

2023年 8月 14日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 14 AUG 2023:
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/9LPH/967
	Date Received 收到日期	14 AUG 2023

- 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)

Full Blossom (HK) Engineering Limited 豐盛 (香港) 工程有限公司

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

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

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

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 14 S.B RP, 15 S.B RP, 16, 17, 18, 19 RP and 20 S.B RP (part) in D.D. 111, Pat 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 3,510 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 880 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☒ is not a "current land owner"^{##}.
並不是「現行土地擁有人」^{##}。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{##}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
2/8/2023 (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 2/8/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)).

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,630sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 880sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4
/

Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 880sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 880sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STORY)
B4	WAREHOUSE (EXCLUDING D.G.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STORY)
	WASHROOM, SITE OFFICE			
TOTAL		880 m ² (ABOUT)	880 m ² (ABOUT)	

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 3

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)

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 旅遊巴士車位

Light Goods Vehicle Spaces 輕型貨車車位 2

Medium Goods Vehicle Spaces 中型貨車車位 1

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Fan Kam Road via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(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 checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,510 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input 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"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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

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

7. Justifications 理由

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

Please refer to the supplementary statement.

8. Declaration 聲明

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

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

Signature
簽署

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

.....
Michael WONG

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited



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

Date 日期

2/8/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 14 S.B RP, 15 S.B RP, 16, 17, 18, 19 RP and 20 S.B RP (part) in D.D. 111, Pat Heung, Yuen Long, New Territories
Site area 地盤面積	3,510 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11
Zoning 地帶	"Residential (Group D)" zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	/ <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	880 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.25 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	/	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	/ m 米 <input type="checkbox"/> (Not more than 不多於)	/ Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
		/	/
	Non-domestic 非住用	8.23 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	25 % <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) _____ _____		3 (PC)
	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) _____ _____		2 (LGV) 1 (MGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan showing the zoning of the Site, Plan showing the land status of the Site		
Location Plan, Plan showing the filling of land area of the Site, Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 14 S.B RP, 15 S.B RP, 16, 17, 18, 19 RP and 20 S.B RP (part) in D.D. 111, Pat Heung, Yuen Long, New Territories* (the Site) for 'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land' (proposed development) (Plan 1).
- 1.2 Due to the increasing demand for indoor storage space in recent years, the applicant would like to use the Site for warehouse in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Residential (Group D)" ("R(D)") on the Approved Pat Heung Outline Zoning Plan No.: S/YL-PH/11. According to the Notes of the OZP, the applied use is not a column one nor two use within the "R(D)" zone, which requires planning permission from the Board (Plan 2).
- 2.2 Despite the fact that the applied use is not in line with the planning intention of the "R(D)" zone, the application site of the similar S.16 planning application (No. A/YL-PH/908) for 'storage' use is located approximately 30m south of the Site within the same "R(D)" zone, which was approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decision and would not set undesirable precedent within the "R(D)" zone.
- 2.3 The Site is surrounded by sites occupied by temporary structures for workshop and warehouse, vacant land and open storage yards, the proposed development is considered not incompatible with the surrounding area. Therefore, approval of the current application on a temporary basis of 3 years would better utilize deserted land and would not jeopardize the long term planning intention of the "R(D)" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 3,510 m² (about)(Plan 3). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. Four 1-storey structures are proposed at the Site for warehouses (excl. D.G.G.), washroom and site office with total GFA of 880 m² (about) (Plan 4). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 8 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Application Site Area	3,510 m ² (about)
Covered Area	880 m ² (about)
Uncovered Area	2,630 m ² (about)
Plot Ratio	0.25 (about)
Site Coverage	25% (about)
Number of Structure	4
Total GFA	880 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	880 m ² (about)
Building Height	8.23 m (about)
No. of Storey	1

- 3.2 The proposed warehouses are intended for storage of construction materials and machineries (i.e. tiles, bricks, elevated platform etc.). No dangerous goods and workshop activities will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is proposed to be filled wholly with concrete of not more than 0.2m (about) in depth for site formation of structures and circulation space (Plan 5). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

- 3.4 The Site is accessible from Fan kam Road via a local access (**Plan 1**). A total of 6 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 2** below:

Table 2 – Parking and Loading/Unloading Provisions

Type of Space	No. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	3
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) x 11 m (L)	1

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		MGV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	1	0	0	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	3	0	1	0	0	4
Traffic trip per hour (average) (10:00 – 17:00)	0	0	1	1	1	1	4

- 3.6 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will follow the 'Professional Persons Environmental Consultative Committee Practice Notes' for sewage

treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years with Associated Filling of Land**'.

R-riches Property Consultants Limited

August 2023

LIST OF PLANS

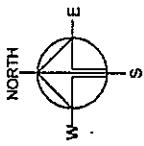
Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land Area of the Application Site
Plan 6	Swept Path Analysis



**VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS**

PLAN 1	VERL
001	

PLAN 1	VERL
001	



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

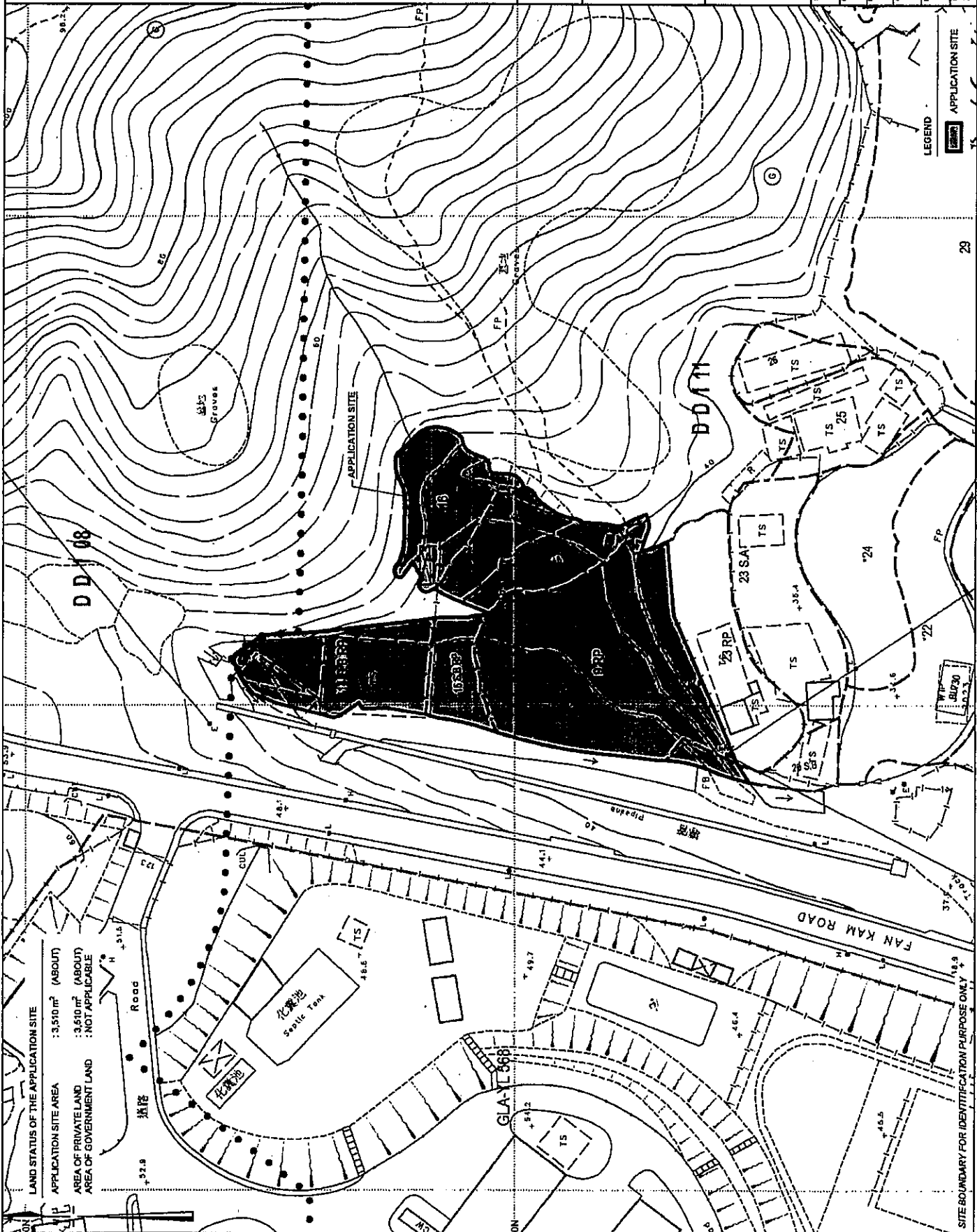
PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1:1000 @ A4

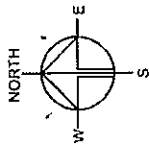
DATE	24.7.2023
DATE	
DATE	
DATE	

LAND STATUS OF THE SITE	WKS
PLAN 3	001



LAND STATUS OF THE APPLICATION SITE
APPLICATION SITE AREA : 3,510 m² (ABOUT)
AREA OF PRIVATE LAND : 3,510 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

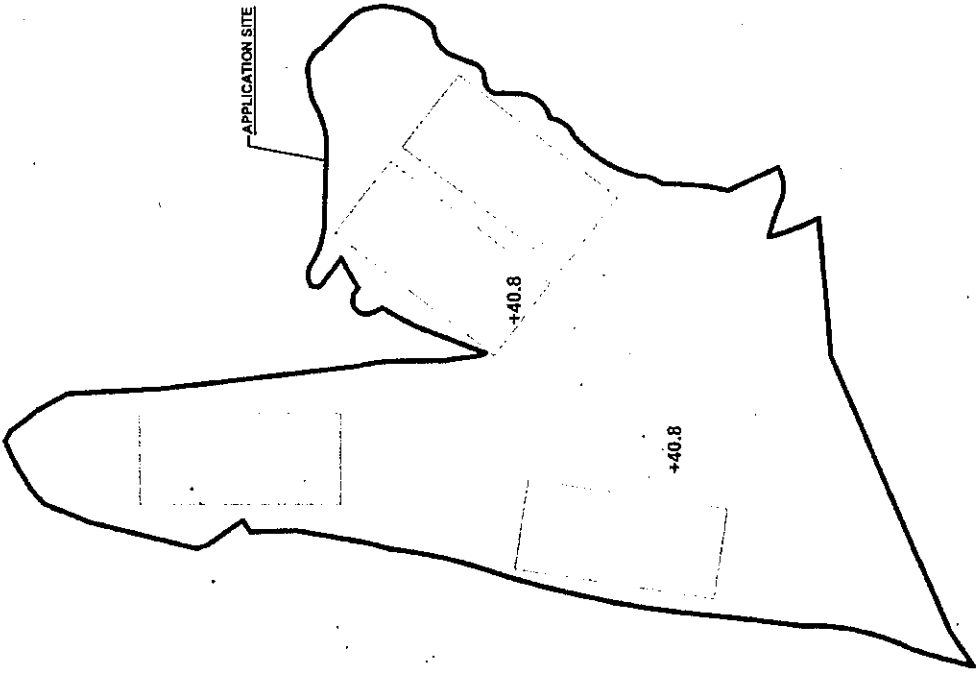
SITE LOCATION
VARIOUS LOTS IN D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE	1:800 @ A4
DATE	
DESIGNED BY	MN
CHECKED BY	OL
DATE	1.8.2023
DATE	9.8.2023
DATE	

DWG TITLE	FILLING OF LAND
DWG NO	PLAN 5
REV	002

PROPOSED SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,510 m ²	(ABOUT)
PROPOSED FILLING AREA	: 3,510 m ²	(ABOUT)
PROPOSED SITE LEVEL	: +40.8 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACES	



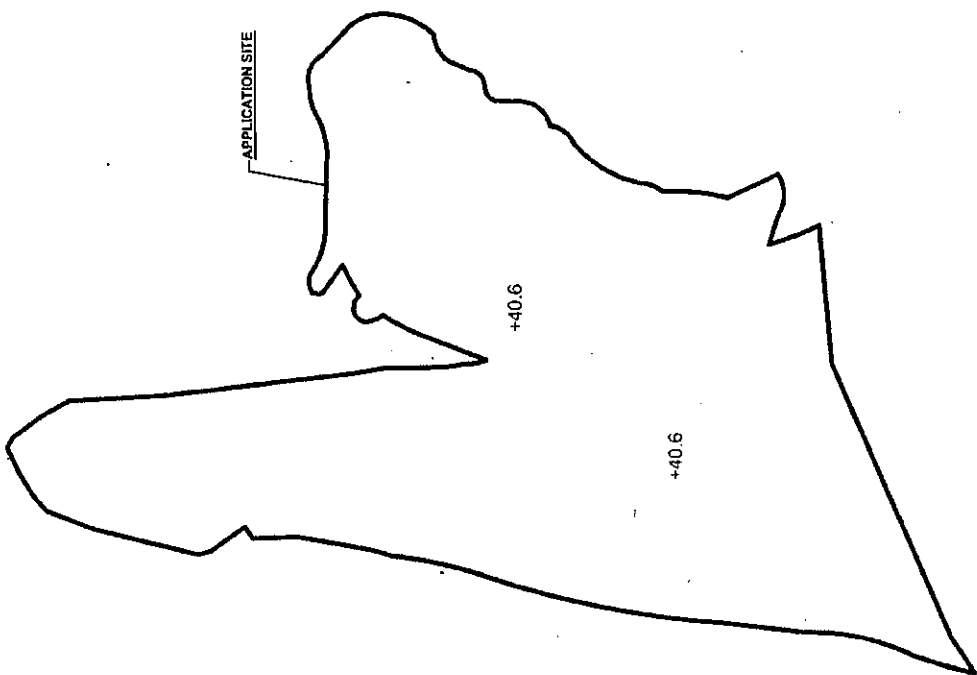
PROPOSED SITE LEVEL
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
+40.8	PROPOSED SITE LEVEL

EXISTING SITE LEVEL OF THE APPLICATION SITE

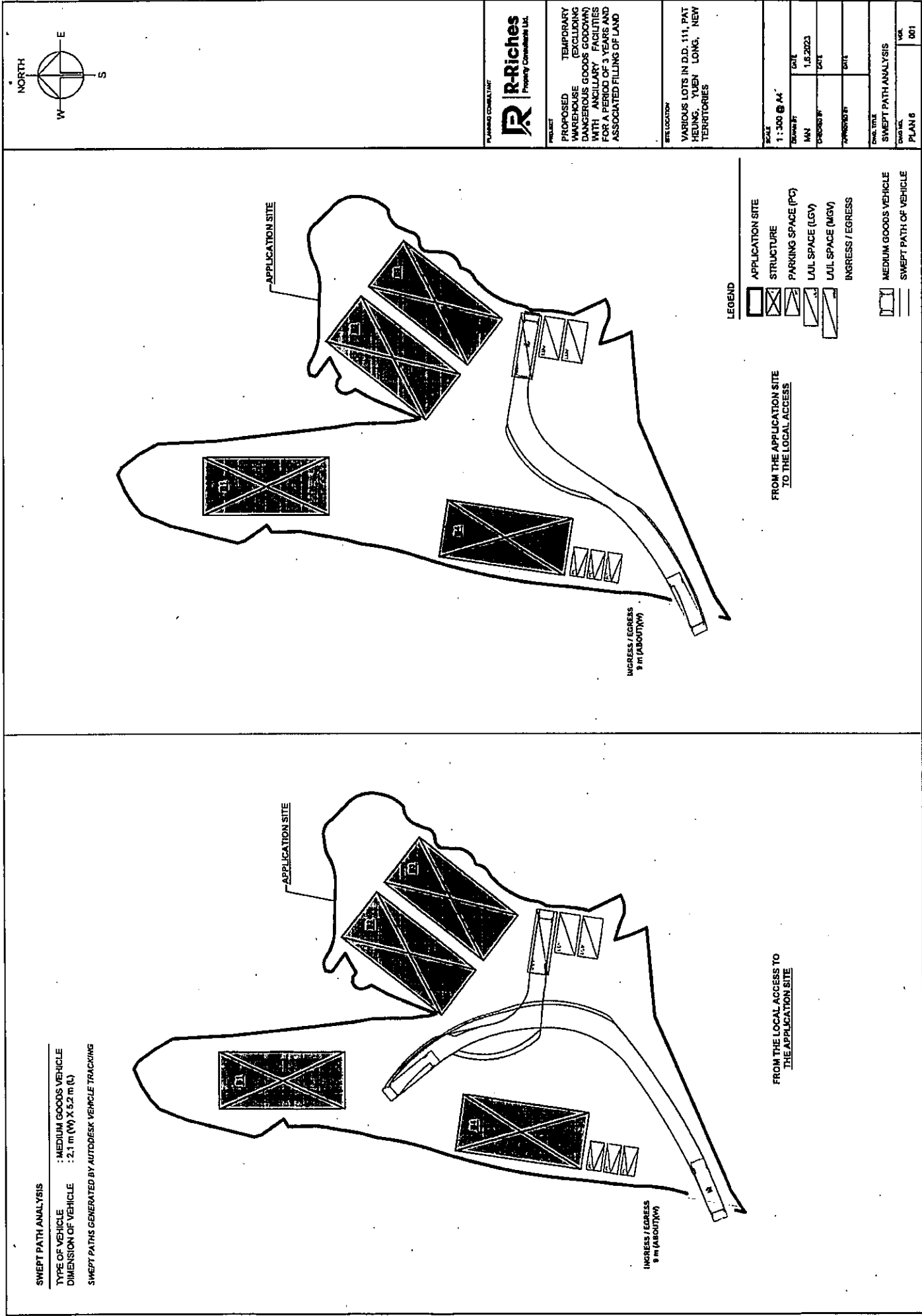
APPLICATION SITE AREA	3,510 m ²	(ABOUT)
EXISTING SITE SURFACE	SOILED GROUND	(ABOUT)
EXISTING SITE LEVEL	: +40.6 mPD	(ABOUT)



EXISTING SITE LEVEL
(INDICATIVE ONLY)

LEGEND

	APPLICATION SITE
+40.6	EXISTING SITE LEVEL



Our Ref. : DD111 Lot 14 S.B RP & VL
Your Ref. : TPB/A/YL-PH/967

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

By Email

27 September 2023

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone,
Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/967)

We are writing to submit Further Information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner



Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone,
Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/967)

- (i) The applicant would like to provide clarifications to address public comments for the subject application. Details are as follow:

Approval of the current application is in line with Town Planning Board's previous decision

- A similar application (No. A/YL-PH/908) for 'storage' use, which is located approximately 30m south of the application site (the Site) within the same "R(D)" zone, was approved by the Town Planning Board (the Board) on a temporary basis in 2022. Approval of the current application is in line with the Board's previous decision and would not set an undesirable precedent within the "R(D)" zone.

To minimise potential environmental nuisance generated by the proposed development

- Majority of the Site is proposed to be hard paved by the applicant in order to avoid fugitive dust impacts due to movement of vehicles. 2.5m high solid metal wall with thickness of 5mm will be erected along the site boundary by the applicant to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall.
- Furthermore, the applicant will strictly follow the proposed scheme and operation hours. No heavy goods vehicles including container tractors/trailers, as defined in the *Road Traffic Ordinance* are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. No dangerous goods or workshop activities will be stored/conducted at the Site at any time during the planning approval period. Therefore, air and noise nuisances should not be anticipated.

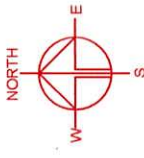
To minimise flood risk to the surrounding area

- The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate potential adverse drainage impact generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department/the Board.

- (ii) Majority of the Site (i.e. 3,459m²) is proposed to be filled with concrete of not more than 0.2m (about) in depth for site formation of structures and circulation spaces (**Plan 1**).

(iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Ms. Victoria, W. H. SUEN; Tel: 2152 5752)		
(a)	Existing raw water mains will be affected. A Waterworks Reserve of the water mains shown in the enclosed plan shall be provided to WSD. No structure shall be erected over this Waterworks Reserve and such area shall not be used for storage of car-parking purpose.	Please be confirmed that no structure will be erected over the Waterworks Reserve area. No storage activities will be carried out in such area.
(b)	No additional filling material is to be deposited within the Waterworks Reserve without the approval of WSD.	Please be confirmed that no filling of land will be carried out within the Waterworks Reserve area (Plan 1).
(c)	No tree or shrub with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted.



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED
WAREHOUSE
(EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF LAND

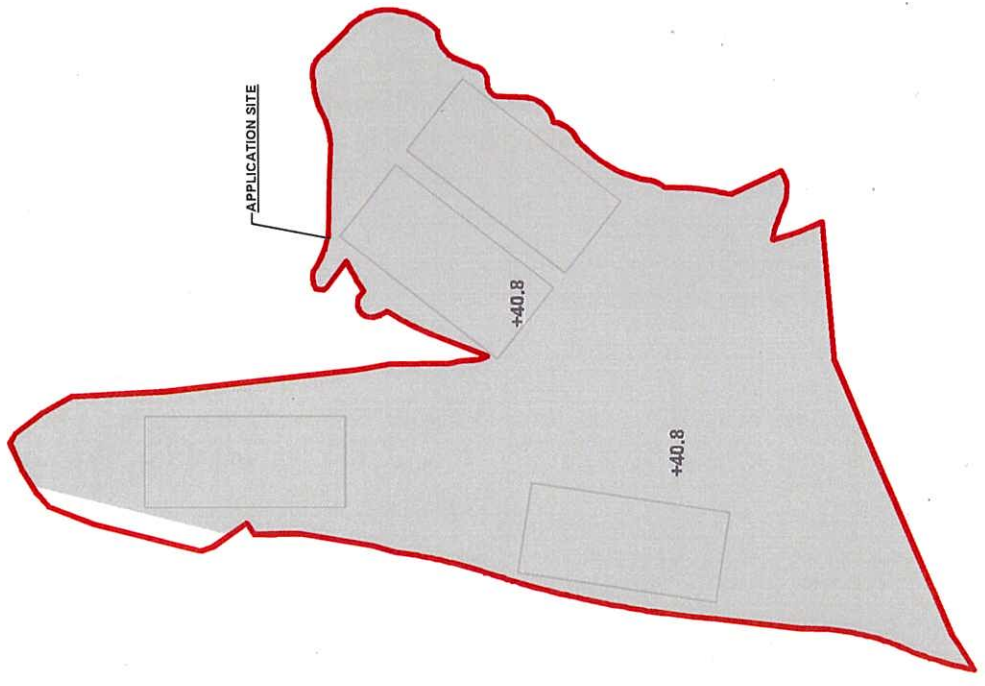
SITE LOCATION
VARIOUS LOTS IN D.D. 111, PAT
HEUNG, YUEN LONG, NEW
TERRITORIES

SCALE
1 : 800 @ A4
DRAWN BY
MN
DATE
1.8.2023
CHECKED BY
LT
DATE
26.9.2023
APPROVED BY
DATE

DWG TITLE
FILLING OF LAND
DWG NO
PLAN 1
REV
001

PROPOSED SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,510 m ²	(ABOUT)
PROPOSED FILLING AREA	: 3,459 m ²	(ABOUT)
PROPOSED SITE LEVEL	: +40.8 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACES	



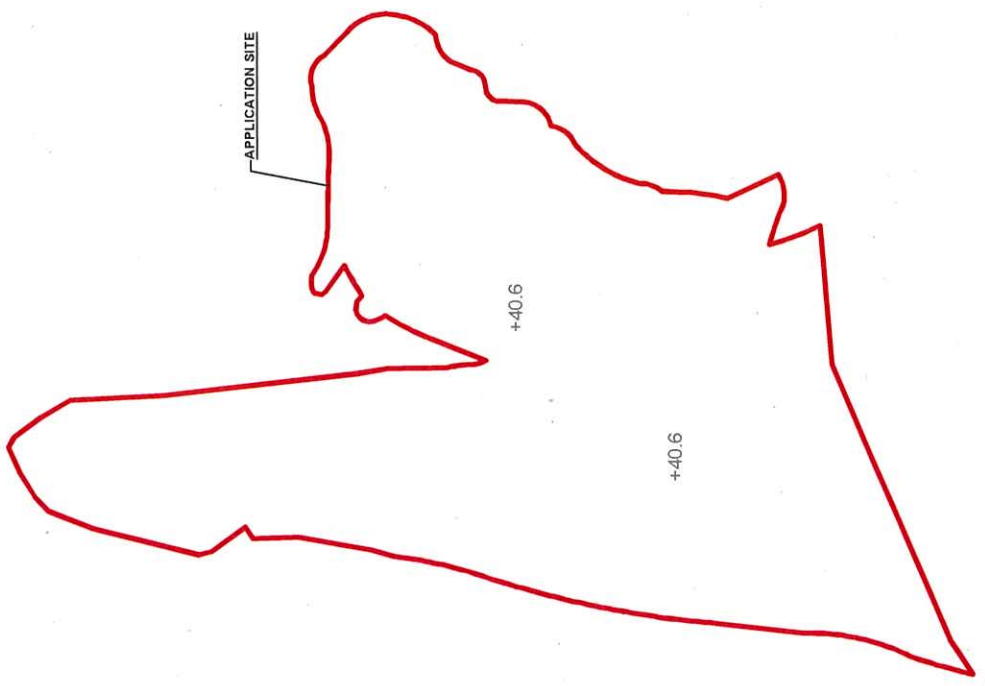
PROPOSED SITE LEVEL
(INDICATIVE ONLY)

LEGEND

APPLICATION SITE
 +40.8 PROPOSED SITE LEVEL

EXISTING SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,510 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVEL	: +40.6 mPD	(ABOUT)



EXISTING SITE LEVEL
(INDICATIVE ONLY)

LEGEND

APPLICATION SITE
 +40.6 EXISTING SITE LEVEL

Our Ref. : DD111 Lot 14 S.B RP & VL
Your Ref. : TPB/A/YL-PH/967

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

By Email

4 October 2023

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Residential (Group D)" Zone,
Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-PH/967)

We are writing to submit Further Information to provide clarifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at / or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Louis TSE
Town Planner



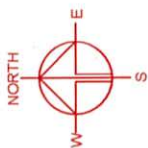
Responses-to-Comments

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Residential (Group D)” Zone,
Various Lots in D.D. 111, Pat Heung, Yuen Long, New Territories**

(Application No. A/YL-PH/967)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Ms. H. Y. Jeffery; Tel: 2152 5778)		
(a)	Please also be reminded that the proposed solid metal wall shall not be erected within the Waterworks Reserve.	Noted. No solid metal wall will be erected within the Waterworks Reserve (Plan 1).



PROPOSED SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,510 m ²	(ABOUT)
PROPOSED FILLING AREA	: 3,459 m ²	(ABOUT)
PROPOSED SITE LEVEL	: +40.8 mPD	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2m	
MATERIAL OF LAND FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION SPACES	



PROPOSED SITE LEVEL
(INDICATIVE ONLY)

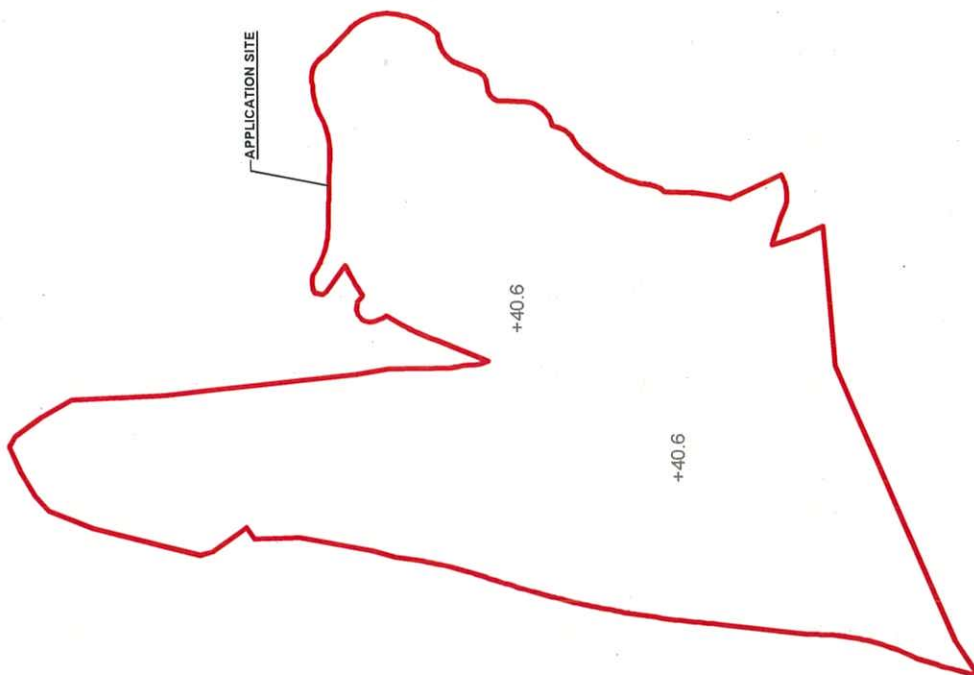
(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- BOUNDARY FENCING
- +40.8 PROPOSED SITE LEVEL

EXISTING SITE LEVEL OF THE APPLICATION SITE

APPLICATION SITE AREA	: 3,510 m ²	(ABOUT)
EXISTING SITE SURFACE	: SOILED GROUND	(ABOUT)
EXISTING SITE LEVEL	: +40.6 mPD	(ABOUT)



EXISTING SITE LEVEL
(INDICATIVE ONLY)

(INDICATIVE ONLY)

LEGEND

- APPLICATION SITE
- +40.6 EXISTING SITE LEVEL

Previous s.16 Application covering the Application Site

Rejected Applications

Application No.	Use/Development	Date of Consideration	Rejection Reasons
A/YL-PH/470	Temporary Storage of Second-hand Private Cars for Display for a Period of 3 Years	17.4.2004	(1) to (3)
A/YL-PH/490	Temporary Open Storage of Vehicle Parts for a Period of 3 Years	13.5.2005	(1) to (3)

Rejection Reasons:

- (1) The development was not in line with the planning intention of the “Residential (Group D)” zone.
- (2) The proposed development did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses.
- (3) There was insufficient information in the submission to demonstrate that the development would not have adverse traffic/drainage/visual and/or environmental impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application; and
- the application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2. Traffic

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

- no adverse comment on the application from traffic engineering perspective.

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

- no adverse comment on the application from highways maintenance perspective.

3. Drainage

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

- no objection in-principle to the application; and
- should the application be approved, approval conditions requiring the submission of a drainage proposal and the implementation and maintenance of the drainage proposal for the development to the satisfaction of his department should be stipulated.

4. Fire Safety

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

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

5. Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no comment on the application from nature conservation perspective noting that the Site has been paved.

6. **Landscape**

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

- the Site falls within “Residential (Group D)” zone, which is a non-landscape sensitive zoning and no significant landscape impact arising from the proposed development is anticipated.

7. **Building Matters**

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

- no objection to the application; and
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, his office is not in a position to offer comments on their suitability for the use proposed in the application;

8. **District Officer's Comments**

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

- his office has not received any local's comment on the application and he has no particular comment on the application.

9. **Other Departments**

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

- the Project Manager (West), Civil Engineering and Development Department(PM(W), CEDD);
- the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- the Director of Electrical and Mechanical Services (DEMS); and
- the Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) the permission is given to the proposed use and structures under application. It does not condone any other use and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such use and remove such structures not covered by the permission;
- (c) to resolve any land issues relating to the proposed development with the concerned owner(s) of the Site;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (e) 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 the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient maneuvering 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - HyD shall not be responsible for the maintenance of any access connecting the Site and Fan Kam Road; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) 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” issued by DEP;

- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- the approval of the planning application does not imply approval of tree works such as pruning, transplanting and felling under the lease. The applicant is reminded to seek approval for any proposed tree works from relevant department prior to commencement of the works;
- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is advised on the following points: i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) the location of proposed fire service installations to be installed should be clearly marked on the layout plans; and
 - if the proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- the existing raw water mains will be affected. A waterworks reserve of the water mains shown in **Plan A-2** shall be provided to WSD. No structure shall be erected over this waterworks reserve and such area shall not be used for storage or car-parking purposes;
 - no additional filling materials is to be deposited within the waterworks reserve without the approval of WSD;
 - the Water Authority and his officer and contractors, his or 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 authorisation from the Water Authority;
 - no trees or shrubs with penetrating roots may be planted within the water works reserve or in the vicinity of the water main;
 - the developer shall bear the cost of any necessary diversion works affected by the proposed development; 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 close vicinity of the Site; and
- (k) 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 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are UBWs under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
- for UBWs erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the application site under BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of BA should be obtained, otherwise they are UBW under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with 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; and
- detailed checking under BO will be carried out at building plan submission stage.

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



Application for Temporary Storage at Lot 14-20,DD111,Pat Heung -A/YL-PH/967
28/08/2023 11:40

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

To: Town Planning Board

The above application under the reference A/YL-PH/967 refers.

In order to fully utilize the land resources as a whole, I hold no objection to the above application provided that:

- a) no noise nuisance shall cause to the residential dwellings in the vicinity especially from 8:00 pm to 8:00 am daily and commercial activities shall be prohibited during Sundays & Public Holidays;
- b) it is anticipated that heavy goods vehicles will transport goods and consignment to and from the above spot through the small village road there. The applicant should carry out site inspection by AP to confirm whether the small access road can cater for the traffic. Bear in mind that there is a bridge in between the access road. Could the bridge stand for heavy loading of trucks or containers ?
- c) drainage issue should not be neglected for filling of land as there was flooding frequently occurred before during the typhoon and heavy downpours.

Regards,

Rock Tsang/ [REDACTED]

Sent from my iPad

2

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



A/YL-PH/967 DD 111 opp JPC Pat Heung

11/09/2023 03:50

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-PH/967

Lots 14 S.B RP, 15 S.B RP, 16, 17, 18, 19 RP and 20 S.B RP (Part) in D.D. 111, Pat Heung

Site area: About 3,510sq.m

Zoning: "Res (Group D)"

Applied use: Warehouse / **Filling of Land** / 6 Vehicle Parking

Dear TPB Members,

Objections. While application for brownfield was rejected back in 2005, it is clear that the operation went ahead as the site is stripped of vegetation and paved over.

Has any enforcement action been taken? If not why not? Approval would hinder the planning intention and warehouse is not listed as Col 2 use:

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

Mary Mulvihill

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



Comments and Concerns re Planning Application A/YL-PH/967 (the "Planning Application")

08/09/2023 11:52

From:

To:

File Ref:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

Dear Sir/Madam,

With regards to the Planning Application A/YL-PH/967, proposing to convert the Residential (Group D) land use to Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a period of 3 Years and Filling of Land on Land Plot Lots 15 S.B. RP, 15 S.B. RP, 16-18, 19 RP and 20 S.B. RP (Part) in D.D. 111, Pat Heung, Yuen Long (the "Proposed Site"), I would like to (i) raise my comments and concerns towards the Planning Application; and (ii) bring to your attention the potential negative and adverse impacts to the environment in the vicinity around the Proposed Site. I would urge the Secretariat to seriously take note of and require the Applicant to confirm that it will undertake specific and appropriate preventive and remedial actions when considering approving the Planning Application to changing and converting the land use of the Proposed Site.

Potential negative and adverse impacts in the vicinity

(i) Lack of Road Access Capacity and Road Safety Concerns

The vicinity surrounding the Proposed Sites is mainly of residential and rural/green uses. There is only ONE existing narrow road access for use by the Applicant to the Proposed Site, as well as by the neighbouring residents living nearby. The width of the existing road access is only sufficient for passage of only vehicle. The Planning Application will add significant heavy truck traffic for loading/unloading at the Proposed Site. Hence, the existing road access capacity will NOT be able to support the traffic flow of both nearby residents and the additional heavy truck traffic.

In addition, the abovementioned existing road access is situated right above a tributary of a local river, and it is currently supported by some temporary metal and concrete structure built over some 30 years ago. It is highly questionable if the existing road access can support the weight of additional heavy truck traffic without causing any collapsing concern.

To safeguard road safety to the residents and all other road users in the areas, I would urge the Secretariat to seriously consider either improvement road works of the existing road access (such as road widening, reinforcing the road supporting structure as feasible), or diverting the heavy truck traffic from a new alternative entrance point from Kam Sheung Road for the Applicant to access to Proposed Site.

(ii) Worsening Flooding Problem

The abovementioned river tributary has ongoing flooding problem. Soil erosion from nearby plantation, concrete debris from the road supporting structure, and dumped wastes from nearby marble production site have been washed down into the tributary. Nearby residents had reported to and sought assistance from local District Council and Drainage Services Department this issue repeatedly in the past years. Considerable efforts jointly by the relevant government bodies and the nearby residents have been put in to contain and tackle the flooding problem.

I would urge the Secretariat to cautiously assess if the increase in heavy truck traffic/load and the resulting fracturing of road surface will lead to additional soil, concrete debris and waste wash-down into the tributary and hence aggravate the existing flooding problem.

(iii) Air and Noise Pollution

The dust and exhaust from the increased traffic flow of heavy trucks and fractured road surface will adversely affect the physical and mental wellbeing of the residents as well as wildlife living in the adjacent vicinity.


I would urge the Secretariat to consult and work with the Environmental Protection Department on possible remedial actions to be taken by responsible government bodies and the Applicant so as to minimize the adverse impacts of environmental pollution to the surroundings.

In conclusion, I sincerely hope that the Secretariat could give due regards and careful considerations

on the potential negative and adverse impacts of the Planning Application listed above, and devise appropriate preventive and remedial action plans to address the negative and adverse impacts when considering the Planning Application. Thank you for your attention.

Kind regards,

Yvonne Lo



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



A/YL-Ph/967 申請
08/09/2023 10:26

From:

To:

[REDACTED]
tpbpd@pland.gov.hk

File Ref:

1 attachment



IMG_0.MOV

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/YL-PH/967
地點 Location (見下圖 See Plan Below)	元朗八鄉丈量約份第111約地段第14號B分段餘段、第15號B分段餘段、第16號、第17號、第18號、第19號餘段及第20號B分段餘段(部分) Lots 14 S.B RP, 15 S.B RP, 16, 17, 18, 19 RP and 20 S.B RP (Part) in D.D. 111, Pat Heung, Yuen Long
地帶及圖則 Zoning and Plan	「住宅(丁類)」 "Residential (Group D)" 八鄉分區計劃大綱核准編號 S/YL-PH/11 Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
建議 Proposal	擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期3年)及填土工程 Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Filling of Land

任何人士均可就這宗申請提出意見。有關意見必須於**2023年9月12日或之前**，以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the **Town Planning Board** by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) **on or before 12 Sep 2023**.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第16條提出的申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這項申請作出考慮前，登入委員會的網頁(https://www.tpb.gov.hk/tpb-application/A_YL-PH_967.html)或掃描本通告的二維碼及到下列地點查詢這項申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.tpb.gov.hk/tpb-application/A_YL-PH_967.html) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署15樓
15/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例，所有向委員會提出的意見，均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

個人資料聲明 Statement on Personal Data

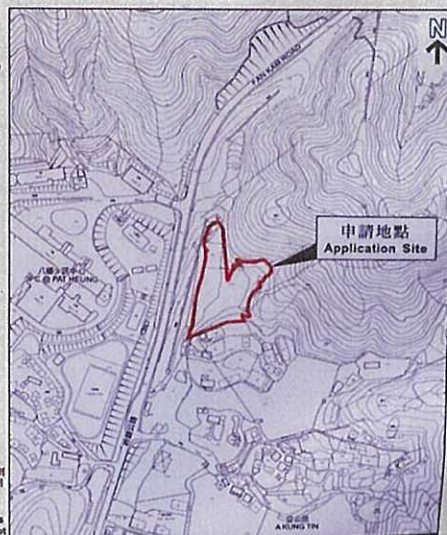
委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門，以作處理及相關的行政用途。有關個人資料的處理及用途如下：
(a) 處理這項申請，包括公佈有關意見供公眾查閱，同時公佈提出意見人士(下稱「提供意見人」)的姓名及聯絡資料；以及
(b) 方便提供意見人士與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的預定期限已上載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮規劃申請的預定期限(包括內閣的部分除外)，會向公眾開放，如欲觀看會議，請於會議日期前的一天前以電話(2231 5000)、傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5000), fax (2877 0245 or 2522 8426) or e-mail (tppbd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請的資料，會在發給委員會秘書處後於規劃署的規劃資料查詢處(查詢熱線: 2231 5000)以及會議當日有供於公眾查閱。公眾可於會議日期前的一天前以電話(2231 5000)、傳真(2877 0245或2522 8426)或電郵(tppbd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後，可致電2231 4819或2231 4835查詢有關決定。或是在會議結束後，在委員會的網頁上查詢決定。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4819 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

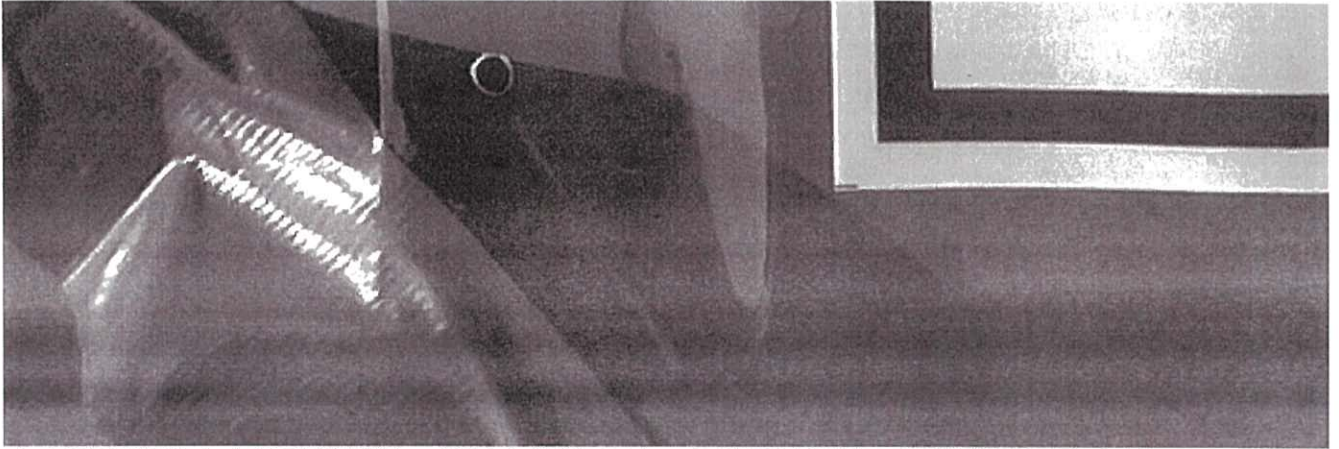
(只作識別用 for identification purpose only)



城市規劃委員會
2023年8月22日
Town Planning Board
22 Aug 2023



(任何人在未經委員會許可而塗污、修改、毀壞或移除此通告，均可被檢控或處罰。)
(Any person who obliterates, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)



本人得悉這地方申請改變用途，這是山邊的土地，全都是沙泥地，平時落雨已有大量黃泥水和石仔落出路面，又近民居，如果他們能夠令地面的砂泥用石屎封面，有完善的去水喉位，假期天不能工作，平日如果有車出入都盡可能早上9點先開始直到晚上6時。因他們申請造貨倉，那應該只是安放物件而沒有人在這地方工作？希望你們能有這條件給申請人去安排，謝謝。

