

2024年 5月 1 4日

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

Appendix I of RNTPC
Paper No. A/YL-PS/718

This document is received on 14 MAY 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2401206

10.5.2024

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PS / 718
	Date Received 收到日期	14 MAY 2024

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

1. Name of Applicant 申請人姓名/名稱

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

RAAW Limited

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)

DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 979, 980, 981, 1037 and Adjoining Government Land in D.D.123, Ping Shan, 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 2,252 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,500 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)	126 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 Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 5"
(f) Current use(s) 現時用途	Workshops (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 at10/5/2024..... (DD/MM/YYYY), this application involves a total of6..... "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) of6..... "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)
3	Lot 979	29/4/2024
1	Lot 980	29/4/2024
1	Lot 981	
1	Lot 1037	29/4/2024

(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 _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Proposed Temporary Dangerous Goods Godown
(for Storage of Timber Materials), Rural Workshop and
Vehicle Repair Workshop

(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☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,126	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,126	.....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	0	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,500	.....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,500	.....sq.m <input checked="" type="checkbox"/> About 約

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

Structure no.1 :	Structure no.3 :
G/F (About 3.7m) - Timber Storage and Workshop	G/F (About 2.2m) - Timber Workshop (Makers' room)
1/F (About 3.7m) - Timber Storage and Workshop	1/F (About 3.3m) - Ancillary Staff Canteen
Structure no.2: G/F (About 6.4m) - Vehicle Repair Workshop	

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
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 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	1 (MGV/HGV)
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 Mondays to Saturdays: from 8:00 am to 10:00 pm Sundays: from 8:00 am to 8:00 pm			
(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))	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input 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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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

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


.....
CHENG SHING TAI, ENDY
.....

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

CHARTERED TOWN PLANNER
.....

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

(Membership no. 422)

☒ RPP 註冊專業規劃師
Others 其他

CHARTERED MEMBER OF RTPI
.....

on behalf of
代表

DeSPACE (International) Limited
.....



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

Date 日期

10/05/2024

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 979, 980, 981, 1037 and Adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第123約地段第979號、第980號、第981號、第1037號及毗連政府土地
Site area 地盤面積	2,252 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 126 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	"Residential (Group A) 5" 「住宅(甲類)5」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Dangerous Goods Godown (for Storage of Timber Materials), Rural Workshop and Vehicle Repair Workshop 擬議臨時危險品倉庫（木料倉）、鄉郊工場及汽車修理工場

(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	1,500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	3	
(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	Structure no. 1: About 7.4 m 米 Structure no. 2: About 6.4 <input type="checkbox"/> (Not more than 不多於) Structure no. 3: About 5.5 於	
		Structure no. 1: 2 Storeys(s) 層 Structure no. 2: 1 <input checked="" type="checkbox"/> (Not more than 不多於) Structure no. 3: 2	
(iv) Site coverage 上蓋面積	% <input 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		2
	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
(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		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____		1 (MGV/HGV)

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 type="checkbox"/>
<hr/>		
<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"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



DeSPACE (International) Limited

Date: 10th May 2024

BY HAND

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY DANGEROUS GOODS GODOWN (FOR STORAGE OF
TIMBER MATERIALS), RURAL WORKSHOP AND VEHICLE REPAIR WORKSHOP
FOR A PERIOD OF 3 YEARS IN "RESIDENTIAL (GROUP A) 5" ZONE
AT LOT NOS. 979, 980, 981, 1037 AND ADJOINING GOVERNMENT LAND
IN D.D.123, PING SHAN, YUEN LONG, NEW TERRITORIES**

DeSPACE (International) Limited acts on behalf of the Applicant, RAAW Limited, to prepare and submit hereby this Section 16 Town Planning Application to the Town Planning Board to seek planning permission for the captioned. Please find enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB.

- [1] 1 signed original copy of the application form including Particulars of Applicant and Authorized Agent;
- [2] 1 original authorisation letter signed by the applicant;
- [3] 1 set of consent letters obtained from the "current land owners"; and
- [4] 4 hard copies of the Supplementary Planning Statement with plans and drawings.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

Greg Lam





ReCYCLE

ReDESIGN

ReLINK

SECTION 16 TOWN PLANNING APPLICATION

Proposed Temporary Dangerous Goods Godown (for Storage of Timber Materials), Rural Workshop and Vehicle Repair Workshop for a Period of 3 Years at Lot Nos. 979, 980, 981, 1037 and Adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories

May 2024

Applicant:



Consultant:



EXECUTIVE SUMMARY

(Disclaimer: The Chinese translation is for reference only. If there is any discrepancy between the Chinese translation and the English original, the English original shall prevail.)

RAAW Limited (the Applicant) now seeks town planning permission from the Town Planning Board (TPB) for proposed Temporary Dangerous Goods Godown (for storage of timber materials), Rural Workshop and Vehicle Repair Workshop for a period of three years (the applied uses) at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories (the Application Site or the Site). The Application Site falls within an area zoned "Residential (Group A) 5" ("R(A)5") on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (the OZP), which has been rezoned from "Open Storage" for the planned Wang Chau Remaining Phases public housing developments. Although the applied uses are neither Column 1 or 2 uses in the "R(A)5" zone, according to the Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of 3 years requires planning permission from the Town Planning Board (TPB), notwithstanding that the uses or the development is not provided for under the Notes of the OZP.

The Applicant is operating the HK Timberbank which recycles local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons, and upcycles the salvaged timbers into new wood products. Such operation involves the proposed uses, which will be compatible with the surrounding environment in Wang Chau predominated by warehouses, open storages/storage yards and vehicle parks. Upon the planning approval, the Applicant will pay attention to the Wang Chau public housing development programme and liaise with the Government to ensure that the Government project will not be affected by the proposed temporary uses. Approval of the application on a temporary basis of 3 years would not jeopardise the long term development of the Application Site.

The HK Timberbank has recycled approx. 1,000 tons of local trees in 5 years since 2019. Its services bring about positive impacts to the environmental protection and sustainable development in Hong Kong including a reduction in wastes that will be sent to landfills, a reduction in the demand for new timber from virgin forests, encouraging the use of materials originated locally to reduce the environmental impacts arising from transportation and promotion of public awareness on material recycling. The Applicant's good vision to further develop the recycled wood industry in the long run should be supported. In view of the justifications put forth in the Supplementary Planning Statement, the TPB is kindly invited to give favorable considerations to this application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

RAAW Limited (申請人) 現正向城市規劃委員會申請城市規劃許可，以於新界元朗屏山丈量約份第 123 約地段第 979 號、第 980 號、第 981 號、第 1037 號及毗連政府土地 (申請地盤) 作擬議臨時危險品倉庫 (木料倉)、鄉郊工場及汽車修理工場為期 3 年 (申請用途)。根據屏山分區計劃大綱核准圖編號 S/YL-PS/20 (下稱大綱圖)，申請地盤被劃為「住宅(甲類)5」地帶。地盤前身被劃作「露天貯物」地帶，並因應已計劃的元朗橫洲其餘公營房屋發展而後來被改劃成住宅用途。儘管申請用途不是「住宅(甲類)5」地帶的第 1 或第 2 欄用途，根據大綱圖的註釋，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可，即使圖則對於有關用途或發展沒有作出規定。

申請人經營的「香港木庫」回收和處理本地因發展、老化或颱風而砍伐的樹木材料，並將回收木材設計成新的木製品。營運涉及該申請的擬議用途，並與橫洲的週邊環境相協調，主要為貨倉、露天貯物/貯物場和停車場。申請人會留意橫洲公營房屋發展計畫，並會與政府聯絡，以確保政府項目不會受到擬議的臨時用途影響。三年期的臨時性質許可不會阻礙履行該地段的長遠發展。

「香港木庫」成立 5 年內已回收 1,000 噸樹木，其服務對香港的環境保護及可持續發展帶來正面影響，包括減少送往堆填區的廢物、減少來自原始森林的新木材需求、鼓勵使用原產地的材料以減少運輸對環境的影響及提升大眾對木料回收的認知。申請人意欲為再生木材產業長遠發展的良好願景實在值得支持。基於規劃綱領中提出的理據，懇請城規會批准此規劃申請。

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1. INTRODUCTION

1.1 Project Background

The site under this application is located at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories (the Application Site or the Site). The Application Site falls within an area zoned “Residential (Group A) 5” (“R(A)5”) on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20, which was rezoned from “Open Storage” in 2022 for the planned Wang Chau Remaining Phases public housing developments. Currently, RAAW Limited (the Applicant), has been operating the HK Timberbank at the Application Site, which recycles local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons, and upcycles the salvaged timbers into new wood products. Such operation involves temporary dangerous goods godown (for storage of timber materials), rural workshop and vehicle repair workshop, which are being applied by Applicant for a period of three years under Section 16 of the Town Planning Ordinance for carrying out on the Application Site. Please see **Figure 1** for the Location Plan and **Figure 2** for the Site Plan.

1.2 About the Applicant

The Applicant operates the HK Timberbank, which is a well-established eco-social enterprise run by relatively young and energetic leadership, pursuing industrialization of the local timber industry by recycling local felled trees due to typhoon, aging or urban development. As one of the few remaining operators in the timber industry, HK Timberbank provides one-stop solution for tree collection and upcycling, bringing a second life to local timber with the philosophy of ‘R3 – ReCYCLE, ReDESIGN, ReLINK’, thereby reducing the city’s landfill wastes and reliance on imported wood.

ReCYCLE - HK Timberbank launched after Typhoon Mangkhut uprooted tens of thousands of trees in the city. Approx. 1,000 tons and more than 80 species of trees have been recycled since 2019.

ReDESIGN - HK Timberbank believes design and artistry can bring the beauty of felled timber back to light. Salvaged timbers are turned into commercial building materials, furnitures and outdoor art installations.

ReLINK - HK Timber Foundation organizes Timberbank Volunteer Team. Collaborating with professional arborists, the team conducts tree pruning, after-typhoon disasters tree caring services, routine maintenance projects for social needed.

2. SITE CONTEXT

2.1 The Application Site

The Application Site is located at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories with a site area of about 2,252m². The Site is hard-paved and accessible from Fuk Hi Street to its east via a local track. It consists of three temporary structures for workshop uses.

According to an aerial photo taken on 28.4.1992 retrieved from the Lands Department's record (see **Figure 3**), the Application Site appears to have been used for brownfield operation immediately before the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area (DPA) Plan No. DPA/YL-PS/1 on 18 June 1993.

The Application Site falls within the Site Formation and Infrastructural Works for Remaining Phases of Public Housing Developments at Wang Chau, Yuen Long. The Government has completed the town planning process in 2022 to rezone the sites to "R(A)5" zone and plans to acquire the relevant sites progressively to facilitate public housing developments.

2.2 Surrounding Areas

The surrounding areas are intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The Site is accessible from Fuk Hi Street to its east via a local track, paved and fenced off and currently occupied by the applied uses.

2.3 Land Status

The Application Site comprises private lands of Lot Nos. 979, 980, 981 and 1037 in D.D.123. The Applicant is a tenant and not a "current land owner" but has fully complied with the Town Planning Board Guidelines on Satisfying the Owner's Consent/Notification Requirements under Sections 12A and 16 of the Town Planning Ordinance by obtaining consent letters from the current land owners. The private lots are old schedule agricultural lot held under Block Government Lease. The Application Site is covered by Short Term Waivers granted by the Lands Department (LandsD) nos. 2641-2643 permitting non-agricultural building purposes (vehicle repair workshop excluding paint spraying).

The Application Site comprises Government Lands with a total area of 126 m² covered by a valid Short Term Tenancy (STT) (ref. no. STT1810) granted by LandsD in 2002 for vehicle repair uses for a term of 1 year and renewed thereafter quarterly.

Should planning approval be given to the subject application, the STW/STT holders will apply to LandsD for modification of STW/STT conditions where appropriate, so as to apply to permit the structures to be erected or regularize any irregularities on site, if any.

3. TOWN PLANNING CONTEXT

3.1 Statutory Planning Context

The Application Site falls within an area falls within an area zoned "Residential (Group A) 5" ("R(A)5") on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (the OZP). The planning intention of the "R(A)5" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

On land designated "Residential (Group A) 5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5 and a maximum building height of 135mPD, or the plot ratio and height of the existing building, whichever is the greater.

According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Town Planning Board, notwithstanding that the uses or the development is not provided for under the Notes of the OZP.

The Application Site was under an amendment item of the draft Ping Shan OZP No. S/YL-PS/19 being rezoned from "Green Belt" and "Open Storage" to "Residential (Group A)5" to cater for Wang Chau Remaining Phases (WCRP) public housing development, which was approved by the CE in C on 13 September 2022.

3.2 Long Term Development

Following a review of "GB" sites by the Planning Department (PlanD) for increasing housing land supply, a piece of land (about 33.31 ha) to the west of Long Ping Estate and the Yuen Long Industrial Estate, partly zoned "GB" and partly zoned "OS", was studied for public housing development. In 2014, the Government decided to carry out the public housing development in phases and a site to the west of Long Ping Estate (about 5.67 ha) was rezoned for public housing development first, i.e. Wang Chau Phase 1 Public Housing Development. To facilitate the Wang Chau Remaining Phase public

housing development, the Civil Engineering and Development Department (CEDD) completed an engineering feasibility study (EFS) for the proposed housing development and associated Government, Institution and Community (GIC) facilities to provide about 13,000 public housing units to accommodate about 36,400 people, according to the relevant Town Planning Board paper. (TPB Paper No. 10799)

3.3 Town Planning History

The Application Site is not the subject of any previous application.

3.4 Similar Planning Application(s)

Previously approved S.16 applications for similar temporary uses within/straddling "R(A)" zones in Hong Kong within the past 5 years are tabled hereunder.

Case No.	Proposal	Key Planning Considerations
A/HSK/468 (11/08/2023) Approved	Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied use is not in line with the planning intention of the "R(A)" zone, approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u> <u>not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards , warehouses, vehicle repair workshop and logistics centre. <u>In line with the TPB PG No. 13G</u>
A/YL-YST/1209 (05/05/2023) Approved	Temporary Open Storage of Construction Equipment and Materials with Ancillary Office and Maintenance Workshop for a Period of 3 Years	<ul style="list-style-type: none"> Despite the applied use is not in line with the planning intentions of the "R(A)" and "O" zones and the planned road alignment of YLS Development, approval of the application on a temporary basis of three years <u>would not jeopardise the long-term development of the area.</u> <u>The surrounding area comprises predominantly open storage/ storage yards.</u> <u>Generally in line with TPB PG-No. 13G.</u>
A/HSK/ 496 (22.12 .2023) Approved	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied use is not in line with the planning intentions of the "R(A)2", "G/IC" and "O" zones , approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u> The applied use is considered <u>not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards, logistics centres and warehouses, with some of them covered by valid planning permissions. <u>Generally in line with TPB PG No. 13G</u>

<p>A/HSK/454 (23.6.2023) Approved</p>	<p>Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years</p>	<ul style="list-style-type: none"> • Whilst the applied use is not in line with the planning intentions of the "G/IC", "R(A)2", "OU(POFEFTS)" and " " zones, approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u> • The applied use is considered <u>not incompatible</u> with the surrounding land uses which are predominantly logistics centres, open storage yards and warehouse. • The applied use is <u>generally in line with the TPB PG No. 13G.</u>
<p>A/HSK/289 (12.3.2021) Approved</p>	<p>Temporary Warehouse, Open Storage of Construction Materials, Open Storage of Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years</p>	<ul style="list-style-type: none"> • Whilst the applied use is not in line with the planning intentions of the "G/IC", "R(A)2", "O" and "OU (POFEFTS)" zones, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> • The applied use is <u>not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards, workshops, logistics centres, parking of vehicles and warehouses. • <u>Generally in line with TPB PG No. 13G.</u>
<p>A/YL-TYST/1102 (23.7.2021) Approved</p>	<p>Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) And Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years</p>	<ul style="list-style-type: none"> • Although the applied use is not in line with the aforesaid planning intentions, and the Site falls within YLS Development, approval of the application on a temporary basis of three years <u>would not jeopardise the long-term development of the area.</u> • <u>Generally not incompatible with the surrounding uses</u> comprising predominantly open storage/storage yards and warehouses • <u>Generally in line with TPB PG-No. 13F.</u>
<p>A/YL-TYST/1172 (26.8.2022) Approved</p>	<p>Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years</p>	<ul style="list-style-type: none"> • Although the applied use is not in line with the aforesaid planning intentions, and the Site falls partly within areas zoned "Special Residential – Public Rental Housing (Zone 1) (with commercial)" and "Local Open Space" under Stage 2B of YLS Development, approval of the application on a temporary basis of three years <u>would not jeopardise the long-term development of the area.</u> • <u>Generally not incompatible with the surrounding area</u> comprising predominantly warehouses and open storage/ storage yards • <u>Generally in line with TPB PG-No. 13F.</u>
<p>A/HSK 421 (23.12.2022) Approved</p>	<p>Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop</p>	<ul style="list-style-type: none"> • Whilst the proposed use is not in line with the planning intention of the "G/IC" zone, approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u>

	and Parking of Container Tractors for a Period of 3 Years	<ul style="list-style-type: none"> The proposed use is considered <u>not incompatible with the surrounding areas</u> which are predominately used for open storage yards , warehouses and logistic centres Generally in line with the TPB PG No. 13F.
A/HSK/312 (9.7.2021) Approved	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing) and Canteen for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied uses are not in line with the planning intentions of the "G/IC", "C(4)" and "R(A)3" zones, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> The applied uses are <u>not incompatible with the surrounding land uses</u> which are predominantly occupied by warehouses and logistics uses, open storage of containers, and container and vehicle repairing workshop. Generally in line with the TPB PG-No. 13F.
A/HSK/165 (19.7.2019) Approved	Temporary Open Storage of Vehicle with Site Office, Storage of Vehicle Parts, Vehicle Inspection and Repairing Workshop for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the development is not in line with the planning intentions, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> <u>Not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards and vehicle repairing workshops Generally in line with the TPB PG-No. 13E.
A/HSK/146 (3.5.2019) Approved	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied development is not in line with the planning intentions of the "R(A)2", "G/IC", "O" and "OU(POFEFTS)" zones, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> The applied uses are <u>not incompatible with the surrounding areas</u> which are predominately occupied for open storage yards, logistics centres and warehouses. <u>Largely in line with the TPG PG-No. 13E.</u>

In summary of the above cases, the Town Planning Board has been adopting a consistent stance in approving planning applications for temporary uses, those fully utilize the land resources before the Government carries out its land resumption and clearance exercises. The key planning considerations are that approval of the applications on a temporary basis of 3 years would not jeopardize the long-term development of the sites, the applied uses are not incompatible with the surrounding areas and generally in line with the TPG PG-No. 13G. The subject application shares the same considerations.

4. THE PROPOSAL SCHEME

4.1 The Applied Uses

The applied uses involve the three existing temporary structures, including one 2-storey structure for proposed temporary Dangerous Goods Godown (for storage of timber materials) and Rural Workshop (Structure no. 1); one 1-storey structure for the proposed temporary Vehicle Repair Workshop (Structure no. 2) and one 2-storey ancillary structure (Structure no. 3). A layout plan is in **Figure 5**.

At G/F of structure no. 1, the Applicant will apply to the Dangerous Goods Enforcement Division of Fire Services Department for a Timber Store License for the proposed storage of timber in bulk. The proposed Rural Workshop is for recycling of felled trees and manufacturing of wood products. It comprises a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms and a visitors' room. At 1/F of the structure, an ancillary exhibition room, an ancillary showroom and an ancillary education workshop are provided for the promotion of local sustainable timber industry to visitors. An ancillary staff room is provided for management purposes.

Structure no. 2 is for the temporary Vehicle Repair Workshop permitted under the STW. Structure no. 3 is ancillary to the timber workshop with a makers room for timber products on G/F and an ancillary staff canteen on 1/F.

At the outdoor area, a sorting and sawmill works area, and a loading/unloading (tree reception), parking and vehicle manoeuvring area are provided. 2 private car parking space (5m x 2.5m) and 1 loading/unloading space for Medium / Heavy Goods Vehicles (M/HGV) (11m x 3.5m) will be provided. The key development parameters of the applied uses are presented in **Table 4.1** below.

Table 4.1 Proposed Development Parameters

Parameters	Proposal
Site Area	About 2,252 m ² , including about 2,126 m ² (94%) of private land and 126 m ² (6%) of government land
No. of Structures	3
Total Floor Area	1,500m ²
Site Coverage	About 50%
Temporary Timber Storage (Dangerous Goods Godown) and Timber Workshop for a period of 3 years	
No. of Structures	2
Floor Area*	About 1,160 m ²
No. of storeys	2
Height of Structures	Structure no. 1: About 7.4m Structure no. 3: About 5.5m
Temporary Vehicle Repair Workshop for a period of 3 years	
No. of Structures	1
Floor Area	About 340 m ²
No. of storeys	1
Height of Structure	About 6.4m
Provision of Internal Transport Facilities	
No. of Parking Spaces	2
No. of Loading/ Unloading Spaces (M/HGV)	1

Note*: Including structures comprising a Timber Storage area which is classified as a Dangerous Goods Godown (about 100 m²); a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms; a visitors' room; an ancillary exhibition room, an ancillary showroom and an ancillary education workshop and for the promotion of local sustainable timber industry to visitors; and an ancillary staff room. Excluding the sorting and sawmill works area at the outdoor area.

4.2 The Proposed Operation

ReCYCLE - The HK Timberbank recycles local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons or severe weathers. When the timbers are delivered to the workshop, it will be first sorted before they are cut into timber boards, planks and panels and treated in a vacuum drying kiln for 2-3 weeks to clear the sap, moisture, microorganisms, etc.

ReDESIGN - The dried woods will be designed and upcycled into environmentally friendly wood products by milling machine and polishing for sales mainly off the Application Site.

ReLINK - Educational workshops and guided tours for visitors for the promotion of local sustainable timber industry are held on Sundays as ancillary to the main use. An ancillary showroom is provided for the sales of wood handicrafts to visitors as souvenirs.

The operation hours for the applied uses are proposed from 8:00 am to 10:00 pm from Mondays to Saturdays, and from 8:00 am to 8:00 pm on Sundays. There is an average of about 10 staffs, including managers and carpenters, on site during the operation hours.

5. PLANNING JUSTIFICATIONS

5.1 Environmental merits of upcycling local fallen trees

Following the Super Typhoon Mangkhut hitting Hong Kong in 2018, there were over 20,000 number of collapsed trees having been sent to landfills. According to the "Monitoring of Solid Waste in Hong Kong 2022" published by the Environmental Protection Department, there were in average about 192 tons of yard waste disposed of at landfills every day. Based in the Application Site, the HK Timberbank has recycled approx. 1,000 tons of local trees fallen due to typhoons, aging or urban development in 5 years since 2019, which would have been otherwise sent to the landfills. Whenever there is a typhoon in Hong Kong, the Applicant would use its best endeavors to search around for and rescue fallen trees. Salvaged timber are re-designed and turned into timber products such as commercial building materials, fitting outs, furnitures and outdoor art installations.

The service of HK Timberbank contributes to multiple aspects of environmental protection and sustainable development in Hong Kong and the local timber industry, which include:

1. A reduction in wastes that will otherwise be sent to landfills, while Hong Kong's landfills are reportedly reaching their capacities soon. The amount of methane, a potent greenhouse gas potentially released from woods decomposing in landfills will be reduced.

2. Reducing the demand for new timber exploited from virgin forests, which helps conserving natural resources and reduces habitat and biodiversity loss.
3. Encouraging the use of materials originated locally so as to reduce the environmental impacts and carbon footprints arising from transportation.

An environmental protection business has not been an easy path. Yet, the HK Timberbank has been on a steady growing trend in their business scale and remains optimistic as they are looking forward to expand the scale of regenerating wood resources and product ranges in future.

5.2 Merits of promoting public awareness on the local sustainable timber industry

Apart from the main service, the HK Timberbank also spares no effort in promoting its sustainable practices to the public through different partnership projects. For example, it organizes the Timberbank Volunteer Team in collaboration with professional arborists to conduct tree pruning, after-typhoon disasters tree caring services and routine maintenance projects. It also works in collaboration with the Government and organizations eg. the Tourism Commission, YMCA, HKJC, The Hong Kong Federation of Youth Groups, JCCAC, Federation of Hong Kong Industries and schools to organize eco-guided tours, educational activities, art displays, sharings and trainings, to promote a better understanding of public participants and visitors about its work and process. These projects providing opportunities for people to learn about woodworking, the local eco-friendly timber industry and sustainability, would not have been materialized without the strong foundation of the applied uses.

5.3 Will not jeopardise the long term development of the site

Utilizing the land resources, approval of the application on a temporary basis of three years would not jeopardise the long term development of the Application Site. To ensure timely and orderly implementation of the Government project, the Applicant will pay attention to the development programme and liaise with the Government to ensure that the applied uses would not affect the proposed development under the Remaining Phases of Public Housing Developments at Wang Chau.

5.4 Compatibility with the Surroundings

The surrounding areas are predominantly intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The applied uses are highly compatible with the surrounding context. This mix of land uses has been in existence and continued before the first publication in the Gazette of the notice of the draft Ping Shan DPA Plan No. DPA/YL-PS/1 on 18 June 1993 according to the aerial photo in Para 2.1 above.

5.5 Generally In line with the TPB PG No. 13G and the zoning history of "Open Storage"

As per its history of being zoned "OS", the application falls within the Category 1 areas defined in TPB PG-No. 13G, (see **Figure 4**) as considered suitable for open storage and

port back-up uses. According to the guideline, in general, there are compatible uses in these areas such as industrial uses, public utility installations and other port back-up and open storage activities and open storage/port back-up uses, which are permitted as of right. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

The situation of Wang Chau also share similarities with “Applications in New Development Areas” as defined under TPB PG No. 13G, in which sympathetic consideration may be given to the application for existing open storage and port back-up uses permitted under the previous OZPs until the concerned site is required for implementation of new developments.

5.6 In line with TPB’s consistent positions on similar temporary storage and workshop proposals in “R(A)” zones under a public works development programme

As per the non-exhaustive list in Section 3.3 above, there have been at least 10 planning applications previously approved by the Town Planning Board within the past 5 years for similar temporary storage and workshop proposals in “R(A)” zones, after being rezoned under a public works development programme. As per the table, the Town Planning Board adopted a consistent set of planning considerations, including not jeopardizing the long term development of the site, not being incompatible with the surrounding land uses and TPB PG No. 13G. In this regard, the subject application shares great similarities with these approved applications.

5.7 No Insurmountable Impacts to the Surroundings

No Adverse Traffic Impact

The transportation of timber materials are on an as-needed basis, e.g. when there is any fallen tree received, which has a low traffic generation and usually in non-peak hours. The timber to be stored within the Application Site would remain stagnant in most of the time. The current scale of the timber business will remain more or less the same for the proposed temporary period. The Site is accessible from Fuk Hi Street to its east via a local track. No parking, queuing and reverse movement of vehicles on public or the track outside the Site is allowed. Thus, adverse traffic impact on the surrounding is not anticipated.

No Adverse Environmental Impact

The Wang Chau area is characterized by a brownfield environment intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. There is no sensitive use or residential building within 100m from the Application Site boundary. Most of the workshop activities will be conducted in the covered/enclosed areas. The Applicant will closely observe the guidelines set out in latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and

Open Storage Sites”.

No Adverse Fire Safety Impact

The Applicant will comply with all lawful requirements of the Director of Fire Services made under the Dangerous Goods Ordinance and the Timber Stores Ordinance, any regulations made thereunder and any amending legislation. The Applicant will apply to the Dangerous Goods Enforcement Division of Fire Services Department for a Timber Store License. Fire service installations and water supplies for fire-fighting will be provided to the satisfaction of the Fire Services Department.

No Adverse Drainage and Sewerage Impact

The existing surface U-channel within the Site will remain unchanged and the applied uses involve no additional filling of land. Surface runoff within the Site is naturally diverted and discharged via the existing U-channels, effectively preventing surface water from flowing from the Application Site to the nearby public roads. No adverse drainage impact on the surrounding areas is anticipated.

No Adverse Visual and Landscape Impact

The Wang Chau area is characterized by a brownfield environment intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The area is hard-paved with very limited existing landscape resources. The applied uses will not induce any notable changes to the place. No landscape and visual impacts is expected to be generated.

In this connection, there will be minimal traffic, environmental, fire safety, drainage, sewerage, visual and landscape impacts arising from the applied uses.

6. CONCLUSION

The Applicant now seeks town planning permission for proposed Temporary Dangerous Goods Godown (for storage of timber materials), Rural Workshop and Vehicle Repair Workshop (for a period of 3 years) at the Application Site zoned “R(A)5” which has been rezoned from “Open Storage” for the planned Wang Chau Remaining Phases public housing developments. The applied uses are compatible with the surrounding brownfield environment in Wang Chau. Utilizing the land resources, approval of the application on a temporary basis of three years would not jeopardise the long term development of the Application Site. The HK Timberbank has the merits of bringing about positive impacts to the environmental protection and sustainable development in Hong Kong.

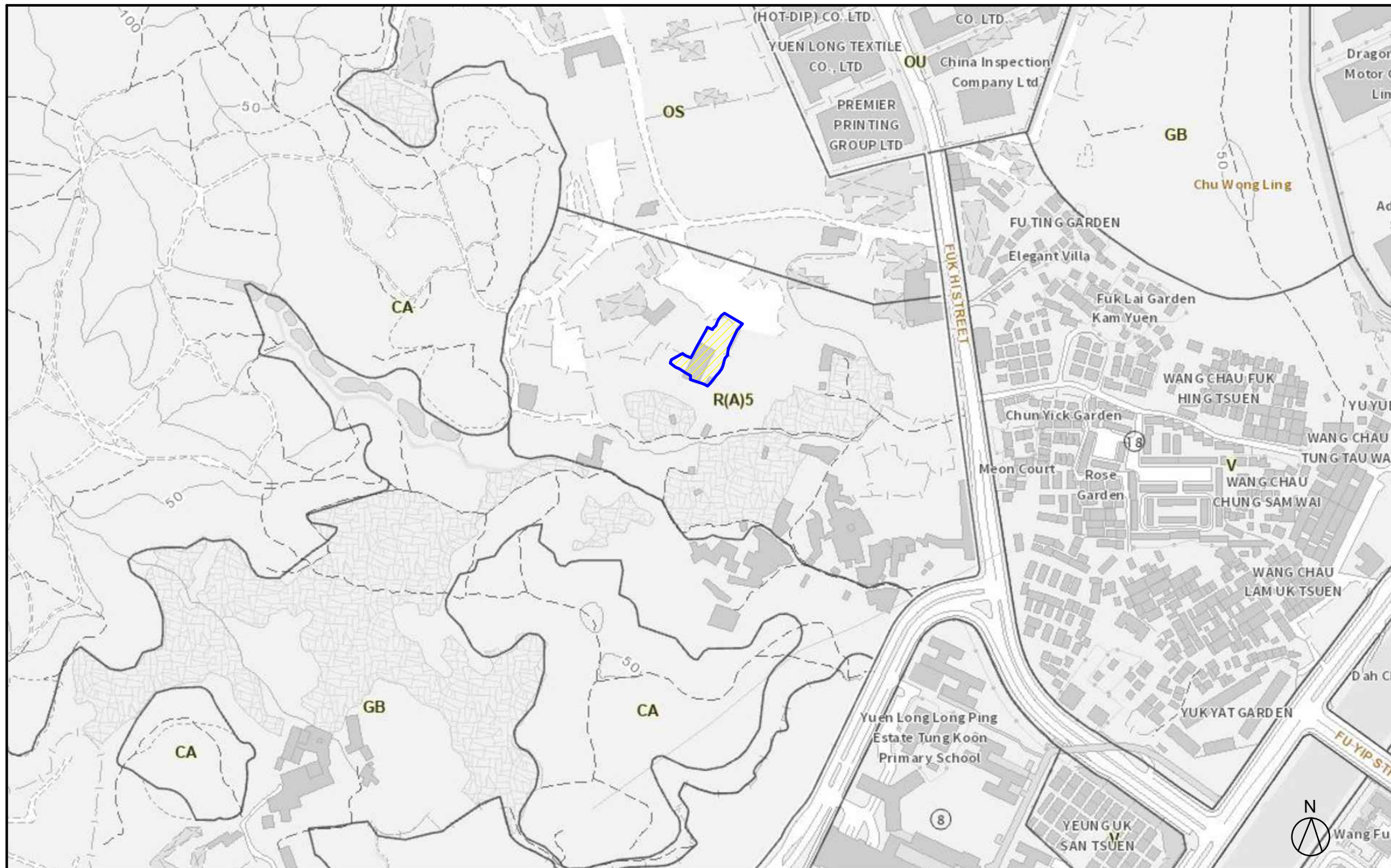
The applied uses are fully justified on the following grounds:

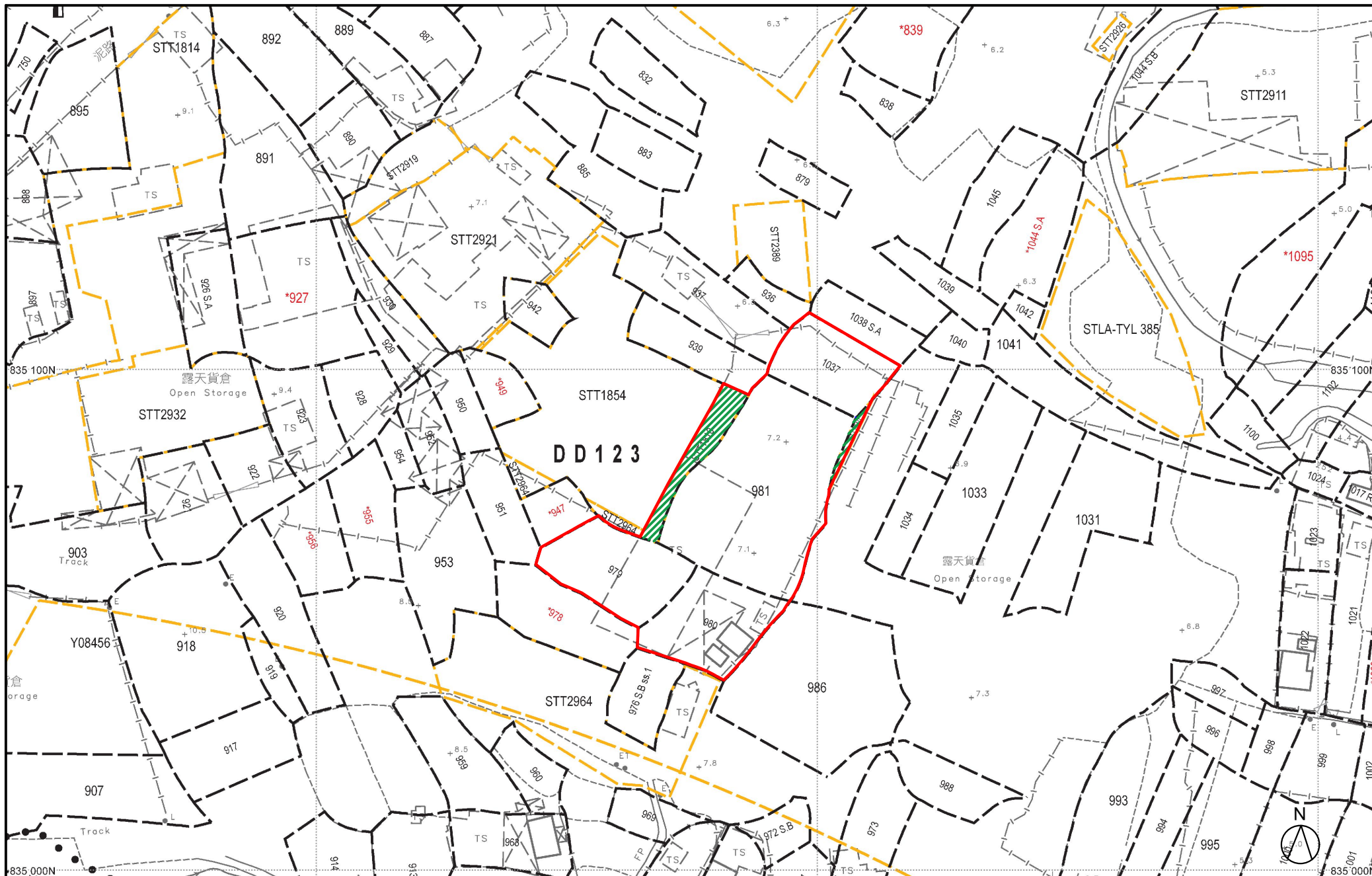
- Environmental merits of upcycling local fallen trees
- Merits of promoting public awareness on the local sustainable timber industry
- Will not jeopardise the long term development of the site

- Compatibility with the Surroundings
- In line with TPB's consistent positions on similar temporary storage and workshop proposals in "R(A)" zones under a public works development programme
- No insurmountable impacts to the surroundings

Whilst a great mission to redesign, upcycle and relink the recycled wood industry in the long run needs the support of more people, the Town Planning Board is kindly invited to give favorable considerations to this application.

Figure





Title

Site Plan

Legend

Application Site

Government Land (126 sq. m)

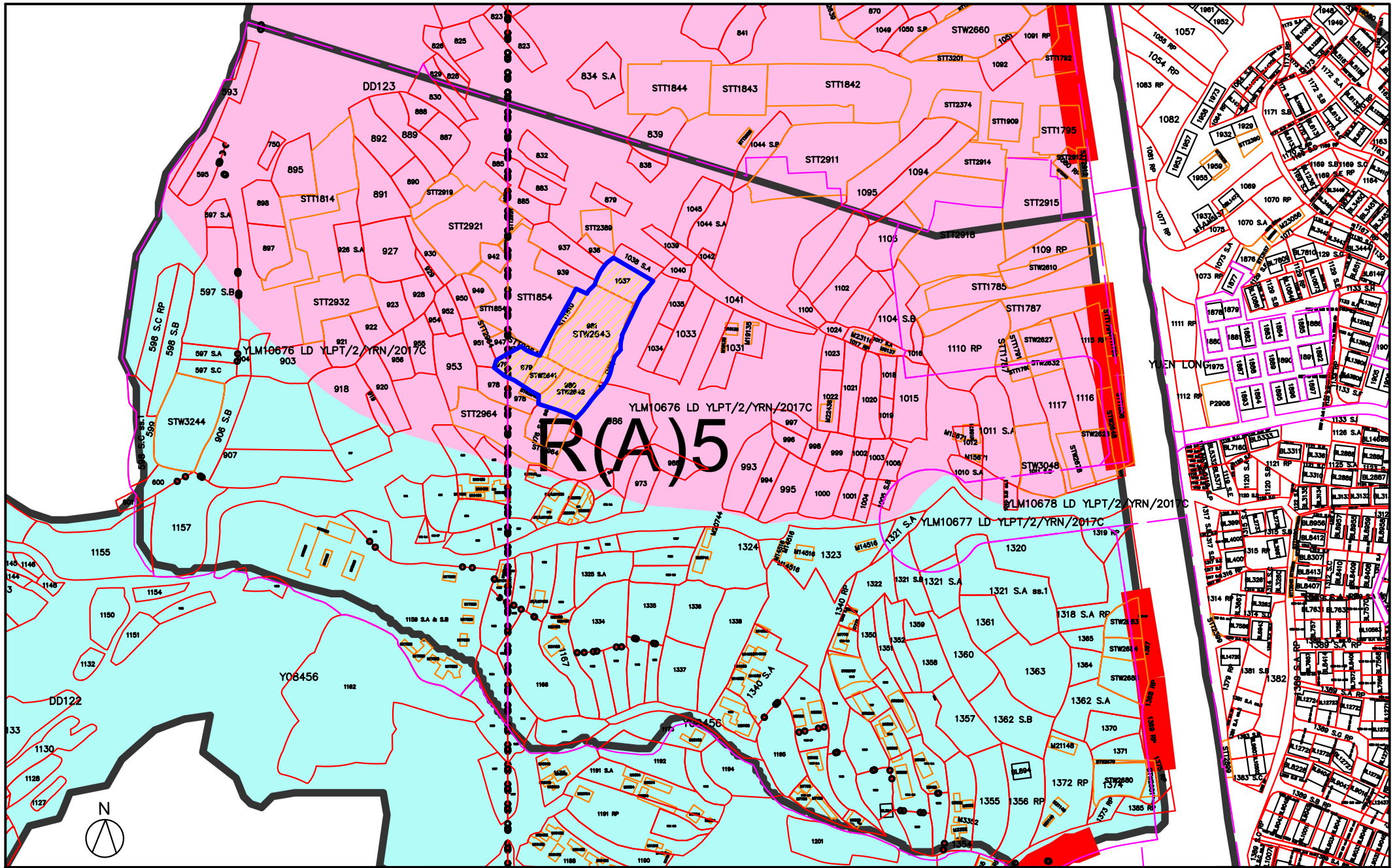
Drawn By EC

Date May 2024

Figure No. 2

Scale 1:1000 in A4





Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height(m)
1	Timber Storage and Workshop	2	1,080	7.4
2	Vehicle Repair Workshop	1	340	6.4
3	Ancillary Staff Canteen & Timber Makers room	2	80	5.5

LEGEND

Application Site

Dangerous Goods Godown (for storage of timber materials)

Government Land (STT1810)

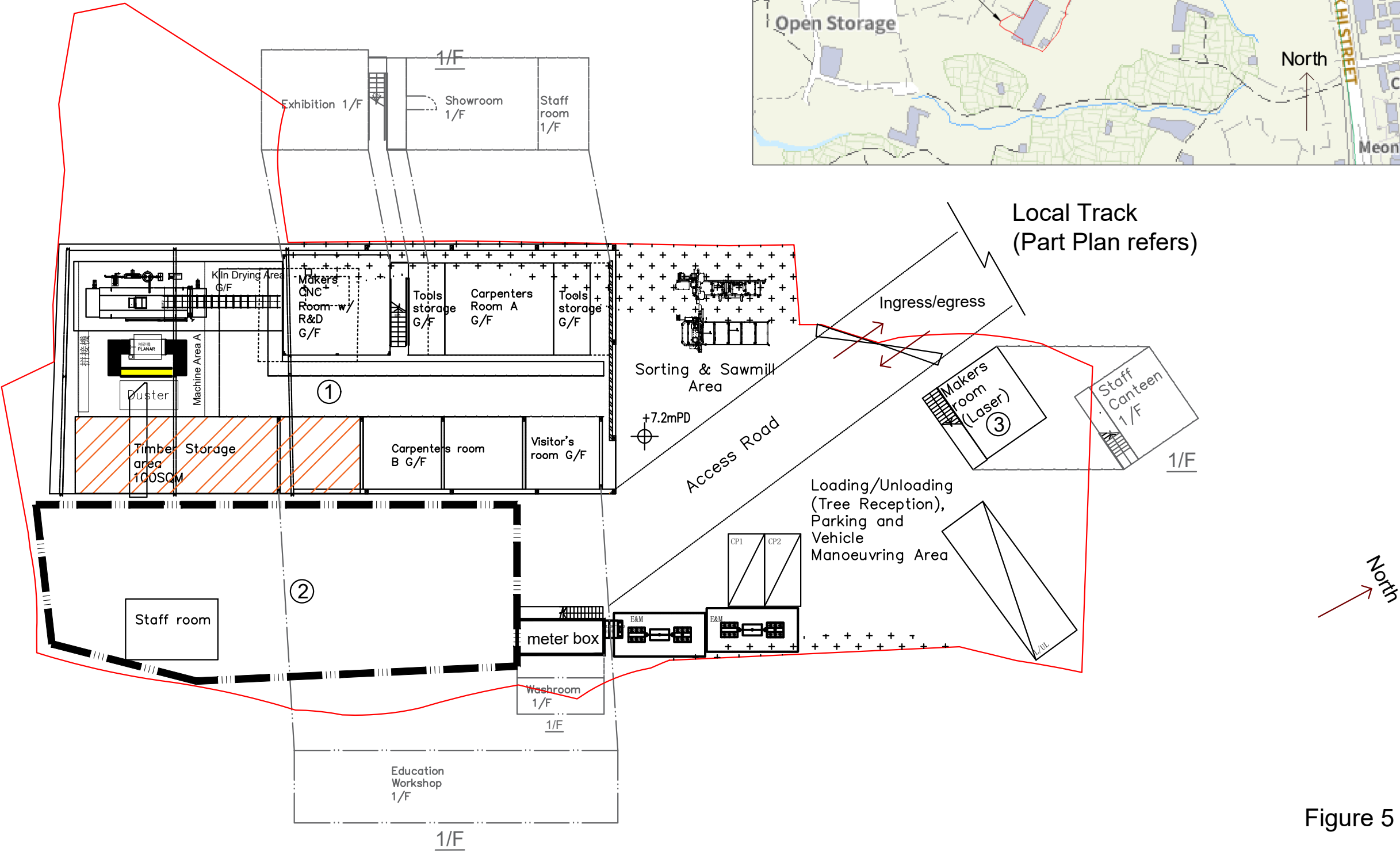


Figure 5

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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

1. Name of Applicant 申請人姓名/名稱

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

RAAW Limited

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)

DeSPACE (International) Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 979, 980, 981, 1037 and Adjoining Government Land in D.D.123, Ping Shan, 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	<div> <input checked="" type="checkbox"/> Site area 地盤面積 2,252 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,500 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	<div> 126 sq.m 平方米 <input checked="" type="checkbox"/> About 約 </div>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A) 5"
(f) Current use(s) 現時用途	Workshops (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 at10/5/2024..... (DD/MM/YYYY), this application involves a total of6..... "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) of6..... "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)
3	Lot 979	29/4/2024
1	Lot 980	29/4/2024
1	Lot 981	29/4/2024
1	Lot 1037	

(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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse (for Storage of Timber Materials), Rural Workshop and Vehicle Repair Workshop (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	1,126 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,126 .....sq.m <input checked="" type="checkbox"/> 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	0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,500 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,500 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Structure no.1 : Structure no.3 : G/F (About 3.7m) -Timber Storage and Workshop G/F (About 2.2m) -Timber Workshop (Makers' room) 1/F (About 3.7m) - Timber Storage and Workshop 1/F (About 3.3m) - Ancillary Staff Canteen Structure no.2: G/F (About 6.4m) - Vehicle Repair Workshop Structure no. 4: Shelter for equipment	
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
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 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	1 (MGV/HGV)
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			
Mondays to Saturdays: from 8:00 am to 10:00 pm			
Sundays: from 8:00 am to 8:00 pm			
(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))
		No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
<div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div> <div style="border-bottom: 1px solid black; height: 15px; width: 100%;"></div>			

	<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>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	
(e) Approval conditions 附帶條件	<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 style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></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 Supplementary Planning Statement.

8. Declaration 聲明

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

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

CHENG SHING TAI, ENDY

CHARTERED TOWN PLANNER

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

(Membership no. 422)

☒ RPP 註冊專業規劃師

Others 其他

CHARTERED MEMBER OF RTP1

on behalf of
代表

DeSPACE (International) Limited

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

Date 日期

10/05/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 979, 980, 981, 1037 and Adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第123約地段第979號、第980號、第981號、第1037號及毗連政府土地
Site area 地盤面積	2,252 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 126 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 屏山分區計劃大綱核准圖編號 S/YL-PS/20
Zoning 地帶	"Residential (Group A) 5" 「住宅(甲類)5」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (for Storage of Timber Materials), Rural Workshop and Vehicle Repair Workshop 擬議臨時貨倉（木料倉）、鄉郊工場及汽車修理工場

(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	1,500 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.67 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 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	Structure no. 1: About 7.4 Structure no. 4: About 6.0 m 米 Structure no. 2: About 6.4 <input type="checkbox"/> (Not more than 不多於) Structure no. 3: About 5.5	
		Structure no. 1: 2 Structure no. 4: 1 Storeys(s) 層 Structure no. 2: 1 <input checked="" type="checkbox"/> (Not more than 不多於) Structure no. 3: 2	
(iv) Site coverage 上蓋面積	50 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 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
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____		1 (MGV/HGV)

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 type="checkbox"/>
<hr/>		
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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



DeSPACE (International) Limited

Date: 23rd May 2024

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY WAREHOUSE (FOR STORAGE OF
TIMBER MATERIALS), RURAL WORKSHOP AND VEHICLE REPAIR WORKSHOP
FOR A PERIOD OF 3 YEARS IN "RESIDENTIAL (GROUP A) 5" ZONE
AT LOT NOS. 979, 980, 981, 1037 AND ADJOINING GOVERNMENT LAND
IN D.D.123, PING SHAN, YUEN LONG, NEW TERRITORIES**

Planning Application No. A/YL-PS/718

Supplementary Information

The captioned planning application refers. In response to the comment of Planning Department and after consulting the Fire Services Department regarding the nature of timber storage use, the Definition of Terms and the latest regulations applicable, we would like to kindly revise the proposed use of "Dangerous Goods Godown" to "Warehouse". An additional structure for sheltering the sawmill equipment is also added to the scheme. Attached please find the updated set of planning submission, including the Supplementary Planning Statement, plans and drawings.

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam





ReCYCLE

ReDESIGN

ReLINK

SECTION 16 TOWN PLANNING APPLICATION

**Proposed Temporary Warehouse (for Storage of Timber Materials),
Rural Workshop and Vehicle Repair Workshop for a Period of 3
Years at Lot Nos. 979, 980, 981, 1037 and Adjoining Government
Land in D.D.123, Ping Shan, Yuen Long, New Territories**

May 2024

Applicant:



Consultant:



EXECUTIVE SUMMARY

(Disclaimer: The Chinese translation is for reference only. If there is any discrepancy between the Chinese translation and the English original, the English original shall prevail.)

RAAW Limited (the Applicant) now seeks town planning permission from the Town Planning Board (TPB) for proposed Temporary Warehouse (for storage of timber materials), Rural Workshop and Vehicle Repair Workshop for a period of three years (the applied uses) at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories (the Application Site or the Site). The Application Site falls within an area zoned "Residential (Group A) 5" ("R(A)5") on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (the OZP), which has been rezoned from "Open Storage" for the planned Wang Chau Remaining Phases public housing developments. Although the applied uses are neither Column 1 or 2 uses in the "R(A)5" zone, according to the Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of 3 years requires planning permission from the Town Planning Board (TPB), notwithstanding that the uses or the development is not provided for under the Notes of the OZP.

The Applicant is operating the HK Timberbank which recycles local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons, and upcycles the salvaged timbers into new wood products. Such operation involves the proposed uses, which will be compatible with the surrounding environment in Wang Chau predominated by warehouses, open storages/storage yards and vehicle parks. Upon the planning approval, the Applicant will pay attention to the Wang Chau public housing development programme and liaise with the Government to ensure that the Government project will not be affected by the proposed temporary uses. Approval of the application on a temporary basis of 3 years would not jeopardise the long term development of the Application Site.

The HK Timberbank has recycled approx. 1,000 tons of local trees in 5 years since 2019. Its services bring about positive impacts to the environmental protection and sustainable development in Hong Kong including a reduction in wastes that will be sent to landfills, a reduction in the demand for new timber from virgin forests, encouraging the use of materials originated locally to reduce the environmental impacts arising from transportation and promotion of public awareness on material recycling. The Applicant's good vision to further develop the recycled wood industry in the long run should be supported. In view of the justifications put forth in the Supplementary Planning Statement, the TPB is kindly invited to give favorable considerations to this application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。)

RAAW Limited (申請人) 現正向城市規劃委員會申請城市規劃許可，以於新界元朗屏山丈量約份第 123 約地段第 979 號、第 980 號、第 981 號、第 1037 號及毗連政府土地 (申請地盤) 作擬議臨時貨倉 (木料倉)、鄉郊工場及汽車修理工場為期 3 年 (申請用途)。根據屏山分區計劃大綱核准圖編號 S/YL-PS/20 (下稱大綱圖)，申請地盤被劃為「住宅(甲類)5」地帶。地盤前身被劃作「露天貯物」地帶，並因應已計劃的元朗橫洲其餘公營房屋發展而後來被改劃成住宅用途。儘管申請用途不是「住宅(甲類)5」地帶的第 1 或第 2 欄用途，根據大綱圖的註釋，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可，即使圖則對於有關用途或發展沒有作出規定。

申請人經營的「香港木庫」回收和處理本地因發展、老化或颱風而砍伐的樹木材料，並將回收木材設計成新的木製品。營運涉及該申請的擬議用途，並與橫洲的週邊環境相協調，主要為貨倉、露天貯物/貯物場和停車場。申請人會留意橫洲公營房屋發展計畫，並會與政府聯絡，以確保政府項目不會受到擬議的臨時用途影響。三年期的臨時性質許可不會阻礙履行該地段的長遠發展。

「香港木庫」成立 5 年內已回收 1,000 噸樹木，其服務對香港的環境保護及可持續發展帶來正面影響，包括減少送往堆填區的廢物、減少來自原始森林的新木材需求、鼓勵使用原產地的材料以減少運輸對環境的影響及提升大眾對木料回收的認知。申請人意欲為再生木材產業長遠發展的良好願景實在值得支持。基於規劃綱領中提出的理據，懇請城規會批准此規劃申請。

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1. INTRODUCTION

1.1 Project Background

The site under this application is located at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories (the Application Site or the Site). The Application Site falls within an area zoned “Residential (Group A) 5” (“R(A)5”) on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20, which was rezoned from “Open Storage” in 2022 for the planned Wang Chau Remaining Phases public housing developments. Currently, RAAW Limited (the Applicant), has been operating the HK Timberbank at the Application Site, which recycles local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons, and upcycles the salvaged timbers into new wood products. Such operation involves temporary warehouse (for storage of timber materials), rural workshop and vehicle repair workshop, which are being applied by Applicant for a period of three years under Section 16 of the Town Planning Ordinance for carrying out on the Application Site. Please see **Figure 1** for the Location Plan and **Figure 2** for the Site Plan.

1.2 About the Applicant

The Applicant operates the HK Timberbank, which is a well-established eco-social enterprise run by relatively young and energetic leadership, pursuing industrialization of the local timber industry by recycling local felled trees due to typhoon, aging or urban development. As one of the few remaining operators in the timber industry, HK Timberbank provides one-stop solution for tree collection and upcycling, bringing a second life to local timber with the philosophy of ‘R3 – ReCYCLE, ReDESIGN, ReLINK’, thereby reducing the city’s landfill wastes and reliance on imported wood.

ReCYCLE - HK Timberbank launched after Typhoon Mangkhut uprooted tens of thousands of trees in the city. Approx. 1,000 tons and more than 80 species of trees have been recycled since 2019.

ReDESIGN - HK Timberbank believes design and artistry can bring the beauty of felled timber back to light. Salvaged timbers are turned into commercial building materials, furnitures and outdoor art installations.

ReLINK - HK Timber Foundation organizes Timberbank Volunteer Team. Collaborating with professional arborists, the team conducts tree pruning, after-typhoon disasters tree caring services, routine maintenance projects for social needed.

2. SITE CONTEXT

2.1 The Application Site

The Application Site is located at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories with a site area of about 2,252m². The Site is hard-paved and accessible from Fuk Hi Street to its east via a local track. It consists of three temporary structures for workshop uses.

According to an aerial photo taken on 28.4.1992 retrieved from the Lands Department's record (see **Figure 3**), the Application Site appears to have been used for brownfield operation immediately before the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area (DPA) Plan No. DPA/YL-PS/1 on 18 June 1993.

The Application Site falls within the Site Formation and Infrastructural Works for Remaining Phases of Public Housing Developments at Wang Chau, Yuen Long. The Government has completed the town planning process in 2022 to rezone the sites to "R(A)5" zone and plans to acquire the relevant sites progressively to facilitate public housing developments.

2.2 Surrounding Areas

The surrounding areas are intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The Site is accessible from Fuk Hi Street to its east via a local track, paved and fenced off and currently occupied by the applied uses.

2.3 Land Status

The Application Site comprises private lands of Lot Nos. 979, 980, 981 and 1037 in D.D.123. The Applicant is a tenant and not a "current land owner" but has fully complied with the Town Planning Board Guidelines on Satisfying the Owner's Consent/Notification Requirements under Sections 12A and 16 of the Town Planning Ordinance by obtaining consent letters from the current land owners. The private lots are old schedule agricultural lot held under Block Government Lease. The Application Site is covered by Short Term Waivers granted by the Lands Department (LandsD) nos. 2641-2643 permitting non-agricultural building purposes (vehicle repair workshop excluding paint spraying).

The Application Site comprises Government Lands with a total area of 126 m² covered by a valid Short Term Tenancy (STT) (ref. no. STT1810) granted by LandsD in 2002 for vehicle repair uses for a term of 1 year and renewed thereafter quarterly.

Should planning approval be given to the subject application, the STW/STT holders will apply to LandsD for modification of STW/STT conditions where appropriate, so as to apply to permit the structures to be erected or regularize any irregularities on site, if any.

3. TOWN PLANNING CONTEXT

3.1 Statutory Planning Context

The Application Site falls within an area falls within an area zoned "Residential (Group A) 5" ("R(A)5") on the approved Ping Shan Outline Zoning Plan No. S/YL-PS/20 (the OZP). The planning intention of the "R(A)5" zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

On land designated "Residential (Group A) 5", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 6.5 and a maximum building height of 135mPD, or the plot ratio and height of the existing building, whichever is the greater.

According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Town Planning Board, notwithstanding that the uses or the development is not provided for under the Notes of the OZP.

The Application Site was under an amendment item of the draft Ping Shan OZP No. S/YL-PS/19 being rezoned from "Green Belt" and "Open Storage" to "Residential (Group A)5" to cater for Wang Chau Remaining Phases (WCRP) public housing development, which was approved by the CE in C on 13 September 2022.

3.2 Long Term Development

Following a review of "GB" sites by the Planning Department (PlanD) for increasing housing land supply, a piece of land (about 33.31 ha) to the west of Long Ping Estate and the Yuen Long Industrial Estate, partly zoned "GB" and partly zoned "OS", was studied for public housing development. In 2014, the Government decided to carry out the public housing development in phases and a site to the west of Long Ping Estate (about 5.67 ha) was rezoned for public housing development first, i.e. Wang Chau Phase 1 Public Housing Development. To facilitate the Wang Chau Remaining Phase public

housing development, the Civil Engineering and Development Department (CEDD) completed an engineering feasibility study (EFS) for the proposed housing development and associated Government, Institution and Community (GIC) facilities to provide about 13,000 public housing units to accommodate about 36,400 people, according to the relevant Town Planning Board paper. (TPB Paper No. 10799)

3.3 Town Planning History

The Application Site is not the subject of any previous application.

3.4 Similar Planning Application(s)

Previously approved S.16 applications for similar temporary uses within/straddling "R(A)" zones in Hong Kong within the past 5 years are tabled hereunder.

Case No.	Proposal	Key Planning Considerations
A/HSK/468 (11/08/2023) Approved	Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied use is not in line with the planning intention of the "R(A)" zone, approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u> <u>not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards , warehouses, vehicle repair workshop and logistics centre. <u>In line with the TPB PG No. 13G</u>
A/YL-YST/1209 (05/05/2023) Approved	Temporary Open Storage of Construction Equipment and Materials with Ancillary Office and Maintenance Workshop for a Period of 3 Years	<ul style="list-style-type: none"> Despite the applied use is not in line with the planning intentions of the "R(A)" and "O" zones and the planned road alignment of YLS Development, approval of the application on a temporary basis of three years <u>would not jeopardise the long-term development of the area.</u> <u>The surrounding area comprises predominantly open storage/ storage yards.</u> <u>Generally in line with TPB PG-No. 13G.</u>
A/HSK/ 496 (22.12 .2023) Approved	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied use is not in line with the planning intentions of the "R(A)2", "G/IC" and "O" zones , approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u> The applied use is considered <u>not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards, logistics centres and warehouses, with some of them covered by valid planning permissions. <u>Generally in line with TPB PG No. 13G</u>

A/HSK/454 (23.6.2023) Approved	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	<ul style="list-style-type: none"> • Whilst the applied use is not in line with the planning intentions of the "G/IC", "R(A)2", "OU(POFEFTS)" and " " zones, approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u> • The applied use is considered <u>not incompatible</u> with the surrounding land uses which are predominantly logistics centres, open storage yards and warehouse. • The applied use is <u>generally in line with the TPB PG No. 13G.</u>
A/HSK/289 (12.3.2021) Approved	Temporary Warehouse, Open Storage of Construction Materials, Open Storage of Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	<ul style="list-style-type: none"> • Whilst the applied use is not in line with the planning intentions of the "G/IC", "R(A)2", "O" and "OU (POFEFTS)" zones, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> • The applied use is <u>not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards, workshops, logistics centres, parking of vehicles and warehouses. • <u>Generally in line with TPB PG No. 13G.</u>
A/YL-TYST/1102 (23.7.2021) Approved	Temporary Open Storage of Recycling Materials (Metal, Plastic and Paper) And Used Electrical/Electronic Appliances and Parts with Ancillary Workshop and Packaging Activities for a Period of 3 Years	<ul style="list-style-type: none"> • Although the applied use is not in line with the aforesaid planning intentions, and the Site falls within YLS Development, approval of the application on a temporary basis of three years <u>would not jeopardise the long-term development of the area.</u> • <u>Generally not incompatible with the surrounding uses</u> comprising predominantly open storage/storage yards and warehouses • <u>Generally in line with TPB PG-No. 13F.</u>
A/YL-TYST/1172 (26.8.2022) Approved	Renewal of Planning Approval for Temporary Vehicle Inspection Centre with Ancillary Open Storage of Vehicles and Vehicle Parts for a Period of 3 Years	<ul style="list-style-type: none"> • Although the applied use is not in line with the aforesaid planning intentions, and the Site falls partly within areas zoned "Special Residential – Public Rental Housing (Zone 1) (with commercial)" and "Local Open Space" under Stage 2B of YLS Development, approval of the application on a temporary basis of three years <u>would not jeopardise the long-term development of the area.</u> • <u>Generally not incompatible with the surrounding area</u> comprising predominantly warehouses and open storage/ storage yards • <u>Generally in line with TPB PG-No. 13F.</u>
A/HSK 421 (23.12.2022) Approved	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop	<ul style="list-style-type: none"> • Whilst the proposed use is not in line with the planning intention of the "G/IC" zone, approval of the application on a temporary basis of three years <u>would not jeopardise the long term development of the Site.</u>

	and Parking of Container Tractors for a Period of 3 Years	<ul style="list-style-type: none"> The proposed use is considered <u>not incompatible with the surrounding areas</u> which are predominately used for open storage yards , warehouses and logistic centres Generally in line with the TPB PG No. 13F.
A/HSK/312 (9.7.2021) Approved	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing) and Canteen for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied uses are not in line with the planning intentions of the "G/IC", "C(4)" and "R(A)3" zones, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> The applied uses are <u>not incompatible with the surrounding land uses</u> which are predominantly occupied by warehouses and logistics uses, open storage of containers, and container and vehicle repairing workshop. Generally in line with the TPB PG-No. 13F.
A/HSK/165 (19.7.2019) Approved	Temporary Open Storage of Vehicle with Site Office, Storage of Vehicle Parts, Vehicle Inspection and Repairing Workshop for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the development is not in line with the planning intentions, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> <u>Not incompatible with the surrounding land uses</u> which are predominantly used for open storage yards and vehicle repairing workshops Generally in line with the TPB PG-No. 13E.
A/HSK/146 (3.5.2019) Approved	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	<ul style="list-style-type: none"> Whilst the applied development is not in line with the planning intentions of the "R(A)2", "G/IC", "O" and "OU(POFEFTS)" zones, approval of the application on a temporary basis of 3 years <u>would not jeopardize the long-term development of the Site.</u> The applied uses are <u>not incompatible with the surrounding areas</u> which are predominately occupied for open storage yards, logistics centres and warehouses. <u>Largely in line with the TPG PG-No. 13E.</u>

In summary of the above cases, the Town Planning Board has been adopting a consistent stance in approving planning applications for temporary uses, those fully utilize the land resources before the Government carries out its land resumption and clearance exercises. The key planning considerations are that approval of the applications on a temporary basis of 3 years would not jeopardize the long-term development of the sites, the applied uses are not incompatible with the surrounding areas and generally in line with the TPG PG-No. 13G. The subject application shares the same considerations.

4. THE PROPOSAL SCHEME

4.1 The Applied Uses

The applied uses involve four temporary structures, including one existing 2-storey structure for proposed temporary Warehouse (for storage of timber materials) and Rural Workshop (Structure no. 1); one existing 1-storey structure for the proposed temporary Vehicle Repair Workshop (Structure no. 2) and two ancillary structures (Structure no. 3 and 4). A layout plan is in **Figure 5**.

At G/F of structure no. 1, the Applicant will apply to the Fire Services Department for a Timber Store License for the proposed storage of timber in bulk. The proposed Rural Workshop is for recycling of felled trees and manufacturing of wood products. It comprises a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms and a visitors' room. At 1/F of the structure, an ancillary exhibition room, an ancillary showroom and an ancillary education workshop are provided for the promotion of local sustainable timber industry to visitors. An ancillary staff room is provided for management purposes.

Structure no. 2 is for the temporary Vehicle Repair Workshop permitted under the STW. Structure no. 3 is ancillary to the timber workshop with a makers room for timber products on G/F and an ancillary staff canteen on 1/F. Structure no.4 is a shelter for the weather protection of sawmill equipment.

At the outdoor area, a sorting and sawmill works area, and a loading/unloading (tree reception), parking and vehicle manoeuvring area are provided. 2 private car parking space (5m x 2.5m) and 1 loading/unloading space for Medium / Heavy Goods Vehicles (M/HGV) (11m x 3.5m) will be provided. The key development parameters of the applied uses are presented in **Table 4.1** below.

Table 4.1 Proposed Development Parameters

Parameters	Proposal
Site Area	About 2,252 m ² , including about 2,126 m ² (94%) of private land and 126 m ² (6%) of government land
No. of Structures	4
Total Floor Area	1,500m ²
Site Coverage	About 50%
Temporary Timber Storage and Workshop for a period of 3 years	
No. of Structures	3
Floor Area*	About 1,160 m ²
No. of storeys	1 - 2
Height of Structures	Structure no. 1: About 7.4m Structure no. 3: About 5.5m Structure no. 4: About 6.0m
Temporary Vehicle Repair Workshop for a period of 3 years	
No. of Structures	1
Floor Area	About 340 m ²
No. of storeys	1
Height of Structure	About 6.4m
Provision of Internal Transport Facilities	
No. of Parking Spaces	2
No. of Loading/ Unloading Spaces (M/HGV)	1

Note*: Including structures comprising a timber storage area; a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms; a visitors' room; an ancillary exhibition room, an ancillary showroom and an ancillary education workshop and for the promotion of local sustainable timber industry to visitors; an ancillary staff room and a shelter for equipment. Excluding the outdoor area of the sorting and sawmill works area.

4.2 The Proposed Operation

ReCYCLE - The HK Timberbank recycles local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons or severe weathers. When the timbers are delivered to the workshop, it will be first sorted before they are cut into timber boards, planks and panels and treated in a vacuum drying kiln for 2-3 weeks to clear the sap, moisture, microorganisms, etc.

ReDESIGN - The dried woods will be designed and upcycled into environmentally friendly wood products by milling machine and polishing for sales mainly off the Application Site.

ReLINK - Educational workshops and guided tours for visitors for the promotion of local sustainable timber industry are held on Sundays as ancillary to the main use. An ancillary showroom is provided for the sales of wood handicrafts to visitors as souvenirs.

The operation hours for the applied uses are proposed from 8:00 am to 10:00 pm from Mondays to Saturdays, and from 8:00 am to 8:00 pm on Sundays. There is an average of about 10 staffs, including managers and carpenters, on site during the operation hours.

5. PLANNING JUSTIFICATIONS

5.1 Environmental merits of upcycling local fallen trees

Following the Super Typhoon Mangkhut hitting Hong Kong in 2018, there were over 20,000 number of collapsed trees having been sent to landfills. According to the "Monitoring of Solid Waste in Hong Kong 2022" published by the Environmental Protection Department, there were in average about 192 tons of yard waste disposed of at landfills every day. Based in the Application Site, the HK Timberbank has recycled approx. 1,000 tons of local trees fallen due to typhoons, aging or urban development in 5 years since 2019, which would have been otherwise sent to the landfills. Whenever there is a typhoon in Hong Kong, the Applicant would use its best endeavors to search around for and rescue fallen trees. Salvaged timber are re-designed and turned into timber products such as commercial building materials, fitting outs, furnitures and outdoor art installations.

The service of HK Timberbank contributes to multiple aspects of environmental protection and sustainable development in Hong Kong and the local timber industry, which include:

1. A reduction in wastes that will otherwise be sent to landfills, while Hong Kong's landfills are reportedly reaching their capacities soon. The amount of methane, a potent greenhouse gas potentially released from woods decomposing in landfills will be reduced.

2. Reducing the demand for new timber exploited from virgin forests, which helps conserving natural resources and reduces habitat and biodiversity loss.
3. Encouraging the use of materials originated locally so as to reduce the environmental impacts and carbon footprints arising from transportation.

An environmental protection business has not been an easy path. Yet, the HK Timberbank has been on a steady growing trend in their business scale and remains optimistic as they are looking forward to expand the scale of regenerating wood resources and product ranges in future.

5.2 Merits of promoting public awareness on the local sustainable timber industry

Apart from the main service, the HK Timberbank also spares no effort in promoting its sustainable practices to the public through different partnership projects. For example, it organizes the Timberbank Volunteer Team in collaboration with professional arborists to conduct tree pruning, after-typhoon disasters tree caring services and routine maintenance projects. It also works in collaboration with the Government and organizations eg. the Tourism Commission, YMCA, HKJC, The Hong Kong Federation of Youth Groups, JCCAC, Federation of Hong Kong Industries and schools to organize eco-guided tours, educational activities, art displays, sharings and trainings, to promote a better understanding of public participants and visitors about its work and process. These projects providing opportunities for people to learn about woodworking, the local eco-friendly timber industry and sustainability, would not have been materialized without the strong foundation of the applied uses.

5.3 Will not jeopardise the long term development of the site

Utilizing the land resources, approval of the application on a temporary basis of three years would not jeopardise the long term development of the Application Site. To ensure timely and orderly implementation of the Government project, the Applicant will pay attention to the development programme and liaise with the Government to ensure that the applied uses would not affect the proposed development under the Remaining Phases of Public Housing Developments at Wang Chau.

5.4 Compatibility with the Surroundings

The surrounding areas are predominantly intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The applied uses are highly compatible with the surrounding context. This mix of land uses has been in existence and continued before the first publication in the Gazette of the notice of the draft Ping Shan DPA Plan No. DPA/YL-PS/1 on 18 June 1993 according to the aerial photo in Para 2.1 above.

5.5 Generally In line with the TPB PG No. 13G and the zoning history of "Open Storage"

As per its history of being zoned "OS", the application falls within the Category 1 areas defined in TPB PG-No. 13G, (see **Figure 4**) as considered suitable for open storage and

port back-up uses. According to the guideline, in general, there are compatible uses in these areas such as industrial uses, public utility installations and other port back-up and open storage activities and open storage/port back-up uses, which are permitted as of right. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

The situation of Wang Chau also share similarities with “Applications in New Development Areas” as defined under TPB PG No. 13G, in which sympathetic consideration may be given to the application for existing open storage and port back-up uses permitted under the previous OZPs until the concerned site is required for implementation of new developments.

5.6 In line with TPB’s consistent positions on similar temporary storage and workshop proposals in “R(A)” zones under a public works development programme

As per the non-exhaustive list in Section 3.3 above, there have been at least 10 planning applications previously approved by the Town Planning Board within the past 5 years for similar temporary storage and workshop proposals in “R(A)” zones, after being rezoned under a public works development programme. As per the table, the Town Planning Board adopted a consistent set of planning considerations, including not jeopardizing the long term development of the site, not being incompatible with the surrounding land uses and TPB PG No. 13G. In this regard, the subject application shares great similarities with these approved applications.

5.7 No Insurmountable Impacts to the Surroundings

No Adverse Traffic Impact

The transportation of timber materials are on an as-needed basis, e.g. when there is any fallen tree received, which has a low traffic generation and usually in non-peak hours. The timber to be stored within the Application Site would remain stagnant in most of the time. The current scale of the timber business will remain more or less the same for the proposed temporary period. The Site is accessible from Fuk Hi Street to its east via a local track. No parking, queuing and reverse movement of vehicles on public or the track outside the Site is allowed. Thus, adverse traffic impact on the surrounding is not anticipated.

No Adverse Environmental Impact

The Wang Chau area is characterized by a brownfield environment intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. There is no sensitive use or residential building within 100m from the Application Site boundary. Most of the workshop activities will be conducted in the covered/enclosed areas. The Applicant will closely observe the guidelines set out in latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and

Open Storage Sites”.

No Adverse Fire Safety Impact

The Applicant will comply with all lawful requirements of the Director of Fire Services made under the Timber Stores Ordinance, any regulations made thereunder and any amending legislation. The Applicant will apply to the Fire Services Department for a Timber Store License. Fire service installations and water supplies for fire-fighting will be provided to the satisfaction of the Fire Services Department.

No Adverse Drainage and Sewerage Impact

The existing surface U-channel within the Site will remain unchanged and the applied uses involve no additional filling of land. Surface runoff within the Site is naturally diverted and discharged via the existing U-channels, effectively preventing surface water from flowing from the Application Site to the nearby public roads. No adverse drainage impact on the surrounding areas is anticipated.

No Adverse Visual and Landscape Impact

The Wang Chau area is characterized by a brownfield environment intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The area is hard-paved with very limited existing landscape resources. The applied uses will not induce any notable changes to the place. No landscape and visual impacts is expected to be generated.

In this connection, there will be minimal traffic, environmental, fire safety, drainage, sewerage, visual and landscape impacts arising from the applied uses.

6. CONCLUSION

The Applicant now seeks town planning permission for proposed Temporary Warehouse (for storage of timber materials), Rural Workshop and Vehicle Repair Workshop (for a period of 3 years) at the Application Site zoned “R(A)5” which has been rezoned from “Open Storage” for the planned Wang Chau Remaining Phases public housing developments. The applied uses are compatible with the surrounding brownfield environment in Wang Chau. Utilizing the land resources, approval of the application on a temporary basis of three years would not jeopardise the long term development of the Application Site. The HK Timberbank has the merits of bringing about positive impacts to the environmental protection and sustainable development in Hong Kong.

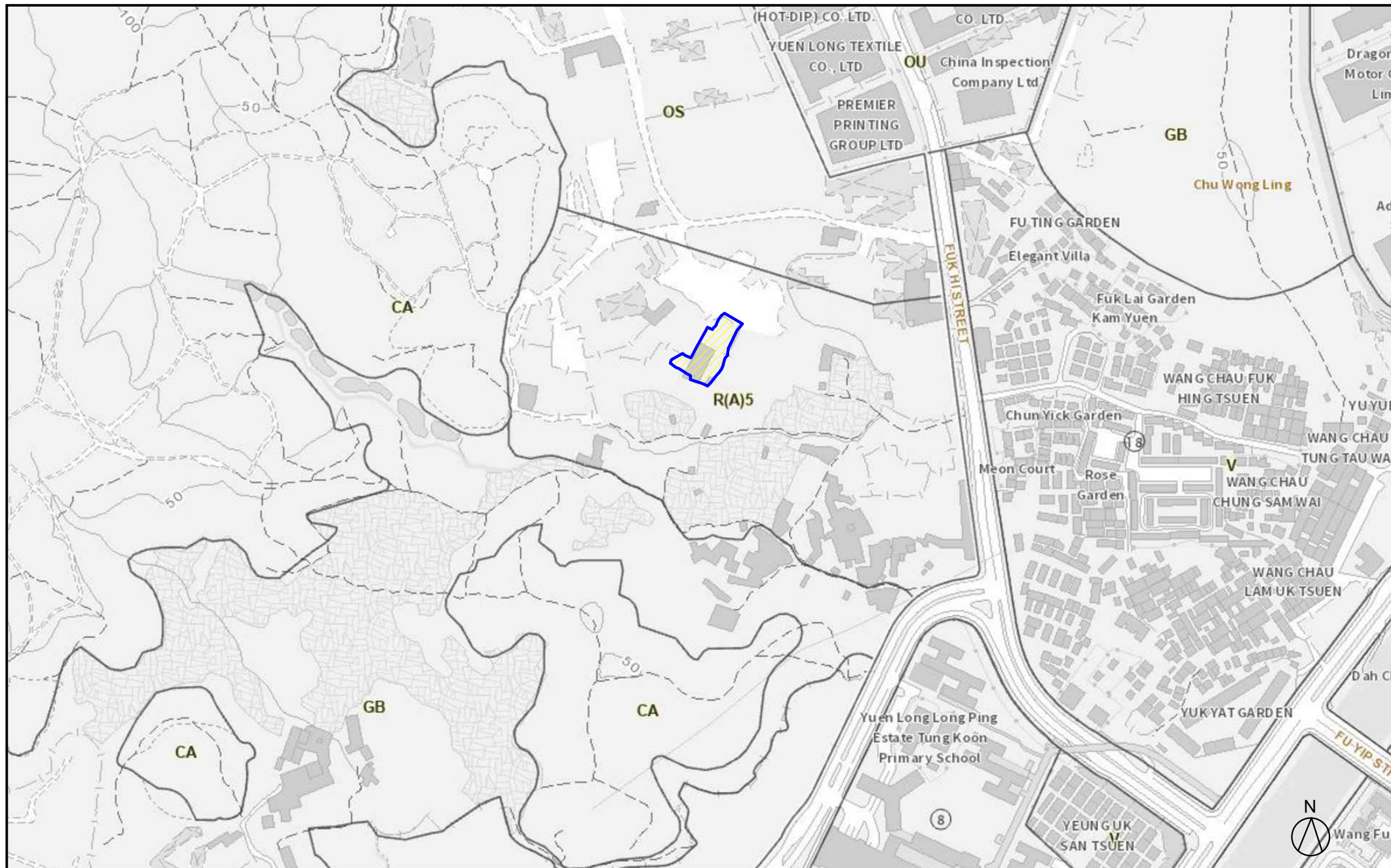
The applied uses are fully justified on the following grounds:

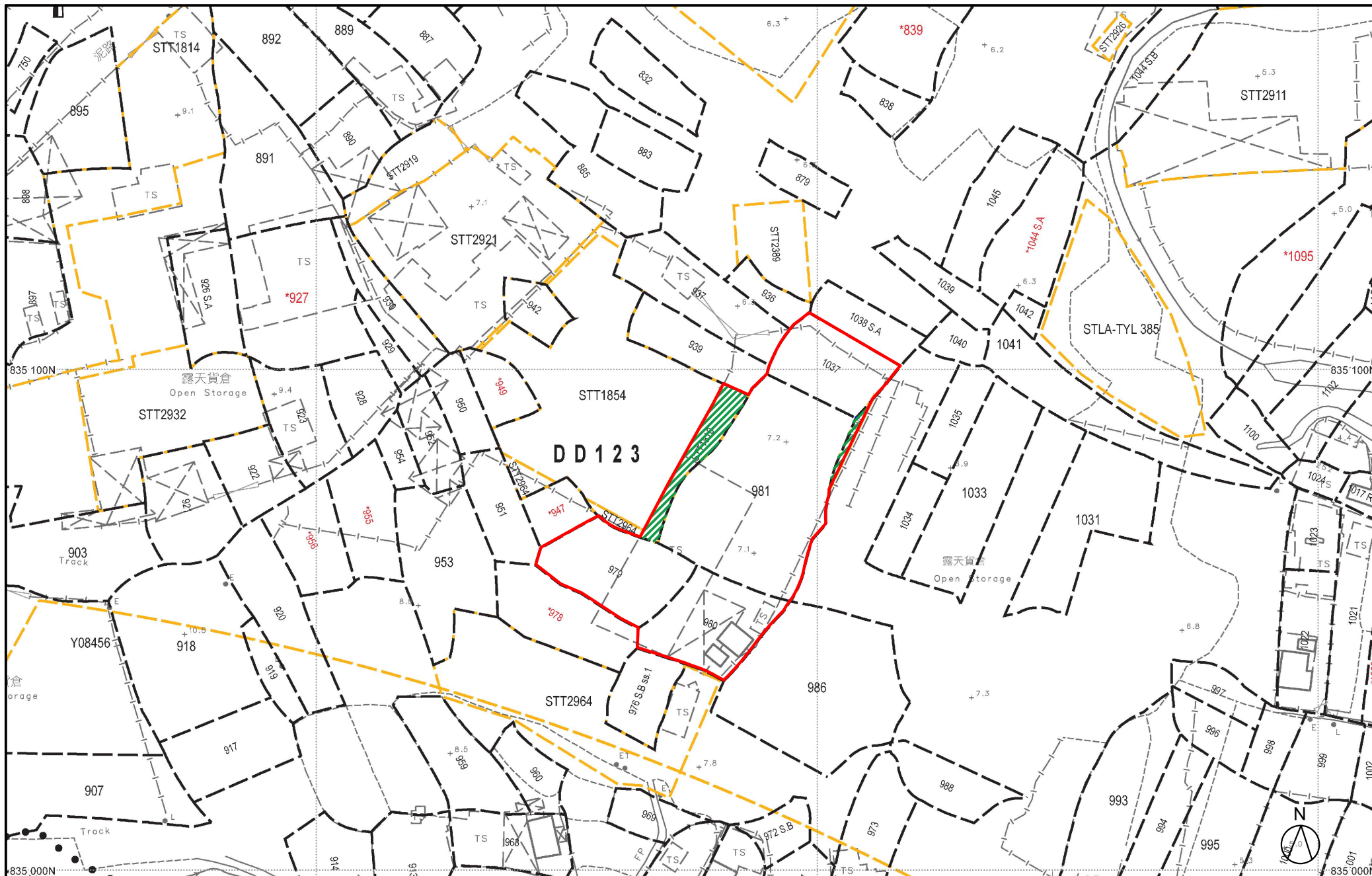
- Environmental merits of upcycling local fallen trees
- Merits of promoting public awareness on the local sustainable timber industry
- Will not jeopardise the long term development of the site

- Compatibility with the Surroundings
- In line with TPB's consistent positions on similar temporary storage and workshop proposals in "R(A)" zones under a public works development programme
- No insurmountable impacts to the surroundings

Whilst a great mission to redesign, upcycle and relink the recycled wood industry in the long run needs the support of more people, the Town Planning Board is kindly invited to give favorable considerations to this application.

Figure





Title

Site Plan

Legend

Application Site

Government Land (126 sq. m)

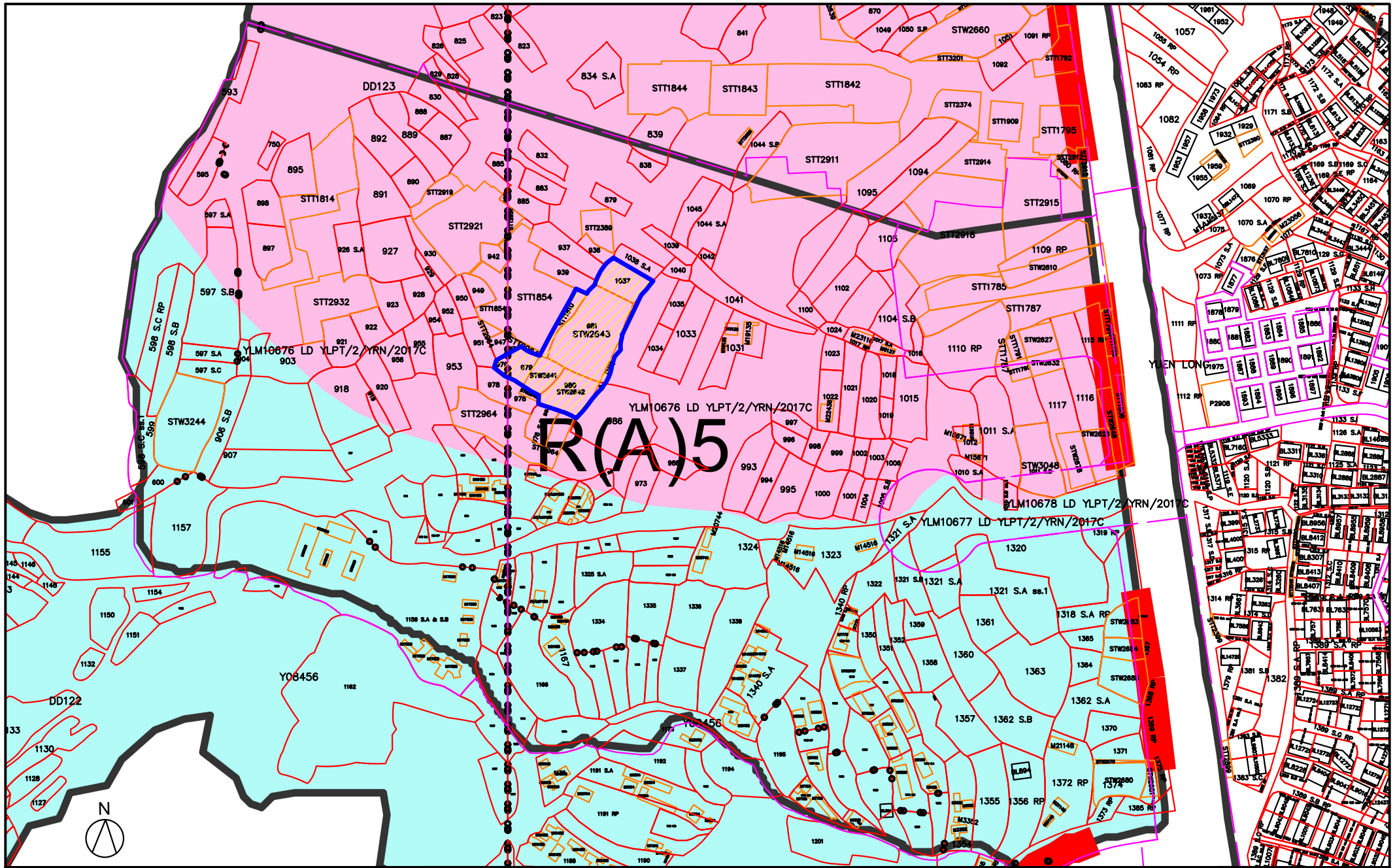
Drawn By EC

Date May 2024

Figure No. 2

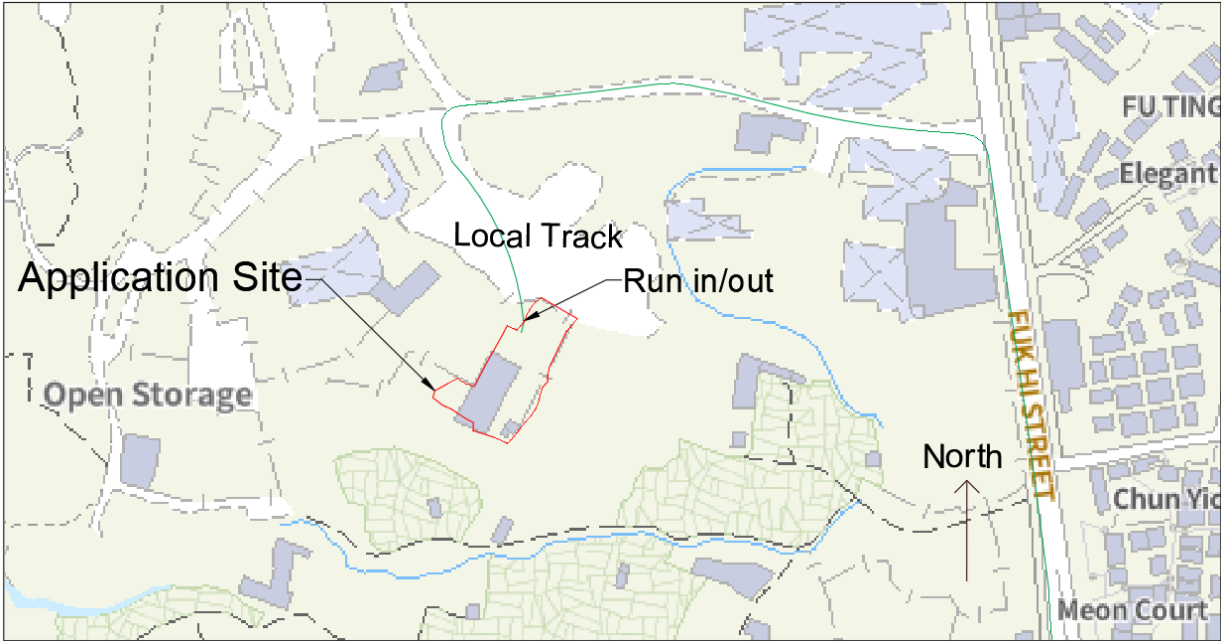
Scale 1:1000 in A4





Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height(m)
1	Timber Storage and Workshop	2	1,040	7.4
2	Vehicle Repair Workshop	1	340	6.4
3	Ancillary Staff Canteen & Timber Makers room	2	80	5.5
4	Shelter for Equipment	1	40	6

Part Plan (Not to scale)

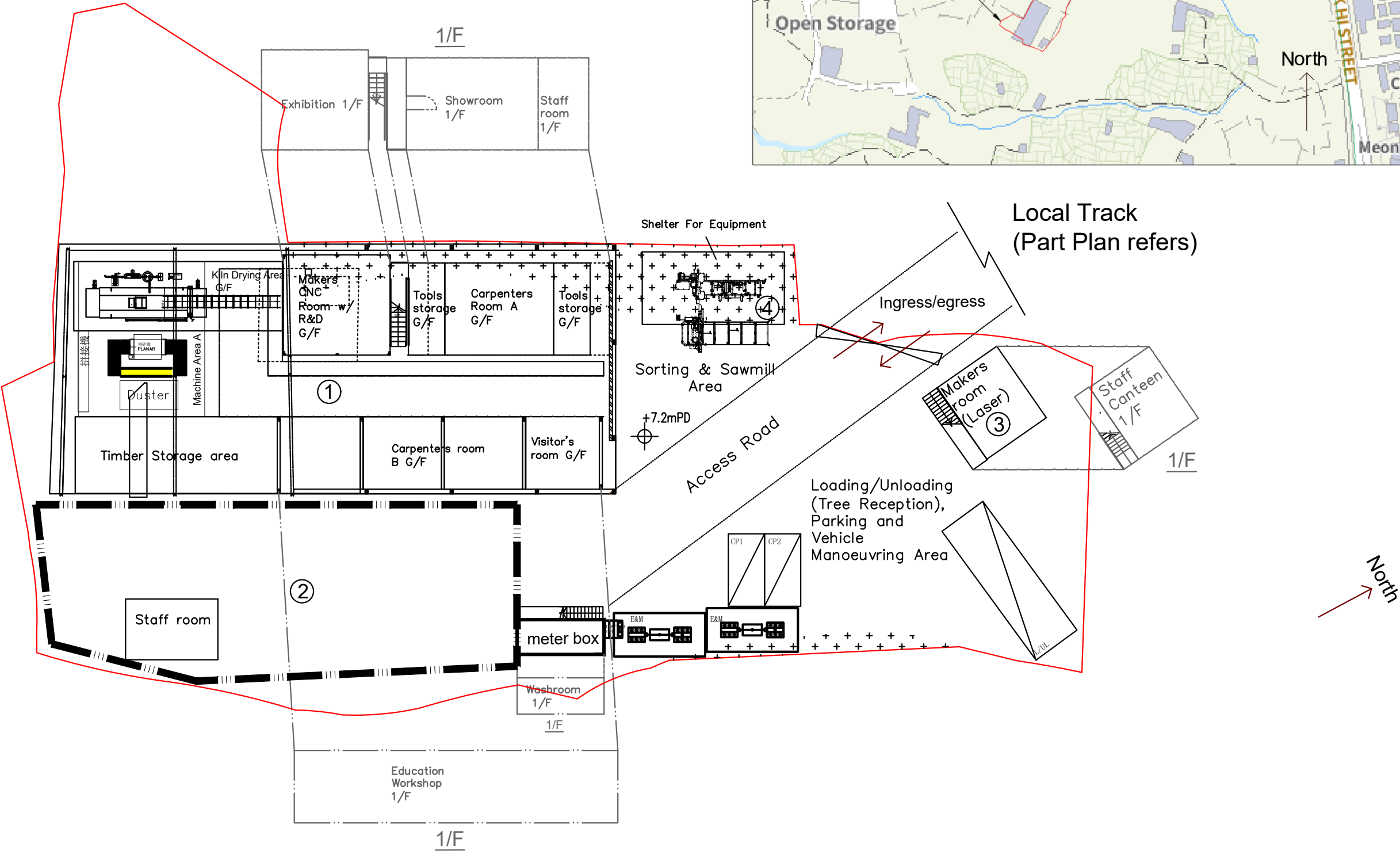


LEGEND

Application Site

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Government Land (STT1810)



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Max Yuet Lun WONG/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年06月24日星期一 11:50
收件者: Max Yuet Lun WONG/PLAND
副本: Wai Lap TANG/PLAND
主旨: 轉寄: [Submission of FI(1)] - Planning Application No. A/YL-PS/718
附件: A_YL-PS_718_FI1 Submission 21.6.2024.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, June 24, 2024 11:15 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: [Submission of FI(1)] - Planning Application No. A/YL-PS/718

From: Cheng Endy <[REDACTED]>
Sent: Friday, June 21, 2024 7:08 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Max Yuet Lun WONG/PLAND <mylwong@pland.gov.hk>; Greg <[REDACTED]>
Subject: [Submission of FI(1)] - Planning Application No. A/YL-PS/718

Dear Sir/ Madam,

The captioned planning application refers. We would like to kindly submit the FI(1) for the application as attached.

Please be advised that this FI(1) should be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B as it serves only as a technical clarification/response to comments of relevant Government department without changing the nature of the application, the proposed uses nor the proposed scheme.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Thanks and regards,

For and on behalf of
DeSpace (International) Limited

Endy Cheng



DeSPACE (International) Limited

Date: 21st June 2024

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY WAREHOUSE (FOR STORAGE OF
TIMBER MATERIALS), RURAL WORKSHOP AND VEHICLE REPAIR WORKSHOP
FOR A PERIOD OF 3 YEARS IN “RESIDENTIAL (GROUP A) 5” ZONE
AT LOT NOS. 979, 980, 981, 1037 AND ADJOINING GOVERNMENT LAND
IN D.D.123, PING SHAN, YUEN LONG, NEW TERRITORIES**

Planning Application No. A/YL-PS/718

Further Information (1) – Technical Clarification

The captioned planning application refers. In response to the comment of Planning Department, we would like to provide clarifications in regards to the existing structures on (Figure 6) and vehicular access to the Application Site (Figure 7). On the submitted Layout Plan (Figure 5), existing E&M structures have been regarded as structures as attached. These have been clarified in relevant sections in the Planning Statement. In this connection, attached please the following attachments:

Appendix A – Replacement pages (p.5, 10 and 11) of the Supplementary Planning Statement
Appendix B – Figure 5 - 7

Please be advised that this FI(1) should be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B as it serves only as a technical clarification/response to comments of relevant Government department without changing the nature of the application, the proposed uses nor the proposed scheme.

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED


P.P. Greg Lam



Appendix A

Replacement pages (p.5, 10 and 11) of the
Supplementary Planning Statement

2. SITE CONTEXT

2.1 The Application Site

The Application Site is located at Lot Nos. 979, 980, 981, 1037 and adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories with a site area of about 2,252m². The Site is hard-paved and accessible from Fuk Hi Street to its east via a local track. It consists of four temporary structures for workshop uses.

According to an aerial photo taken on 28.4.1992 retrieved from the Lands Department's record (see **Figure 3**), the Application Site appears to have been used for brownfield operation immediately before the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area (DPA) Plan No. DPA/YL-PS/1 on 18 June 1993.

The Application Site falls within the Site Formation and Infrastructural Works for Remaining Phases of Public Housing Developments at Wang Chau, Yuen Long. The Government has completed the town planning process in 2022 to rezone the sites to "R(A)5" zone and plans to acquire the relevant sites progressively to facilitate public housing developments.

2.2 Surrounding Areas

The surrounding areas are intermixed with warehouses, open storages/storage yards, vehicle parks, grassland and rural temporary structures. The Site is accessible from Fuk Hi Street to its east via a local track, paved and fenced off and currently occupied by the applied uses.

2.3 Land Status

The Application Site comprises private lands of Lot Nos. 979, 980, 981 and 1037 in D.D.123. The Applicant is a tenant and not a "current land owner" but has fully complied with the Town Planning Board Guidelines on Satisfying the Owner's Consent/Notification Requirements under Sections 12A and 16 of the Town Planning Ordinance by obtaining consent letters from the current land owners. The private lots are old schedule agricultural lot held under Block Government Lease. The Application Site is covered by Short Term Waivers granted by the Lands Department (LandsD) nos. 2641-2643 permitting non-agricultural building purposes (vehicle repair workshop excluding paint spraying).

The Application Site comprises Government Lands with a total area of 126 m² covered by a valid Short Term Tenancy (STT) (ref. no. STT1810) granted by LandsD in 2002 for vehicle repair uses for a term of 1 year and renewed thereafter quarterly.

4. THE PROPOSAL SCHEME

4.1 The Applied Uses

The applied uses involve temporary structures of one existing 2-storey structure for proposed temporary Warehouse (for storage of timber materials) and Rural Workshop (Structure no. 1); one 1-storey structure for the proposed temporary Vehicle Repair Workshop (Structure no. 2), two ancillary structures (Structure no. 3 and 4) and existing E&M structures. A layout plan is in Figure 5.

At G/F of structure no. 1, the Applicant will apply to the Fire Services Department for a Timber Store License for the proposed storage of timber in bulk. The proposed Rural Workshop is for recycling of felled trees and manufacturing of wood products. It comprises a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms and a visitors' room. At 1/F of the structure, an ancillary exhibition room, an ancillary showroom and an ancillary education workshop are provided for the promotion of local sustainable timber industry to visitors. An ancillary staff room is provided for management purposes.

Structure no. 2 is for the temporary Vehicle Repair Workshop permitted under the STW. Structure no. 3 is ancillary to the timber workshop with a makers room for timber products on G/F and an ancillary staff canteen on 1/F. Structure no.4 is a shelter for the weather protection of sawmill equipment. Structure no.5 are existing E&M structures.

At the outdoor area, a sorting and sawmill works area, and a loading/unloading (tree reception), parking and vehicle manoeuvring area are provided. 2 private car parking space (5m x 2.5m) and 1 loading/unloading space for Medium / Heavy Goods Vehicles (M/HGV) (11m x 3.5m) will be provided. The key development parameters of the applied uses are presented in Table 4.1 below.

Table 4.1 Proposed Development Parameters

Parameters	Proposal
Site Area	About 2,252 m ² , including about 2,126 m ² (94%) of private land and 126 m ² (6%) of government land
No. of Structures	5 (including 1 E&M structure not accountable for GFA)
Total Floor Area	1,500m ²
Site Coverage	About 50%
Temporary Timber Storage and Workshop for a period of 3 years	
No. of Structures	3
Floor Area*	About 1,160 m ²
No. of storeys	1 - 2
Height of Structures	Structure no. 1: About 7.4m Structure no. 3: About 5.5m Structure no. 4: About 6.0m
Temporary Vehicle Repair Workshop for a period of 3 years	
No. of Structures	1
Floor Area	About 340 m ²
No. of storeys	1
Height of Structure	About 6.4m
Provision of Internal Transport Facilities	
No. of Parking Spaces	2
No. of Loading/ Unloading Spaces (M/HGV)	1

Note*: Including structures comprising a timber storage area; a kiln drying area and other machineries for treatment of timber materials; tools storage rooms; makers rooms for wood handicrafts with an R&D area for testing out new recycled timber products; carpenters' rooms; a visitors' room; an ancillary exhibition room, an ancillary showroom and an ancillary education workshop and for the promotion of local sustainable timber industry to visitors; an ancillary staff room and a shelter for equipment. Excluding the outdoor area of the sorting and sawmill works area.

Appendix B

Figure 5 - 7

Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height(m)
1	Timber Storage and Workshop	2	1,040	7.4
2	Vehicle Repair Workshop	1	340	6.4
3	Ancillary Staff Canteen & Timber Makers room	2	80	5.5
4	Shelter for Equipment	1	40	6
5	E&M structures	NA	-	7

LEGEND

Application Site

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Government Land (STT1810)

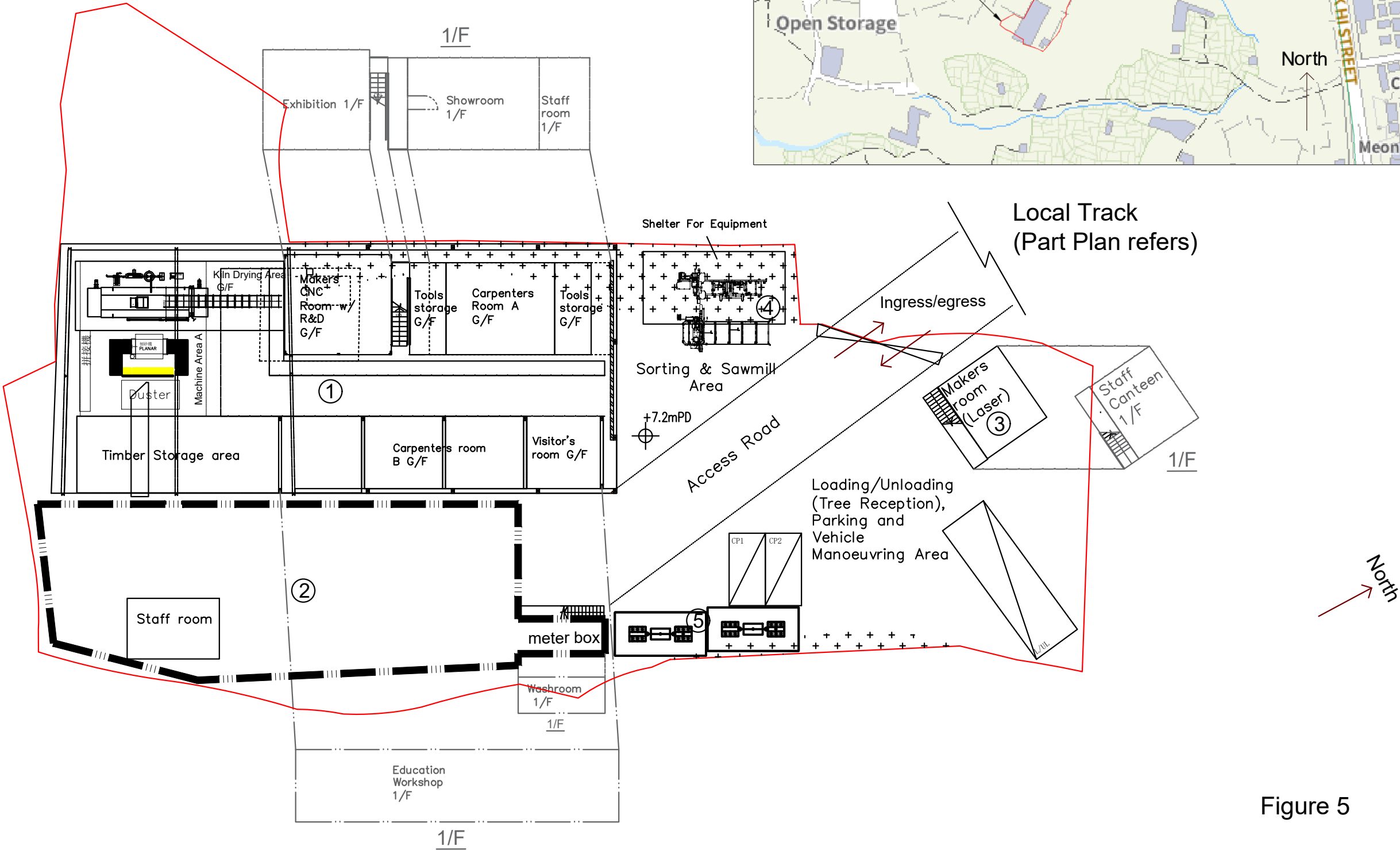


Figure 5

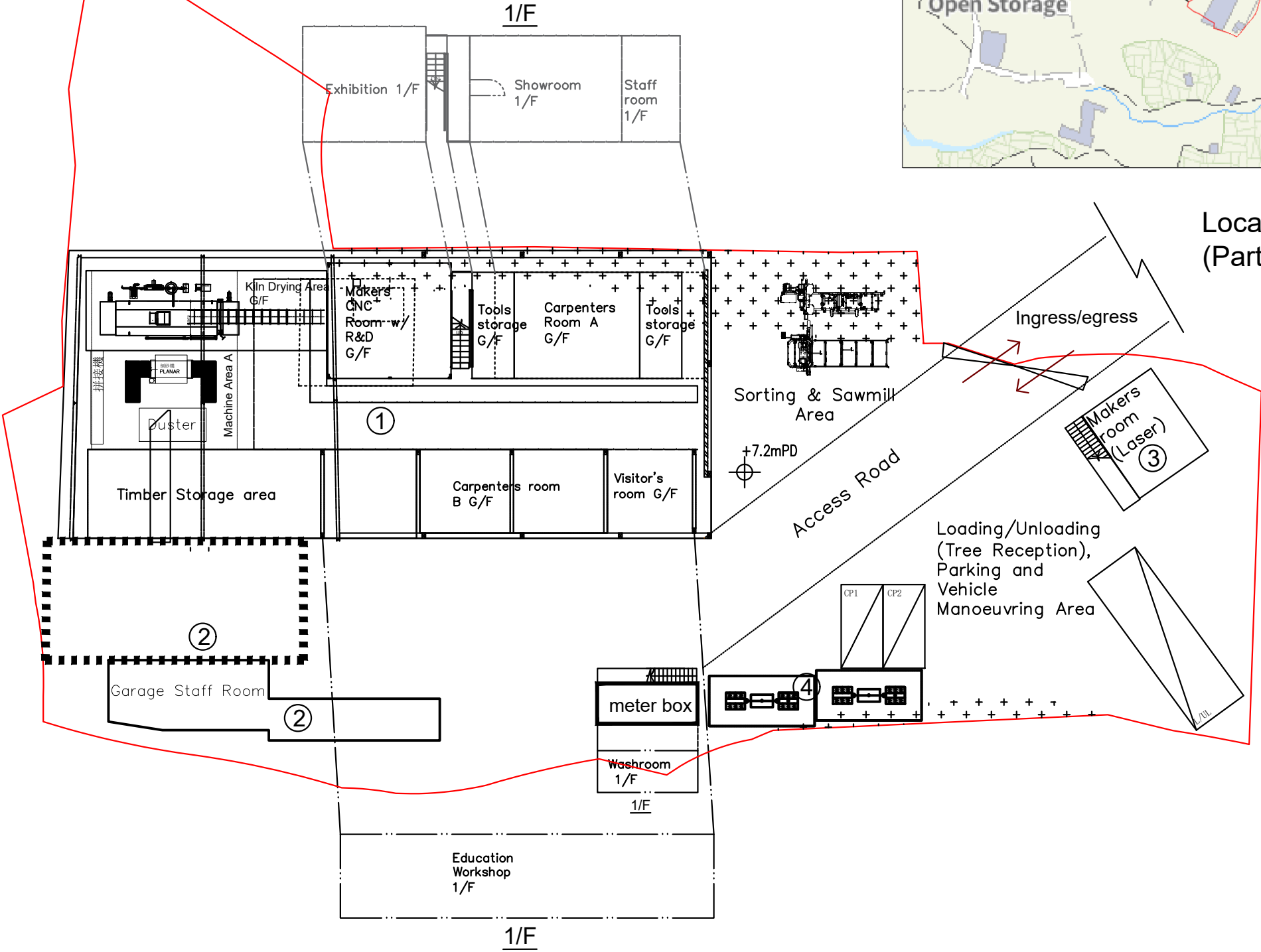
Structure No.	Uses	No. of Storeys	Floor Area (m ²)	Height(m)
1	Timber Storage and Workshop	2	1,040	7.4
2	Vehicle Repair Workshop	1	170	6.4
3	Timber Makers room	1	40	2.75
4	E&M structures	NA	-	7

LEGEND

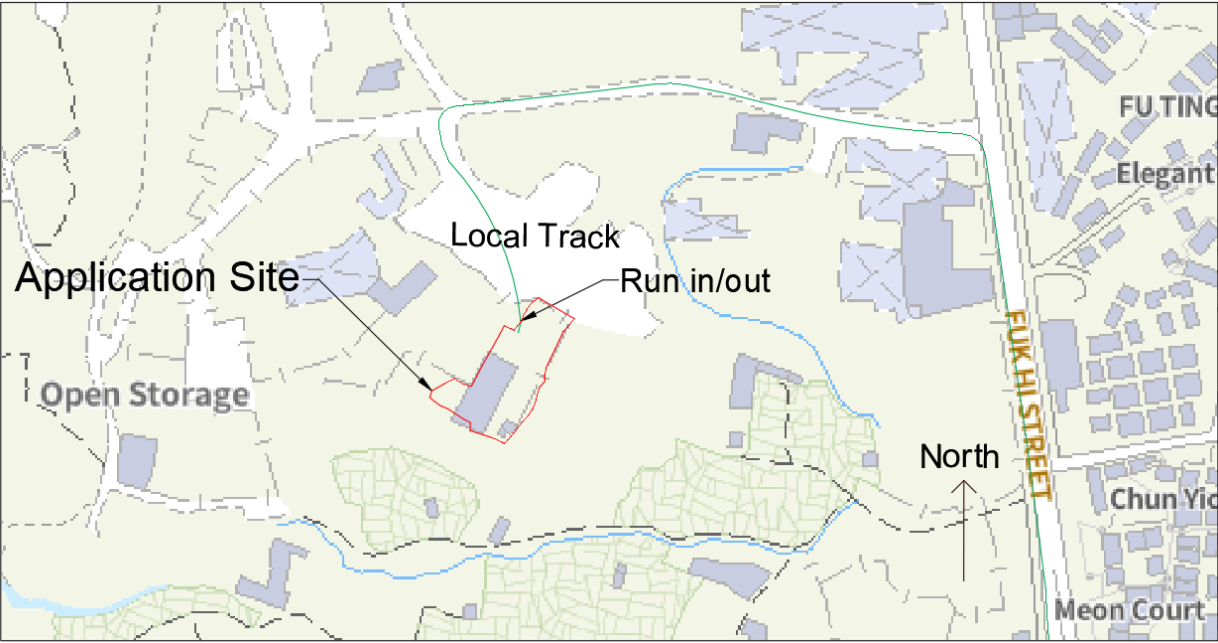
Application Site

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Government Land (STT1810)



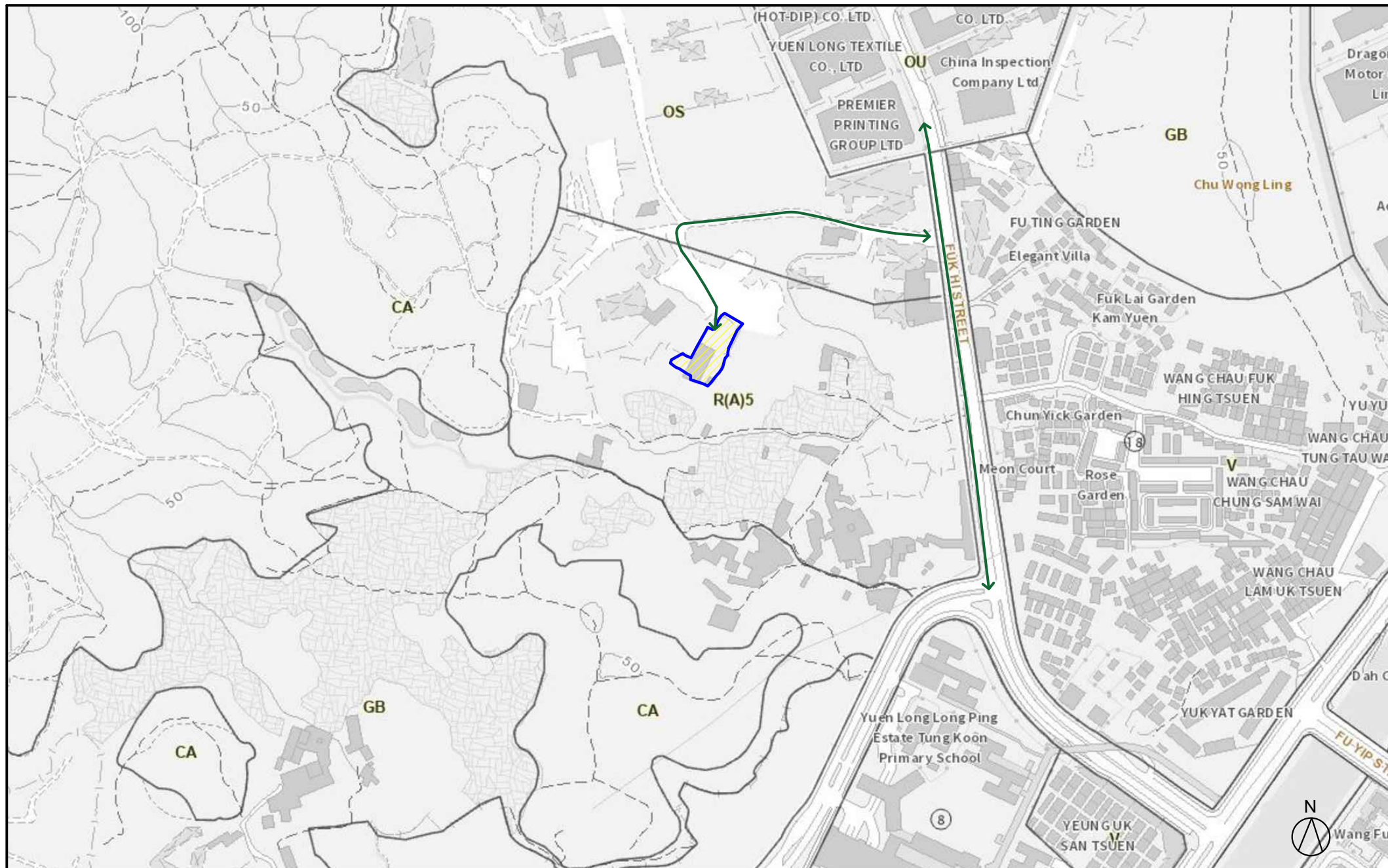
Part Plan (Not to scale)



Local Track (Part Plan refers)



Figure 6



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Max Yuet Lun WONG/PLAND

寄件者: Cheng Endy <[REDACTED]>
寄件日期: 2024年06月27日星期四 18:38
收件者: tpbbpd/PLAND
副本: Max Yuet Lun WONG/PLAND; Greg
主旨: Re: [Departmental Comments] Planning Application No. A/YL-PS/718
附件: A_YL-PS_718_FI2 Submission 27.6.2024.pdf

類別: Internet Email

Dear Sir/ Madam,

The captioned planning application refers. We would like to kindly submit the FI(2) for the application as attached.

Please be advised that this FI(2) should be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B as it serves only as a technical clarification/response to comments of relevant Government department without changing the nature of the application, the proposed uses nor the proposed scheme.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

Thanks and regards,

For and on behalf of
DeSpace (International) Limited

Endy Cheng



DeSPACE (International) Limited

Date: 27th June 2024

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY WAREHOUSE (FOR STORAGE OF
TIMBER MATERIALS), RURAL WORKSHOP AND VEHICLE REPAIR WORKSHOP
FOR A PERIOD OF 3 YEARS IN "RESIDENTIAL (GROUP A) 5" ZONE
AT LOT NOS. 979, 980, 981, 1037 AND ADJOINING GOVERNMENT LAND
IN D.D.123, PING SHAN, YUEN LONG, NEW TERRITORIES**

Planning Application No. A/YL-PS/718

Further Information (2) – Technical Clarification

The captioned planning application refers. In response to the comments of the Transport Department, we would like to provide clarifications with the attached R-to-C table.

Please be advised that this FI(2) should be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B as it serves only as a technical clarification/response to comments of relevant Government department without changing the nature of the application, the proposed uses nor the proposed scheme.

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED]

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

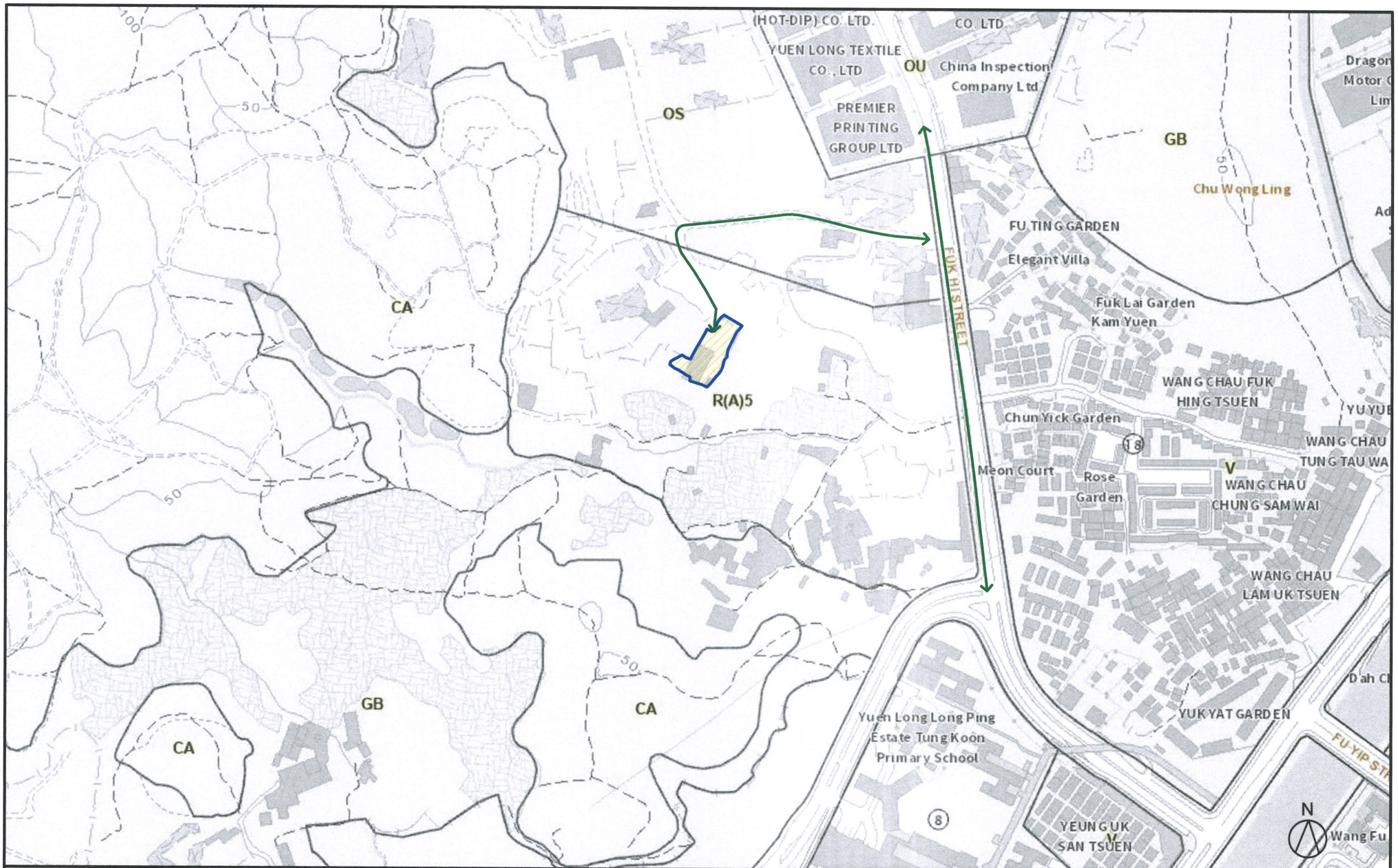


Proposed Temporary Warehouse (for Storage of Timber Materials), Rural Workshop and Vehicle Repair Workshop for a Period of 3 Years at Lots 979, 980, 981, 1037 and Adjoining Government Land in D.D.123, Ping Shan, Yuen Long, New Territories

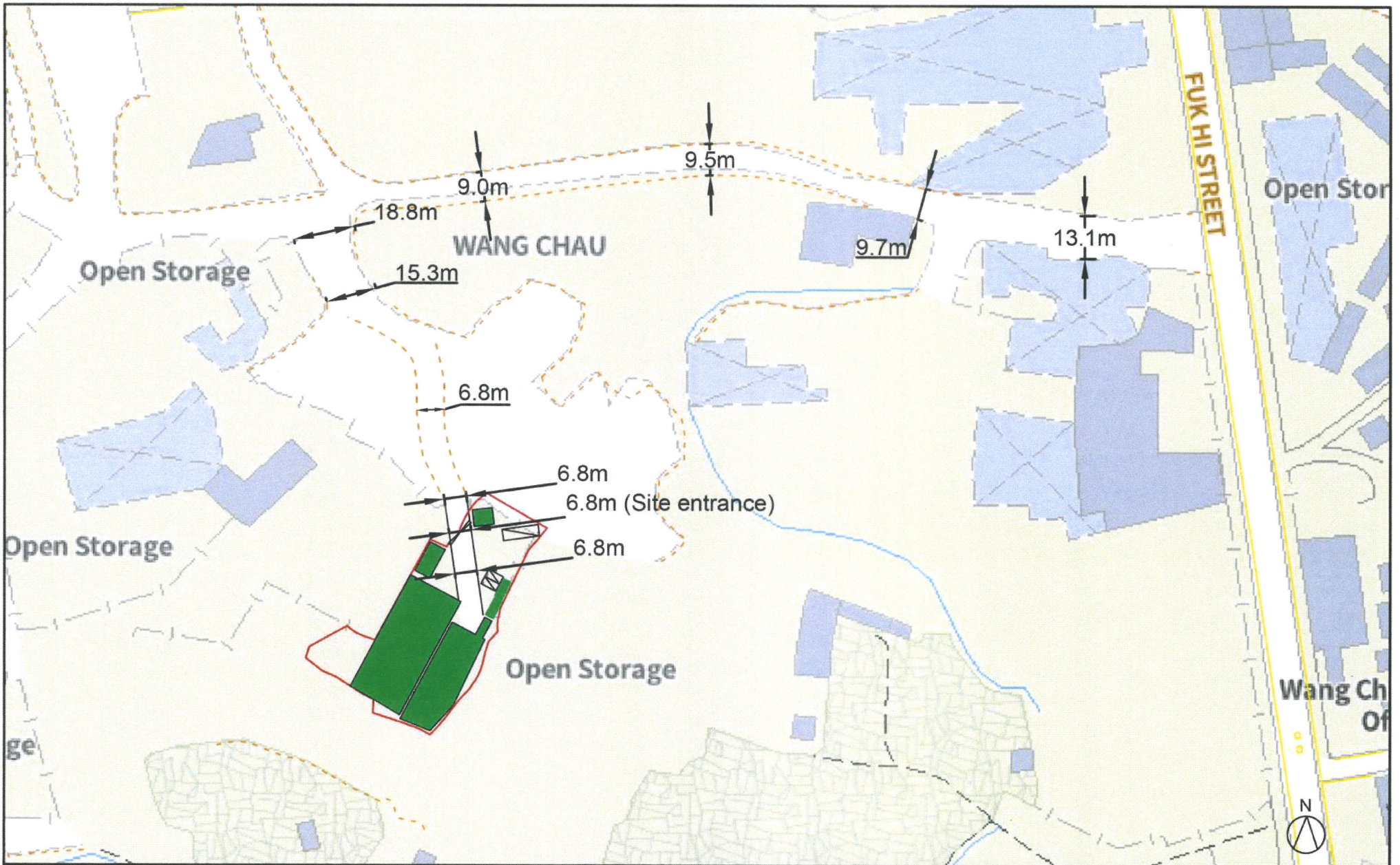
Town Planning Application No. A/YL-PS/718
(Further Information 2 – Technical Clarification)



Response-to-Comment Table (Departmental Comments)

Departmental Comments	Response
<u>Email dated 25 June 2024 refers:</u> <u>Transport Department</u>	
a) The applicant should provide a clear layout plan showing how the subject site connects to Fuk Hi Street;	Attached please find Figure 7 showing the connection to Fuk Hi Street as submitted in FI(1) on 21.6.2024.
b) The applicant should indicate the width of the aisle, the site entrance and the vehicular access leading to the subject site;	Attached please find Figure 8 clarifying the width of the aisle, the site entrance and the vehicular access leading to the subject site.
c) The applicant shall advise the trip generation during construction period.	Please be clarified that the proposed scheme will involve construction of a total additional floor area of 250m ² only which is small in scale. Hence, the trip generation is expected to be 2 Medium/ Heavy goods vehicle attracted and generated, once and for all.



 DeSPACE (International) Limited	<p>Title</p> <p>Vehicular Access Plan</p>	<p>Legend</p> <p> Application Site</p>	<p>Drawn By EC</p> <p>Date Jun 2024</p>	<p>Figure No. Figure 7</p> <p>Scale 1:500 in A4</p>
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 DeSPACE (International) Limited	Title Vehicular Access Widths Plan	Legend  Application Site	Drawn By EC Date Jun 2024	Figure No. Figure 8 Scale 1:150 in A4
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Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Traffic

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

No adverse comment on the application.

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

No objection to the application.

3. Drainage

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

- no in-principle objection to the application from a drainage point of view; and
- should the application be approved by the Town Planning Board, he would suggest that conditions requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of DSD should be stipulated.

4. Environment

Comments of the Director of Environmental Protection (DEP):

No adverse comment on the application.

5. Fire Safety

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

No objection in principle to the proposal subject to fire service installations being provided to his satisfaction.

6. Building Matters

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

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

- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

7. Long-Term Development

Comments of the Chief Engineer/Housing Projects 3, Civil Engineering Office, Civil Engineering and Development Department (CE/HP3, CEO, CEDD):

No adverse comment on the application.

8. District Officer's Comments

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

His office has not received any comment from locals.

9. Other Departments

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

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Director of Electrical and Mechanical Services (DEMS); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and Government Land (GL). The OSALs are 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. The GL portions in the Site (about 126m² subject to verification) are covered by a Short Term Tenancy (STT) No. 1810 for the purposes of “Vehicle Repair Workshop (exclude paint spraying)”;

- (ii) the private lots covered by Short Term Waiver (STW) in the Site are listed below:

Lot No. in D.D. 123	STW Nos.	Purpose
979	2641	Vehicle Repair Workshop (exclude paint spraying)
980	2642	
981	2643	

- (iii) if the planning application is approved, the lot owner(s) shall apply to his office for STW(s) and/or STT(s) to permit the structure(s) erected or to be erected within the subject lots, if any and the occupation of the GL and apply for modification of STW(s)/STT(s) conditions where appropriate. The application(s) for STW and/or STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(s) and/or STT(s), if approved, will be subject to such terms and conditions, including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.
- (iv) it is noted that staff room is proposed in the Site. Please be reminded that no STW/STT application to permit structure for domestic purpose will be considered according to the prevailing policy of LandsD. LandsD reserves the right to take enforcement action against such domestic purpose structure in the Site;

- (d) to note the comments of the Commissioner for Transport (C for T) that:

- (i) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
- (ii) the local track and footpath leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the

owners/managing departments of the local track and footpath for using it as the access to the Site;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road leading from Fuk Hi Street to the Site is outside HyD's maintenance jurisdiction;
- (f) to follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites ("COP") issued by the Environmental Protection Department (EPD);
- (g) to note the comments of the Director of Fire Services that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed FSI to be installed should be clearly marked on the layout plans. Licensing requirement would be formulated upon formal received of formal application via the licensing authority. The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that (CBS/NTW, BD):
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without the approval of the BA, they are unauthorized building works (UBWs) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of B(P)R; and

- (vi) detailed checking under BO will be carried out at the building plan submission stage; and
- (i) to note the comments of the Chief Engineer/Housing Projects 3, Civil Engineering Office, Civil Engineering and Development Department (CE/HP3, CEO, CEDD) that the Site falls within the development area of the proposed Remaining Phases of Public Housing Development at Wang Chau (WCRP). The implementation programme of WCRP is under formulation. The Site might be subject to land resumption and clearance which could take place at any time before the expiry of the temporary planning permission.

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

參考編號

Reference Number:

240613-125624-01137

提交限期

Deadline for submission:

14/06/2024

提交日期及時間

Date and time of submission:

13/06/2024 12:56:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PS/718

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. S.T. Cheng

意見詳情

Details of the Comment :

本人支持此規劃。香港本土的鋸木行業與工藝是好值得傳承的行業，希望政府關注這個行業，批准申請讓香港木庫有足夠的緩衝時間準備籌劃，並幫助香港木庫找尋可以搬遷的地方以延續工藝與技術，讓更多有興趣的市民大眾了解！請城規會支持此項目！

就規劃申請編號 A/YL-PS/718 提出公眾意見

本人支持此規劃。香港本土的鑲木行業與工藝是好值得傳承的行業，希望政府關注這個行業，批准申請讓香港木庫有足夠的緩衝時間準備籌劃，並幫助香港木庫找尋可以搬遷的地方以延續工藝與技術，讓更多有興趣的市民大眾了解！請城規會支持此項目！

本人的資料：

姓名：香祉聰 

電話：

地址：

2024年6月13日



3

姓名：Lenny Ho Ming.

電話：

日期：11/6/2024.

申請編號: A/YL-PS/718

敬啟者:

過去香港很多很有價值的業務都因應政府的收地發展而面臨搬遷清拆，儘管政府做出特惠補償安排，但並不足以讓業務找到適合新址搬遷，常有因租金昂貴或場地面積問題在有限的時間內未談妥，最終業務未能得到保育，十分可惜！

橫洲收地發展公屋，香港木庫將面臨相同的危機，希望城規會能批准此申請，讓「香港木庫」能繼續營運，並給予足夠的時間讓廠方找到適合新址搬遷。本人表示支持！



簽署：



4

致:城市規劃委員會

支持城規申請 A/YL-PS/718

申請人提交的理據充足，香港的颱風摧毀了大量本地樹木，以萬噸以上樹木留落堆填區無人問津，實在是浪費資源，也倒增加了堆填區的負擔！申請人回收木材的工作對社會很有價值，本人十分支持申請項目！

姓名：

朱恩國

日期：

11.6.2014

聯絡電話：



姓名： 李文儀

電話：

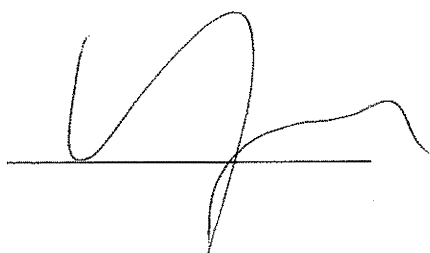
日期：24年6月11日

敬啟者：

贊成貨倉（存放木料）申請(編號: A/YL-PS/718)

本人贊成申請，港府將因應橫洲公營房屋發展計畫收回申請人營運的土地，申請能在正式收地前善用土地資源以貢獻社會的可持續發展，我們應該大力支持！希望港府能給出足夠的補償安排，讓申請人能找到適合新址搬遷，將良好的業務持續下去。

簽署：

A handwritten signature in black ink, consisting of a large, stylized 'N' shape followed by a horizontal line and a small flourish.

日期： 2823/6/12
姓名： Hazel wong
電話：
地址：

6

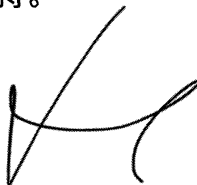
申請編號： A/YL-PS/718 (就第 16 條申請提出意見)

**支持擬議臨時貨倉 (存放木料)、鄉郊工場及汽車修理工場 (為期 3 年) 申請
(申請編號: A/YL-PS/718)**

本人支持 A/YL-PS/718 的規劃申請：

香港木庫本著搶救發展或天災中受害樹木的概念，致力回收和處理讓木資源再生，為社會帶來更大的價值。本人認此項申請有有潛力將樹木知識和保護環境理念傳遞給下一代，表示支持。

簽署：



7

姓名：梁金燕

電話：

日期：24年6月11日

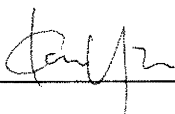
敬啟者：

支持擬議臨時貨倉（存放木料）、鄉郊工場及汽車修理工場
(A/YL-PS/718)

本人支持此計劃，原因如下：

1. 地盤前身被劃作「露天貯物」地帶，木庫與西周環境及用途協調
2. 三年期的臨時性質許可不會阻礙履行該地段的長遠發展，卻善用土地資源
3. 香港木庫減少送往堆填區的廢物
4. 鼓勵使用原產地的材料以減少運輸對環境的影響
5. 提升大眾對木料回收的認知
6. 減少來自原始森林的新木材需求
7. 讓木資源再生為社會帶來更大的價值

因此本人支持這次的申請。

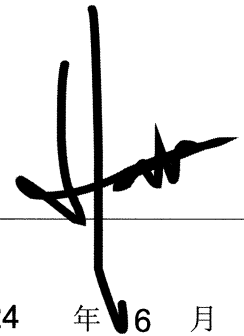
簽署：



敬啟者：

申請編號 A/YL-PS/718
就第 16 條申請提出意見

我贊成 A/YL-PS/718「香港木庫」的申請。此地盤周邊鄰近多個橫洲內的不同工業及貯物用途，申請與地區很融合。回收業務符合環保政策，對市民大眾對百利而無一害，值得支持！



謹啟

2024 年 6 月 11 日

聯絡資料

姓名： Steve Fong

通訊地址：

電郵：

電話：



日期：11-6-2024

姓名：陳雪瑩

電話：

地址：

申請編號：A/YL-PS/718 (就第 16 條申請提出意見)

本人十分支持此申請！「香港木庫」收集廢木及颱風倒塌的斷木翻新，經篩選開鋸後翻新成再生木材，皆需要繁複而費心力的工作，卻對香港的環境保育發展相當重要。申請人肯擔當起該責任，其熱心本人非常支持，懇請城規會考慮！



就規劃申請編號 A/YL-PS/718 提出公眾意見

本人支持此規劃。香港本土的鑲木行業與工藝是好值得傳承的行業，希望政府關注這個行業，批准申請讓香港木庫有足夠的緩衝時間準備籌劃，並幫助香港木庫找尋可以搬遷的地方以延續工藝與技術，讓更多有興趣的市民大眾了解！請城規會支持此項目！

本人的資料：

姓名：林麗珠

電話：

地址：

2024年6月1日



姓名：

黃家輝

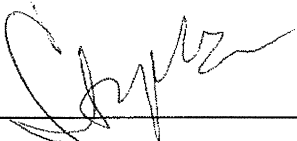
電話：

日期：2024年 6月 11日

敬啟者：

同意用途申請 (申請編號: A/YL-PS/718)

申請靈活善用土地資源，十分應該支持！希望計劃開設木工班，讓市民親身體驗如何將廢棄木材變成有用的環保家具。



簽署：



致城市規劃委員會

本人支持 A/YL-PS/718 的規劃申請：

香港木庫被列入收地範圍內，過去已有志記鏢木廠因為搬遷成本高而政府提出的賠償金額不夠重置木廠，雙方未能達成共識變相令木廠倒閉。本港碩果僅存的木廠已很剩下很少，希望政府不要重蹈覆轍，重視香港木庫的文化和環保價值，給予申請的三年緩衝時間讓木廠安排搬遷，找到適當地點，並就規劃及土地事宜提供諮詢和協調服務，給予充足的賠償金額以減輕香港木庫的重置成本和生意之損失。

香港木庫回收和處理本地因發展、老化或颱風而砍伐的樹木材料，並將回收木材設計成新的木製品實在值得支持，很希望它的理念和工作能夠延續！本人因此決定支持是項規劃申請。

電話：

姓名： Kitty Ng

日期： 12 June 2024

簽署：



致:城市規劃委員會

贊成規劃申請 S16 No. A/YL-PS/718

我贊成此規劃申請。香港木庫以「美感設計 + 環保再用」結合,將回收木材設計成商用建築材料、室內木家具、室外藝術項目,很有意義。他們亦透過不同的交流,教育市民香港回收木材的工作及宣揚環保理念。申請用途與周邊的工業物流環境相容。

姓名: Mr. On Lam

日期: 11/6/2024

聯絡電話: _____



致城市規劃委員會,

「香港木庫」回收和處理本地因發展、老化或颱風而砍伐的樹木材料，並將回收木材設計成新的木製品，值得支持！本人支持 A/YL-PS/718 的規劃申請！

電話：

姓名： CHAN SIN HOI .

日期： 11/6/2024.

簽署： Hoi



敬啟者

支持擬議用途 (A/YL-PS/718)

香港木庫曾與青協攜手舉辦「解憂木匠」好治癒與工作坊，參加者製作屬於自己的「情緒急救箱」，製作過程中感受木頭的形狀、質感、重量、香氣，與它建立關係，這次工作坊還加入 Meditation，讓參加者放鬆心情，以平靜專注的心享受與自然連繫的片刻。本人對香港木庫舉辦的這些活動感到非常有意義，因能將樹木知識和保護環境理念傳遞給下一代。

香港木庫回收本地木材，製作餐桌、茶几、木椅、層板、木鐘、茶盤等等，這些製作給人一種富有生命力的感覺，讓用家感受香港樹木生命之餘，以樹為心，重新連結人與自然的關係。

本人表示支持香港木庫的發展項目！

姓名：

李麗珊

日期：

9/6/2024



聯絡電話：

敬啟者

有關香港木庫的規劃申請S16 No. A/YL-PS/718

香港木庫搶救發展或天災中受害樹木的概念，以及如何重塑重建港人與自然資源的集體精神與記憶的意念非常值得支持！得悉香港木庫被列入收地發展區範圍，感到可惜！懇請城規會批准這規劃申請，讓香港木庫能繼續在元朗地盤營運，或酌情處理他們的搬遷安排，補償搬遷成本，使得他們的機器木材不會被送往堆填區棄置，業務工作及意念！

姓名： 冼星宇

日期： 11/6/2024

聯絡電話： _____



致城市規劃委員會,

支持 A/YL-PS/718 的規劃申請

香港木庫回收木材的工作為香港 sustainable living 貢獻，透過工作坊、參觀等活動，參加者也能學習如何將廢棄樹木，經過切割、烘乾、打磨，成為環保時尚家具的過程有效地將環保的理念和願景帶給了香港大眾，特別對於小朋友來說，更勝於學習書本！

電話：

姓名：徐家強

日期：11/6/2024

簽署：_____



致城市規劃委員會,

支持擬議臨時貨倉（存放木料）、鄉郊工場及汽車修理工場(A/YL-PS/718)

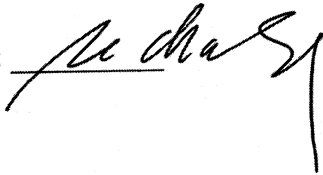
香港木庫回收各種本地樹木，進行分類切割，乾燥製成商用木材以及傢俱，用手藝賦予木材二次生命，本人表示支持香港木庫的項目！如今被列入收地範圍內，其回收業務需要用到木材切割機、乾燥機、起重機等器材，覓地、搬遷、重置等程序因而比較複雜，希望政府會為香港木庫支付足夠的補償額。

電話：

姓名： TIN CHAN SENG KELVIN

日期： 2024-6-11

簽署：



19

日期：

姓名：

電話：

地址：

申請編號：A/YL-PS/718 (就第 16 條申請提出意見)

擬議臨時貨倉 (存放木料)、鄉郊工場及汽車修理工場 (為期 3 年)
(申請編號: A/YL-PS/718)

本人支持 A/YL-PS/718 的規劃申請：

香港木庫本著搶救發展或天災中受害樹木的概念，致力回收和處理讓木資源再生，為社會帶來更大的價值。本人認為此項申請有潛力將樹木知識和保護環境理念傳遞給下一代，表示支持。

電話：

姓名：LAM MAN KIN

日期：2024-6-11

簽署



姓名：呂沅峻

電話：

日期：24年6月11日

敬啟者：

支持擬議臨時貨倉（存放木料）、鄉郊工場及汽車修理工場(A/YL-
PS/718)

香港木庫回收廢木翻新，能減少送往堆填區的廢物、鼓勵使用原產地的材料以減少運輸對環境的影響、減少來自原始森林的新木材需求和提升大眾對木料回收的認知，用途亦符合當區環境，因此本人支持這次的申請。



簽署：



21

姓名：WONG SHING TAK

電話：

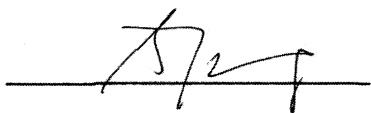
日期 2024年 6 月 11 日

敬啟者：

贊成貨倉（存放木料）申請(編號: A/YL-PS/718)

本人贊成申請，鋸木行業在香港發展的洪流中真的變得不合宜？個人總覺得木和人的關係是不會因時代的變遷而改變的，香港的木工藝值得傳承。希望香港木庫不會因政府收地而倒置倒閉，懇請城規會批准這規劃申請，讓申請人爭取多少少喘息空間計劃將來。

簽署：

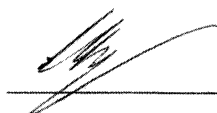


22

敬啟者：

**支持申請編號 A/YL-PS/718
就第 16 條申請提出意見**

香港每年有大量的廢棄樹木被運往垃圾堆填場，實在是過份的浪費！香港木庫把這些資源回收、設計並改造，讓大眾感受香港樹木生命力，在變幻無常的大時代裡，與這些見證香港幾十年的木材再一起經歷香港的風風雨雨。而且工場規模不大，與周邊環境很融合，我覺得沒有原因不支持此申請。

 謹啟

2024年 6 月 11 日

聯絡資料

姓名：CHAN KA WA

通訊地址：

電郵：

電話：



23

姓名：See Chung Yau

電話：

日期：11/6/2024

申請編號: A/YL-PS/718

敬啟者：

香港木庫成立 5 年內已回收 1,000 噸樹木，對地球、香港的環境有著重要的貢獻！如因政府的收地發展而面臨搬遷清拆，使機構未能得到保留會是十分可惜！請城規會及政府支持香港木庫的用途申請，協助找尋可以搬遷的地方補償，以減輕損失！

簽署：



24

日期： 6/7/24

姓名： Simon Chen

電話：

地址：

申請編號： A/YL-PS/718 (就第 16 條申請提出意見)

「天生我材必有用」- 材指的是木材，香港木庫以「美感設計 + 環保再用」結合，具有多年經驗的設計團隊將回收木材設計成商用建築材料、室內木家具、室外藝術項目。本人十分支持此申請！本人對此非常支持，懇請城規會考慮！


簽署



25

姓名：梁正堂


電話：

日期：24年11月6日

敬啟者：

同意用途申請 (申請編號: A/YL-PS/718)

把廢棄木材變成有用的環保用具有助連結人與自然的關係。申請人提交的理據充足，支持批准申請！讓申請人有足夠的時間準備籌劃搬遷。


簽署：梁正堂



致城市規劃委員會

本人支持 A/YL-PS/718 的規劃申請：

木庫工場不是污染性工業,不會對附近環境帶來不良影響,橫洲亦適合作主要為貨倉、露天貯物/貯物場和停車場。香港木庫老化或颱風而砍伐的樹木材料,並將回收木材設計成新的木製品,成立 5 年內已回收 1,000 噸樹木,對社會很有價值,本人十分支持申請項目!

電話：

姓名：

陳其楓

日期：

11-06-2024

簽署：

陳其楓



27

致:城市規劃委員會

支持城規申請 A/YL-PS/718

回收樹木減少了堆填區的負擔！香港木庫的參觀活動讓市民親身體驗如何將廢棄木材 upcycle，十分值得應該支持！

姓名: YANG SHU SHAN.

日期: 10/6/24.

聯絡電話: .



致：城市規劃委員會

贊成規劃申請 S16 No. A/YL-PS/718

每年數以萬噸以上樹木被送到堆填區，確是很浪費資源！此申請得以幫助環境保育，我表示贊成。亦請政府給以充沛的賠償金額，助申請人成功搬遷！

姓名： Ho Wai Yan

日期： 1/6/2024

聯絡電話： _____



Date: 6 June 2024

Proposed Temporary Warehouse (for Storage of Timber Materials), Rural Workshop and Vehicle Repair Workshop for a Period of 3 Years (case no. A/YL-PS/718)

Dear Sir/ Madam,

I am writing to support the captioned application. We should encourage the mission of HK Timberbank to recycle local fallen trees due to development or aging, or that have uprooted/collapsed due to typhoons, and upcycles the salvaged timbers into new wood products. The application site at Wang Chau is yet to be resumed for public housing development. Putting the sites into good use before the clearance exercise is a good utilization of valuable land resources, which should be supported.

Name: FUNG SO NI JUNET.



Name: *Lam Ching Ita Vivien*

Date: *4th June, 2024*

Dear Town Planning Board,

I would like to support this planning application please. The timber storage and operation will be compatible with the surrounding environment in Wang Chau predominated by warehouses, open storages/storage yards and vehicle parks. Given the environmental merits of HK Timberbank, hope the Town Planning Board could favourably consider this application.

Contact info.:

Signature:



1 Jun 2024

Name: Melanie Cheng

Address:

Dear Town Planning Board:

Reference is made to planning application no.: A/YL-PS/718.

I support the application. The concept of rescuing trees for development or tree damage in natural disasters in Hong Kong is worthy of preservation and supporting! It's a pity to learn that HK Timberbank is involved in the land resumption and development area. We sincerely hope the Town Planning Board to approve this planning application and the Government could make appropriate compensations, such as assisting their relocation and costs!

Regards,

A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes, likely representing the initials 'YC'.

1 Jun 2024

Name: Christopher Chan

Re: planning application no.: A/YL-PS/718.

Dear Town Planning Board:

I support the application. HK Timberbank has been contributing to the recovery of local rescued trees and gives tree second life and also offers great education value to local students and corporates to learn about ESG and climate change. I wish the Town Planning Board to approve this planning application. Furthermore, the Government could give more support on local designers and architects to use these salvaged timber for eco-friendly architectural materials. I also learnt that the said premises will be recalled by the government for public housing. I wish the government will make appropriate compensations, such as assisting their relocation and costs!

Kind regards,

Signature

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a final horizontal stroke.