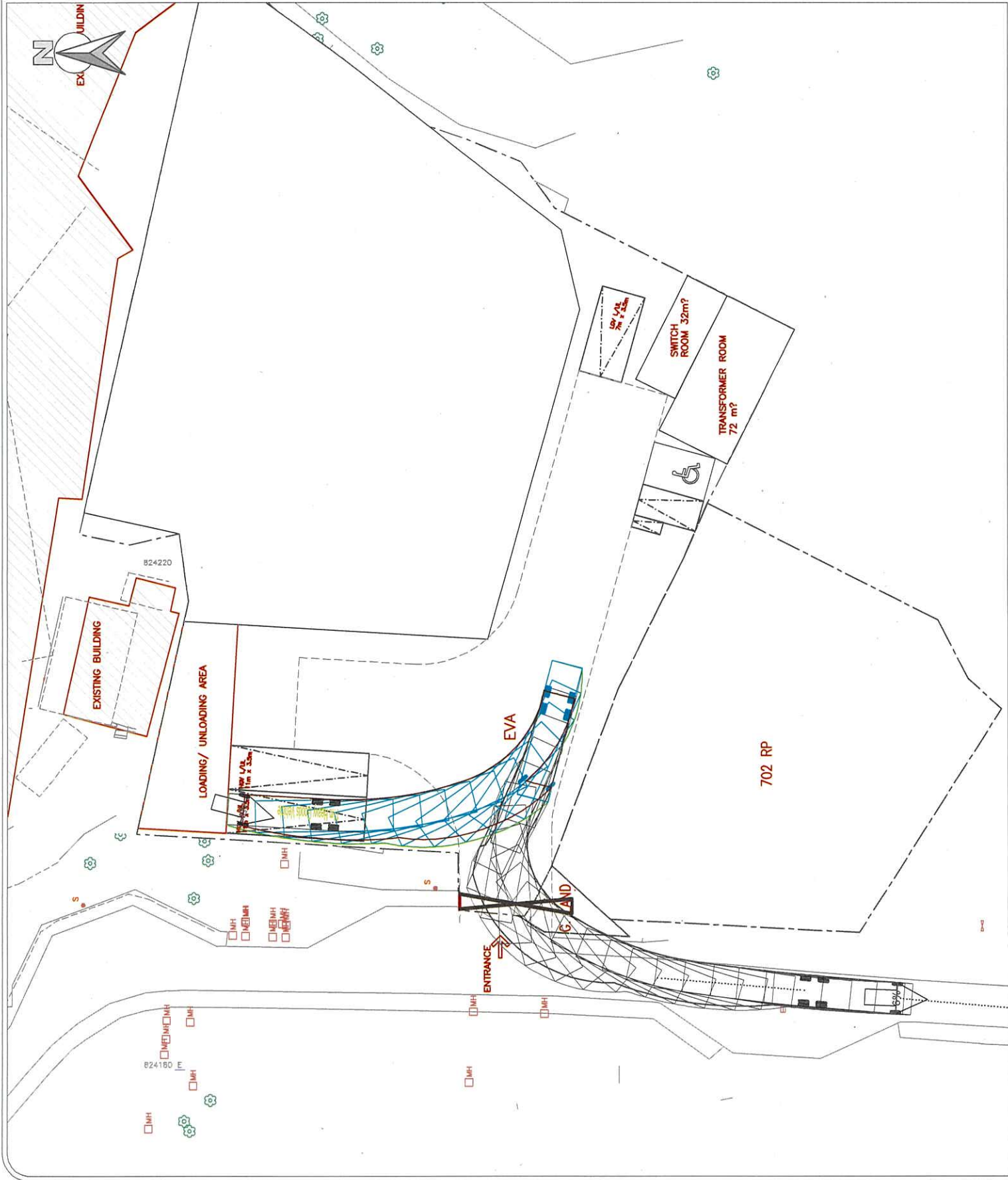
SWEPT ANALYSIS FOR
6.2M
LIGHT GOODS VEHICLE

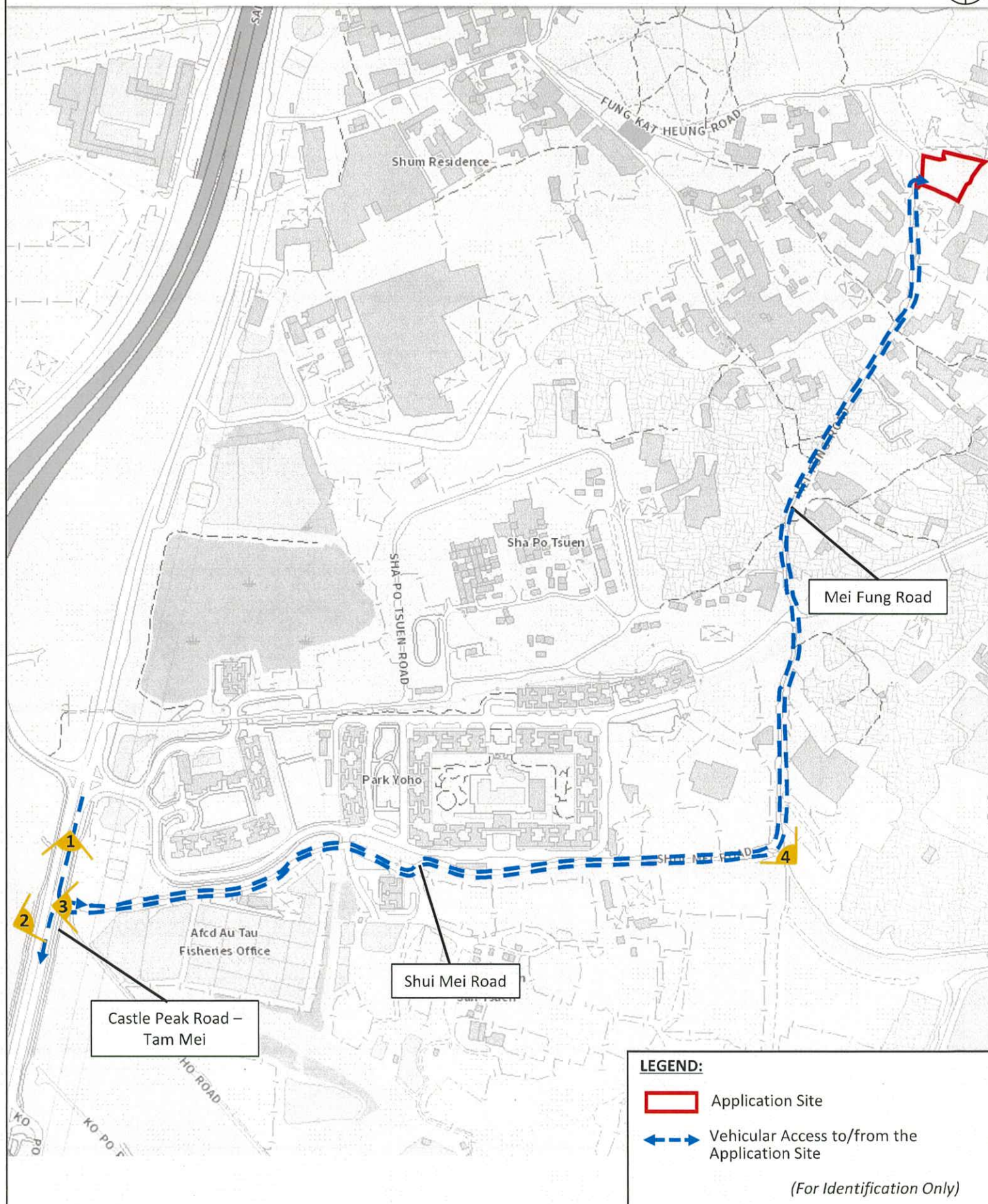


Project:
Section 16 Planning
Application for Proposed
Temporary Cold Storage
for a Period of Three
Years and Filling of Land
at Lots 697 (Part), 698,
699, 700 RP (Part), 701
RP and 704 in D.D. 107
and Adjoining Government
Land, Fung Kat Heung,
Yuen Long, New
Territories.

FIG: SK-01-04
@1 : 400

SWEPT ANALYSIS FOR
11M
HEAVY GOODS VEHICLE





Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Photographic Record of the Junctions of Castle Peak Road - Tam Mei / Shui Mei Road and Shui Mei Road / Mei Fung Road

Ref.: ADCL/PLG-10210-L004/F001

Figure:

1

Scale:

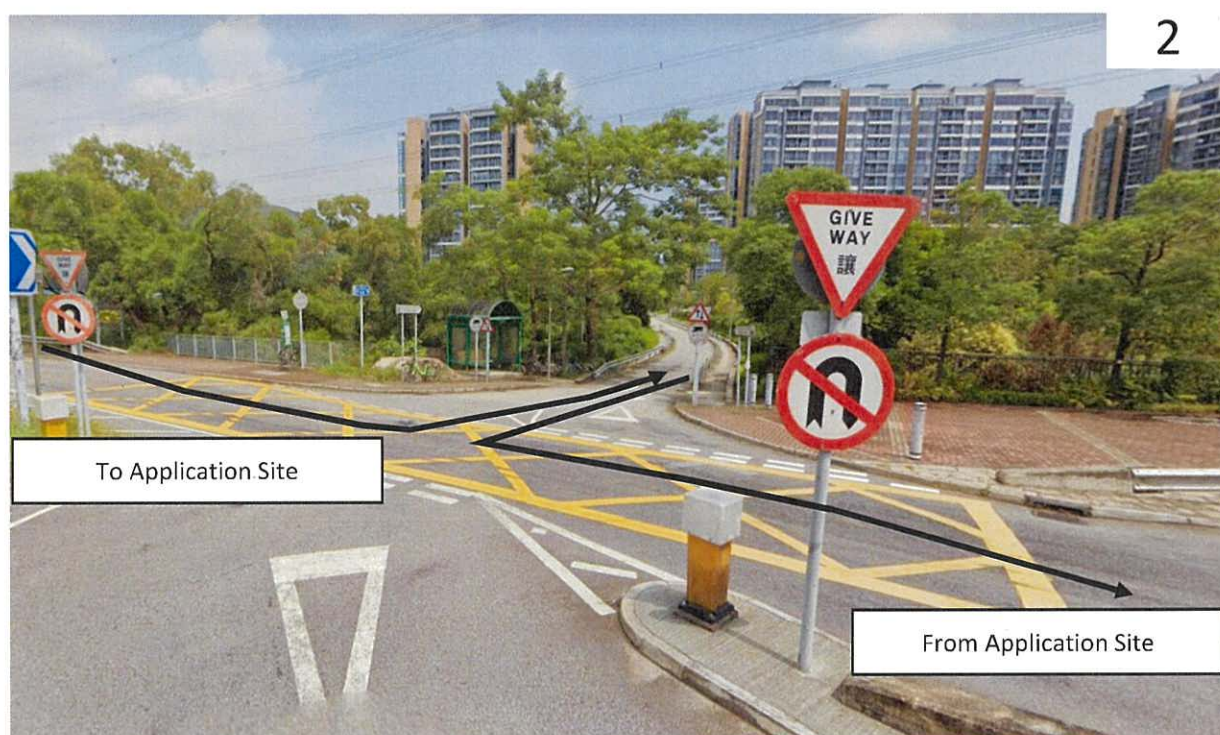
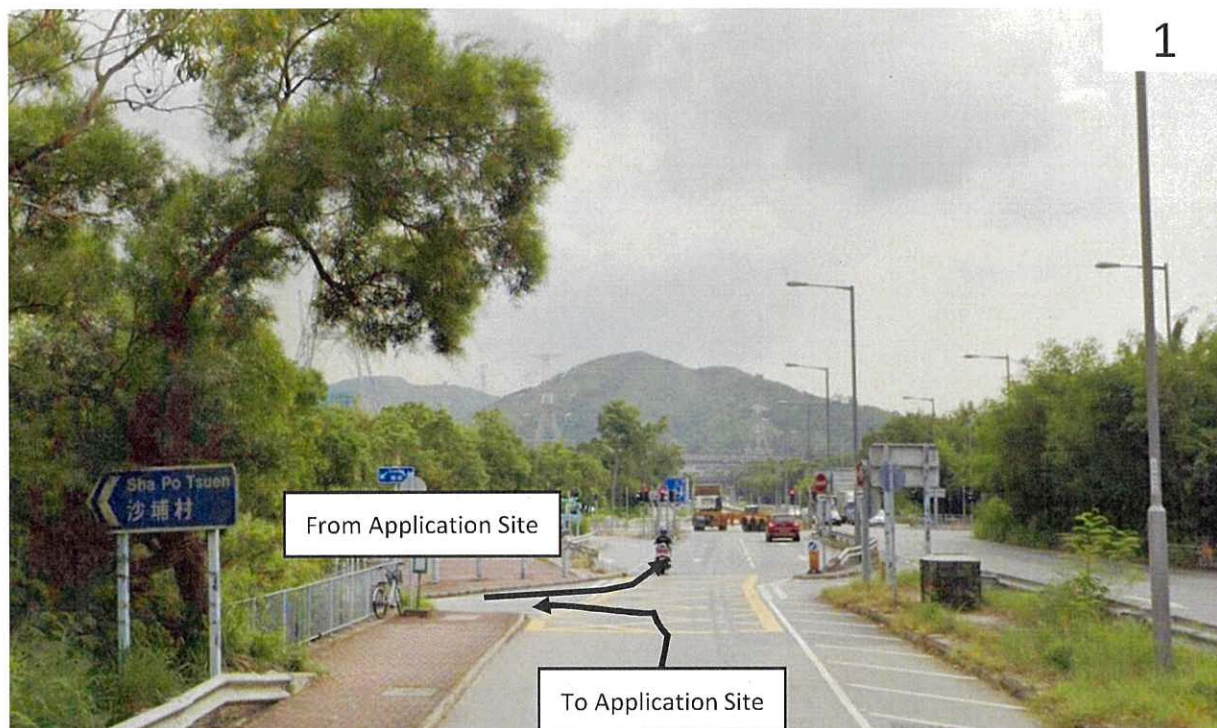
Not to scale

Date:

Mar 2023



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:



Proposed Vehicular Access to
and from the Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Photographic Record of the Junctions of Castle Peak Road – Tam Mei / Shui Mei Road and Shui Mei Road / Mei Fung Road

Ref.: ADCL/PLG-10210-L004/F002a

Figure:
2a

Scale:
Not to scale

Date:
Mar 2023



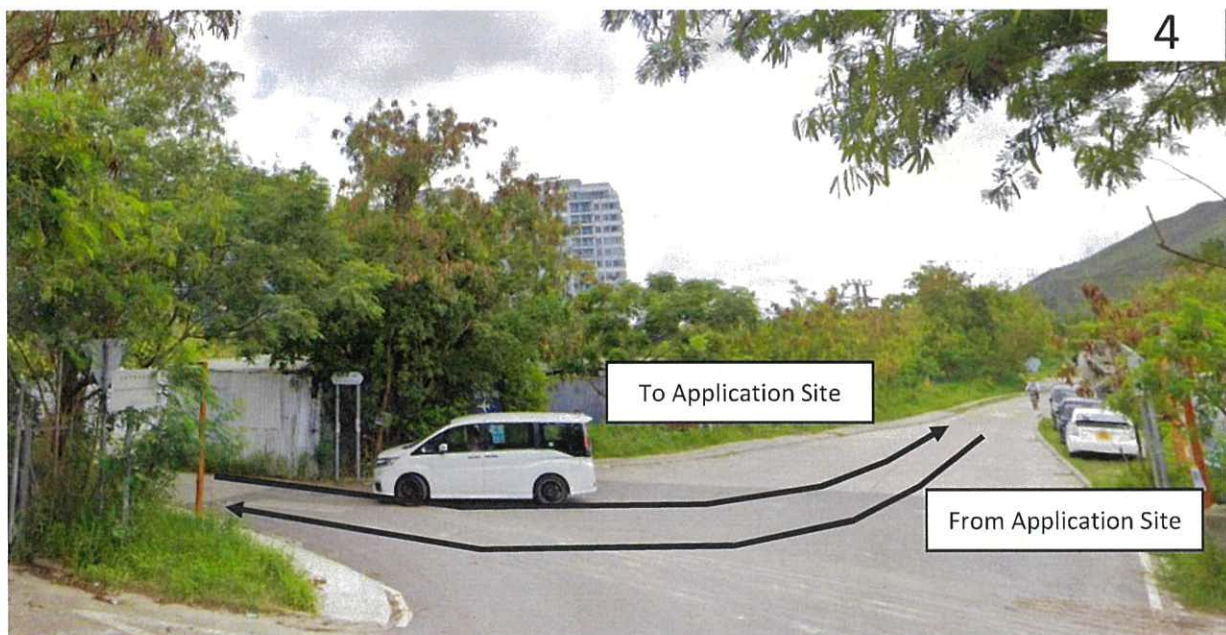
AIKON DEVELOPMENT CONSULTANCY LTD.



3



4



LEGEND:



Proposed Vehicular Access to
and from the Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Photographic Record of the Junctions of Castle Peak Road – Tam Mei / Shui Mei Road and Shui Mei Road / Mei Fung Road

Ref.: ADCL/PLG-10210-L004/F002b

Figure:

2b

Scale:

Not to scale

Date:

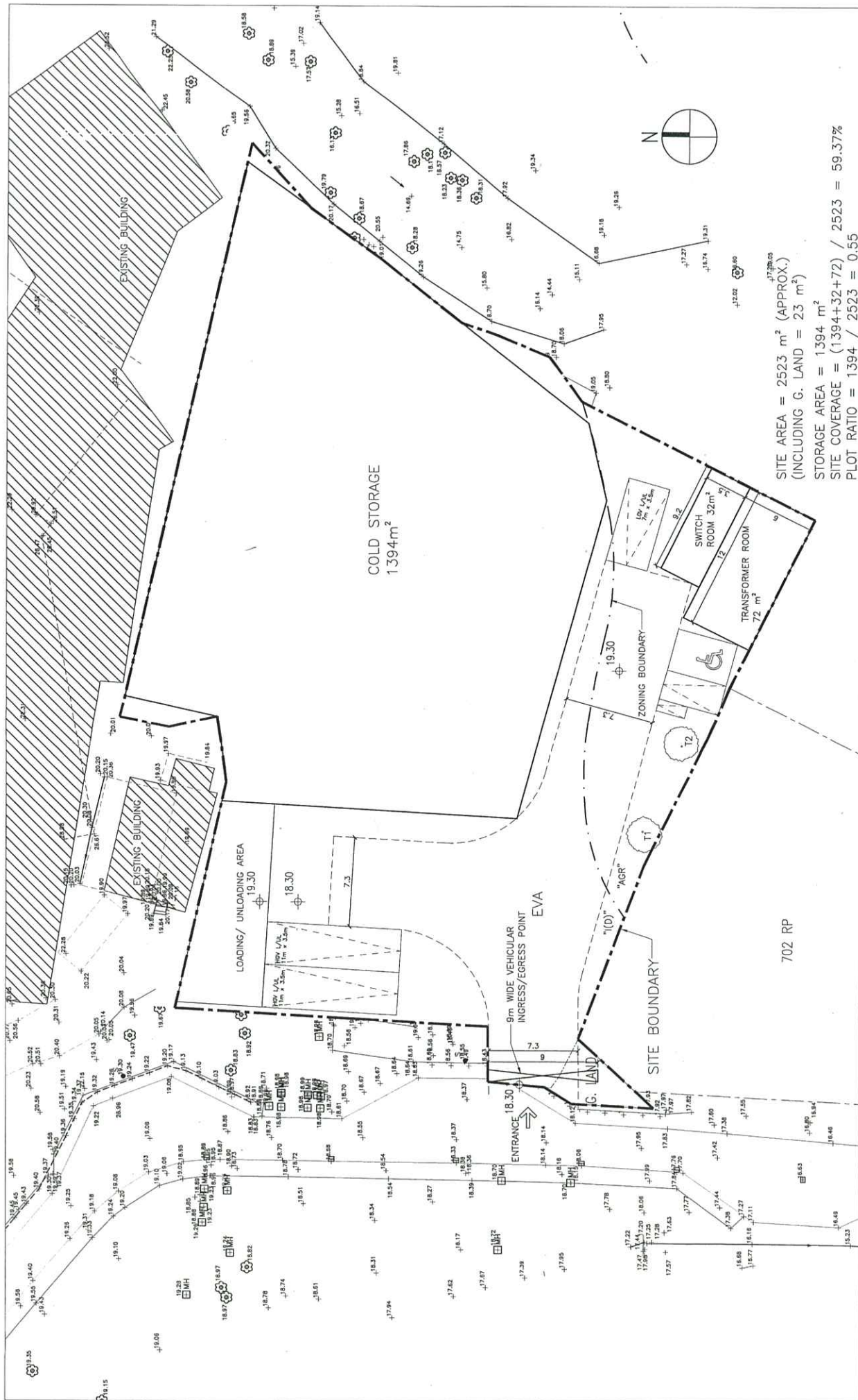
Mar 2023



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Appendix | III

Revised Layout Plan



Rev	Description	Drawn	Checked	Approved	Date	Rev	Description	Drawn	Checked	Approved	Date
1	PRE SUBMISSION	NC	BY	BY	02/08/2020	1	PRE SUBMISSION	NC	BY	BY	02/08/2020
2	GENERAL REVISION	NC	BY	BY	08/08/2020	2	GENERAL REVISION	NC	BY	BY	08/08/2020
3	GENERAL REVISION	NC	BY	BY	11/08/2020	3	GENERAL REVISION	NC	BY	BY	11/08/2020
4	GENERAL REVISION	NC	BY	BY	14/08/2020	4	GENERAL REVISION	NC	BY	BY	14/08/2020
5	GENERAL REVISION	NC	BY	BY	22/08/2020	5	GENERAL REVISION	NC	BY	BY	22/08/2020
6	GENERAL REVISION	NC	BY	BY	02/09/2020	6	GENERAL REVISION	NC	BY	BY	02/09/2020
7	GENERAL REVISION	NC	BY	BY	02/09/2020	7	GENERAL REVISION	NC	BY	BY	02/09/2020


MG DESIGN H.K. LTD.
 Architect
 Planning
 Interior
 603 東區設計有限公司

Project Title
PROPOSED TEMPORARY COLD STORAGE
 FOR A PERIOD OF THREE YEARS AND
 FILLING OF LAND AT LOTS 697 (PART), 698,
 699, 700RP (PART), 701RP AND 704 IN D.D.
 107 AND ADJOINING GOV LAND, FUNG KAT
 HEUNG, YUEN LONG, N.T.

Drawing Title
LAYOUT PLAN

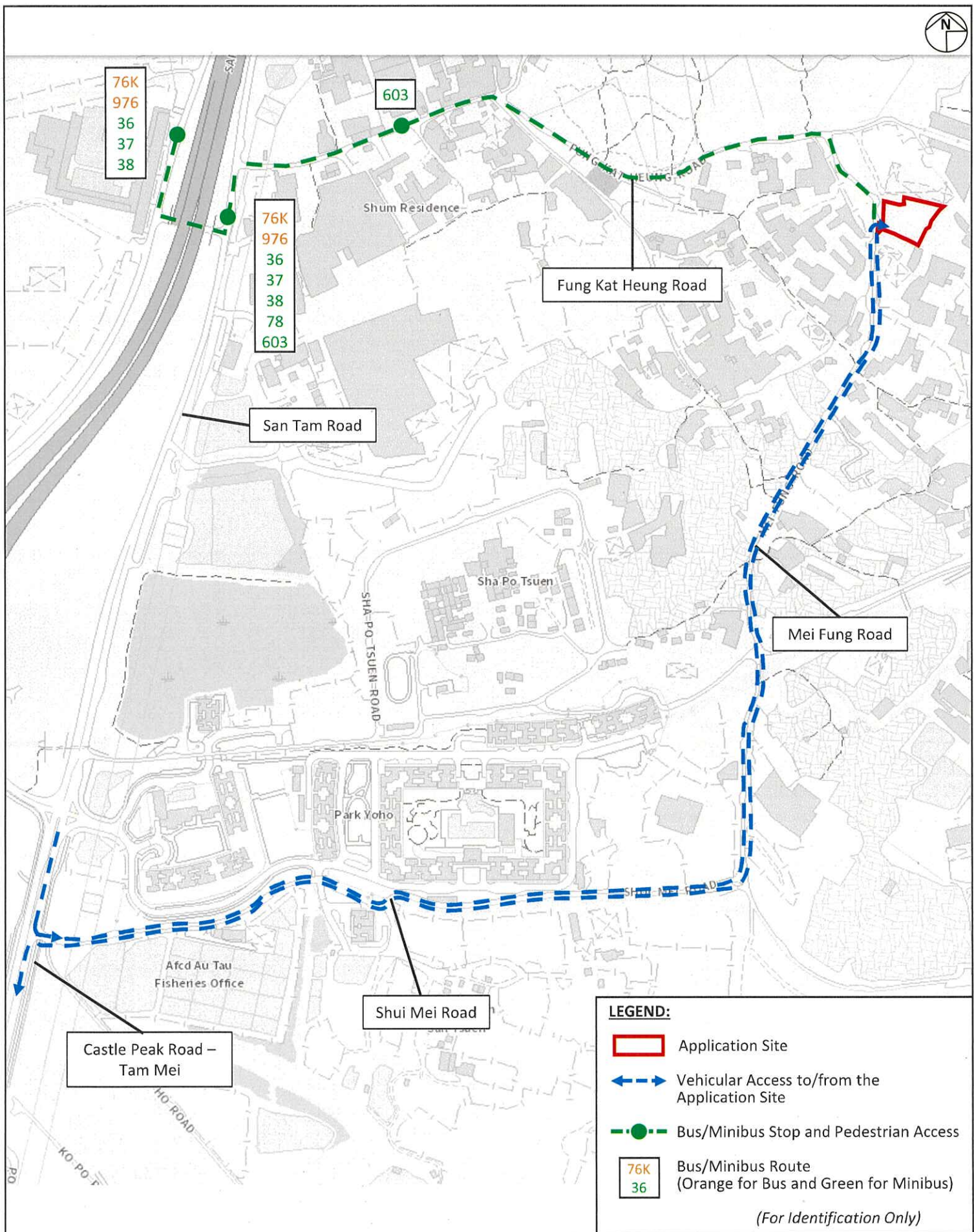
Project No. 2001KYL01
 Issue Date: 02/08/2020
 Co-Ord. No. by: dld
 SCALE: 1:300 (A3)
 Drawing No. A-01 (0)

Authority's / Client's Approve

Check of measurements in situ.
 Do not scale off drawings.
 This drawing is to be used in
 connection with the application for
 planning permission and is not to be
 used for any other purpose without
 the written consent of the Architect.
 This drawing remains the property of
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 without permission of the Architect.

Appendix | IV

Revised Location Plan



Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Location Plan

Figure:

3

Scale:

Not to scale

Date:

Mar 2023

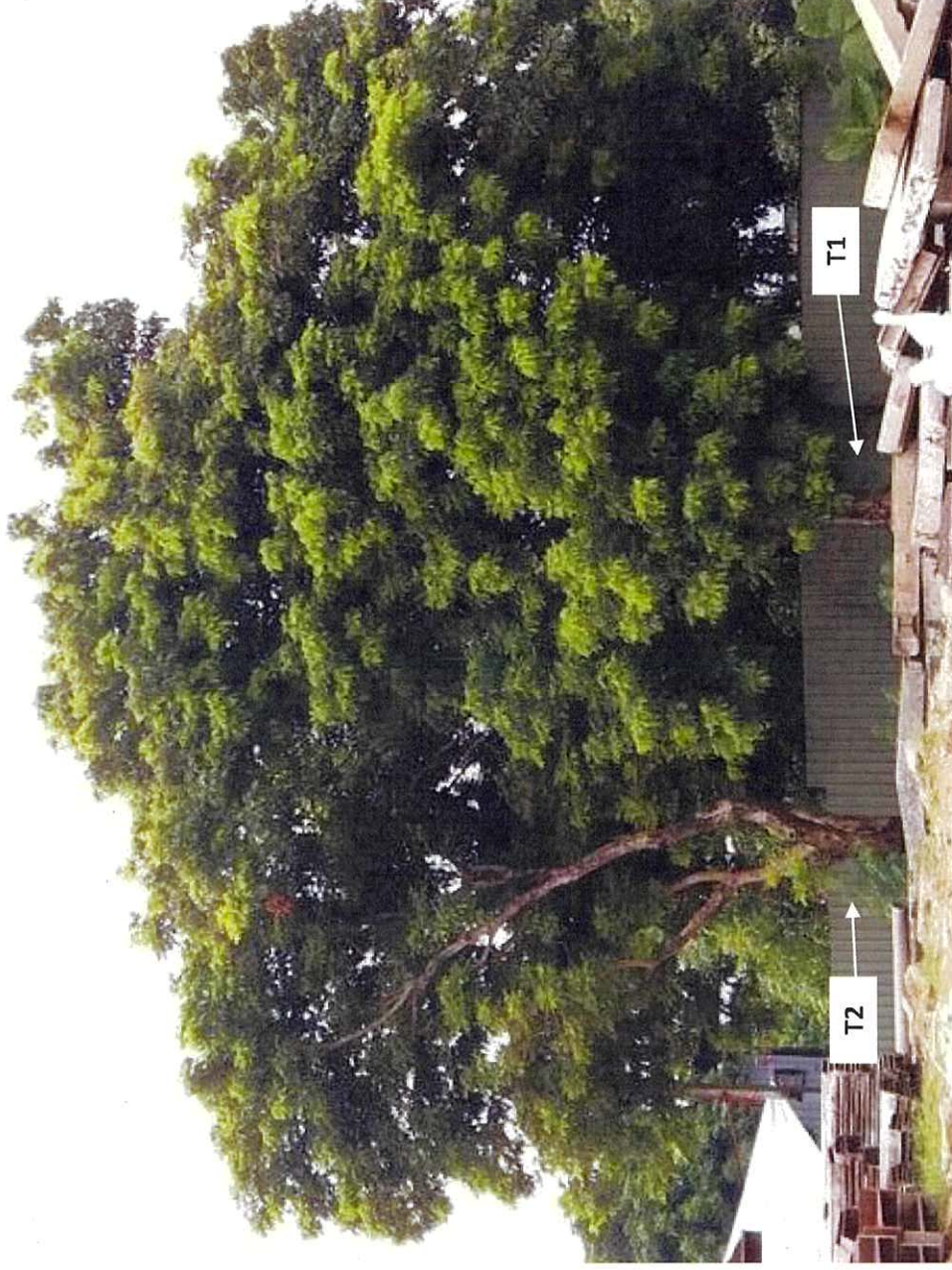
Ref.: ADCL/PLG-10210-L004/F003



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Appendix | V

Photographic Record of the Existing Trees



	T1	T2
Species	Dimocarpus Longan	Dimocarpus Longan
Height (m)	9	11
Crown Spread (m)	6	7
DBH (mm)	370	480

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Photographic Record of the Existing Trees

Figure:
4a

Scale:
Not to Scale

Date:
Mar 2023



T1 - Tree Trunk



T1 - Tree Crown

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Photographic Record of the Existing Trees (T1)

Figure:
4b

Scale:
Not to Scale

Date:
Mar 2023



AIKON DEVELOPMENT CONSULTANCY LTD.

Ref.: ADCL/POT-10210-1004/F004b



T2 - Tree Trunk



T2 - Tree Crown



T2 - Tree Crown

Project:

Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories

Title:

Photographic Record of the Existing Trees (T2)

Figure:
4c

Scale:
Not to Scale

Date:
Mar 2023

Ref.: ADCL/POT-10210-L004/F004c

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



[PLG_10210] Planning Application No.: A/YL-KTN/880 -Supplementary
Information

21/04/2023 12:58

From:

To:

Cc:

1 attachment



ADCL_PLG_10210_R001_F004b.pdf

Dear Loree,

I am writing to provide supplementary information for the captioned application.

1. As confirmed by the Applicant, all the electrical and mechanical machineries for the operation of the permitted cold storage would be entirely confined within the one-storey building of cold storage. The permitted cold storage will be self-sufficient with electricity support from its ancillary Solar Photovoltaic system while the proposed ancillary transformer and switch room will provide basic electricity supply as well as to enhance the electricity stability of the surrounding area.
2. It is proposed that the area of land filling is about 210m^2 with a depth of not more than 1m. The land filling area straddles between the "Industrial (Group D)" ("I(D)") zone and the "Agriculture" ("AGR") zone, in which about 199.5m^2 (about 95%) of the land filling area falls within "I(D)" zone and about 10.5m^2 (about 5%) of the land filling area falls within "AGR" zone. Please find the revised plan of proposed filling of land in **Figure 4** for your consideration.

Since the existing level of the application site is ranging from +18.04 to +19.3mPD, it is proposed to slightly fill up the area below +19.3mPD by not more than 1m in order to ascertain that the proposed development and the emergency vehicular access (EVA) are at the at-grade level. Detail design of the proposed development and the EVA will be formulated after approval of the current application and Fire Services Department (FSD) and Building Ordinance requirements would be duly considered in the detailed design stage.

3. According to regulation 41D of the Building (Planning) Regulations (B(P)R), every building erected or to be erected on virgin site should be provided with an EVA which is so designed and constructed as to allow safe and unobstructed access of a vehicle of the Fire Services Department to the building and to provide for the safe

operation of such a vehicle, in the event of a fire or other emergency.

In view of the site constraints of the application site (i.e. being irregular with an area of about 2,523m² only) and the stipulated requirements on EVA provision including but not limited to providing a carriageway in not less than 7.3m wide and not steeper than 1:10, the proposed development under the current scheme has been carefully designed to fulfil all the stipulated requirements on one hand, and on the other, to optimise valuable land resources to serve the permitted cold storage. As such, it is proposed under the current scheme to situate an electricity transformer room, a switch room, a portion of EVA with 1 light goods vehicles loading and unloading bay, 2 private car parking spaces (including 1 accessible parking space) and 1 motorcycle parking space, which are all directly related and ancillary to the permitted cold storage, in the area zoned as "AGR".

Thank you for your kind attention and should you have any queries, please do not hesitate to contact me.

Best regards,

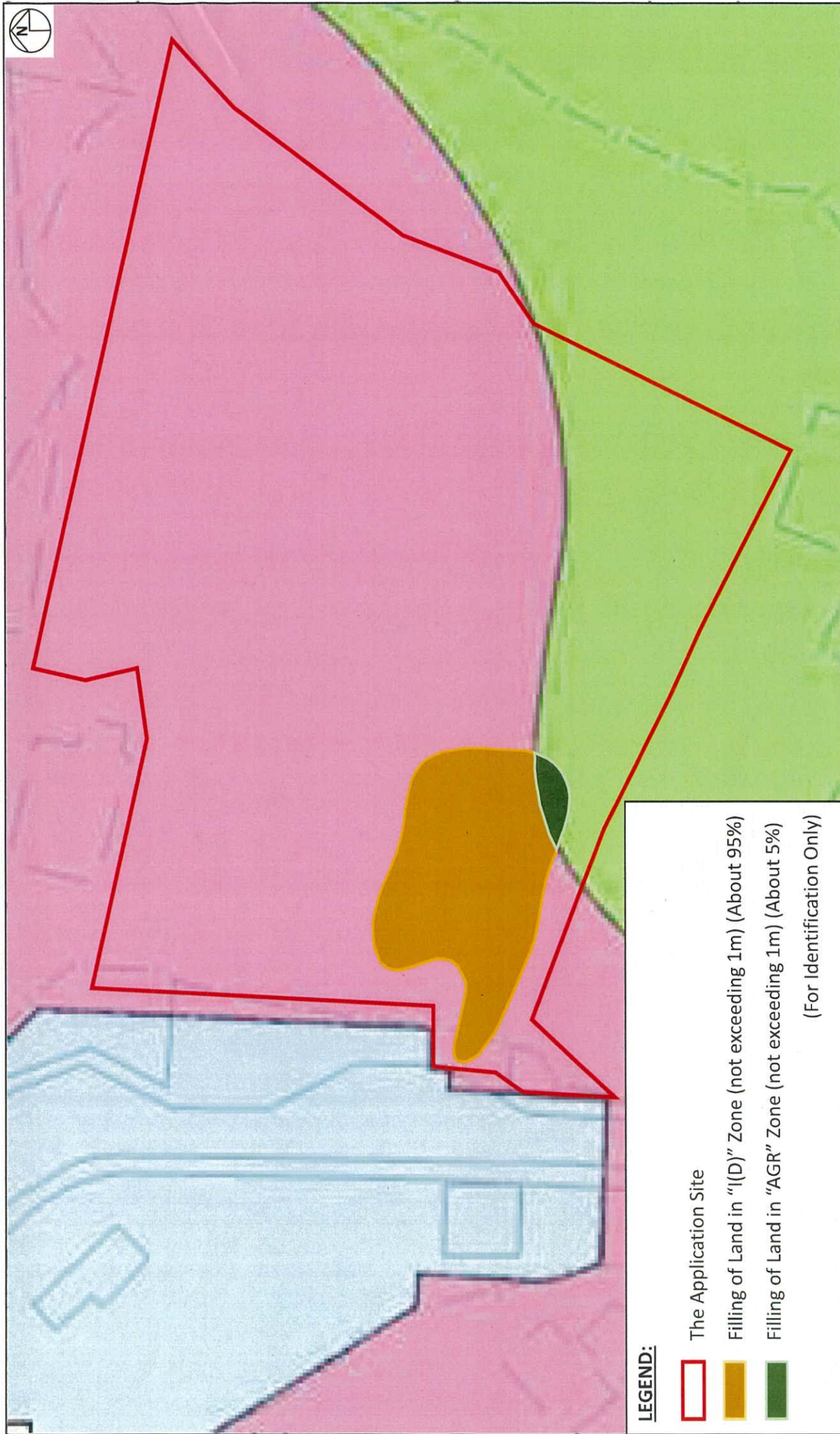
Zoe Lau Assistant Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited

Estate Agent's License (Company): C-045740

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<p>Project: Section 16 Planning Application for Proposed Temporary Cold Storage for a Period of Three Years and Filling of Land at Lots 697 (Part), 698, 699, 700 RP (Part), 701 RP and 704 in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long, New Territories</p>	<p>Title: Proposed Filling of Land</p>	<p>Figure: 4</p> <p>Scale: Not to Scale</p> <p>Date: Apr 2023</p>	<p>Aikon AIKON DEVELOPMENT CONSULTANCY LTD.</p>
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[PLG_10210] Planning Application No.: A/YL-KTN/880 -Supplementary Information
02/05/2023 16:51

From: Zoe Lau <
To: "llyduen@pland.gov.hk" <llyduen@pland.gov.hk>
Cc: Thomas Luk <tluk@aikon.hk>

Dear Loree,

I am writing to respond to the public comment concerning the right of use of the application site under the captioned application.

According to the Applicant, part of the application site is solely owned by the Applicant and the remaining portion of the application site is under rental agreement between the Applicant and the current landowners. The Applicant has the legal right to use the application site during the rental period and would not involve and affect other private third party.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact me.

Best regards,
Zoe Lau Assistant Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740

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Similar s.16 Applications in the vicinity of the Site within the same “Agriculture” Zone

Approved Applications

Application No.	Use / Development	Date of Consideration
A/YL-KTN/709	Renewal of Planning Approval for Temporary Warehouse for Musical Instruments, Posters, Documents and Ancillary Caretaker's Office for a Period of 3 Years	12.6.2020
A/YL-KTN/824	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	6.5.2022
A/YL-KTN/852	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	23.9.2022
A/YL-KTN/890	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years and Filling of Land	31.3.2023

Government Departments' General Comments

1. Land Administration

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

- no objection to the application.

2. Traffic

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

- having reviewed the FI submitted (**Appendix Ia**), he has no objection to the application from traffic engineering perspective.

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

- no objection to the application.

3. Landscape

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

- he has no objection from landscape planning perspective;
- based on the aerial photo of 2022, the Site is located in a settled valleys landscape character comprising of temporary structure, farmlands, car parking and scattered tree groups. The proposed use is not incompatible to the landscape character of the surrounding area; and
- according to the applicant's submission, two existing trees of common species within the Site are observed. The applicant stated that the existing trees will be protected and maintained. Significant adverse impact on the landscape resources is not anticipated.

4. **Drainage**

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

- no objection in-principle to the application from the public drainage point of view; and
- should the application be approved, approval conditions requiring (i) the submission of a drainage proposal; and (ii) the implementation and maintenance of the drainage proposal for the proposed development to the satisfaction the Director of Drainage Services or of the Town Planning Board should be included.

5. **Fire Safety**

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

- no objection in-principle to the application subject to fire service installations being provided to the satisfaction of his department.

6. **Building Matters**

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

- no objection to the application.

7. **Electrical and Mechanical Matters**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no objection to the application.

8. **Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD)

- no objection to the application.

9. **District Officer's Comments**

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

- he has not received any comment from the locals upon close of consultation and has no particular comment on the application.

10. **Other Departments**

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

- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Food and Environmental Hygiene (DFEH); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. The applicant shall be requested to take immediate action to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/ Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government and Government Land (GL);
 - no permission is given for occupation of GL (about 23m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
 - the lots owners will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Furthermore, the applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) 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. Sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):
 - Mei Fung Road is not and shall not be maintained by HyD;
 - his department shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – Tam Mi; and

- adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (g) to note the comments of the Chief Town Planner/ Urban Design and Landscape (CTP/UD&L of PlanD) that:
- filling of land within the tree protection zone should be avoided; and
 - approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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 on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - 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;
 - if the proposed use under application is subject to issue of a license, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Director of Fire Services (FSD) that:

- in consideration of the design/nature of the application, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should also be advised on the following:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - the applicant is reminded that if the proposed structure(s) are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap: 132X, a food business licence is required for the operation of the relevant type of food businesses listed in the Regulation. For the operation of other types of food business, relevant food licences should also be obtained from this Department in accordance with Cap. 132;
 - a cold store licence must be obtained from DFEH for the food business which involves **the storage of articles of food under refrigeration** in any warehouse in the territory before commencement of such business. Regarding the cold storage of the subject applicant, it depends on the actual mode of operation in the Cold Storage, the following licences may be involved:
 - (i) Cold Store Licence for storage of food under refrigeration before delivery to other outlets.
 - (ii) Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved.
 - (iii) Food Factory Licence if processing of food products (such as cutting, repackaging, etc.) will be carried on;
 - the application for Cold Store Licence / Food Factory Licence / Fresh Provision Shop Licence, if acceptable by this Department, will be referred to relevant government departments, such as Planning Department and LandsD (if necessary) for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements; and
 - if the proposal involves any commercial/trading activities, there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. For any waste generated from such activity/operation, the applicant should arrange disposal at their expenses; and

(k) to note the comments of the Chief Engineer/ Construction, Water Supplies Department that:

- the existing waterworks reserve for existing raw water mains will be affected. A waterwork reserve within 3 meters from the centerline of the water mains shall be provided by Water Supplies Department;
- no structure shall be erected over the Waterworks Reserve and such area shall not be used for storage for car parking purpose;
- the Water Authority and his officers and contractors, his and their workmen shall have free access at all times to the said area with necessary plant and vehicles for the purpose of construction, inspection, operation, maintenance and repair works. All other services across, through or under the Waterworks Reserve are required to seek authorization from the Water Authority;
- no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main; and
- Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in closed vicinity of the Site.

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

參考編號

Reference Number:

230112-101216-05354

提交限期

Deadline for submission:

31/01/2023

提交日期及時間

Date and time of submission:

12/01/2023 10:12:16

有關的規劃申請編號

The application no. to which the comment relates: A/YL-KTN/880

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. KONG

意見詳情

Details of the Comment :

我十分支持這一次的規劃申請。香港一直對冷藏庫有龐大的需求。城規會應考慮協助有需要行業生存，好好善用土地資源

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230116-110344-19510

提交限期**Deadline for submission:**

31/01/2023

提交日期及時間**Date and time of submission:**

16/01/2023 11:03:44

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/880

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

夫人 Mrs. 張

意見詳情**Details of the Comment :**

申請地點遠離民居，即使作為露天儲物，亦不會為市民帶來健康或噪音上的影響。這些不受居民歡迎的用途放在這很適合，不要設置在民居附近。所以我支持是次申請A/KTN/880。

3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230117-101501-17495

提交限期**Deadline for submission:**

31/01/2023

提交日期及時間**Date and time of submission:**

17/01/2023 10:15:01

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/880

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

先生 Mr. Tom

意見詳情**Details of the Comment :****支持。附近已有很多類似的倉庫/工場等用途，我認為規劃申請並不會帶來不好的先例。**

4

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

230118-100117-69951

提交限期**Deadline for submission:**

31/01/2023

提交日期及時間**Date and time of submission:**

18/01/2023 10:01:17

有關的規劃申請編號**The application no. to which the comment relates:**

A/YL-KTN/880

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

先生 Mr. 歐陽

意見詳情**Details of the Comment :****由於只是作臨時用途，發展將不會帶來長遠的負面影響。我支持。**

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245 or 2522 8426

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates _____

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

1. 反對徵用此地，因涉及沖擊本人、家庭的經濟來源和居住安寧。
2. 要求派員與本人見面，詳細給我們介紹、解釋徵用此地的目的。
3. 倘若不予徵用此地，得合理給予本人、家庭的經濟賠償，包括居住安置。

「提意見人」姓名／名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date

16-1-2023



