

RNTPC Paper No. A/HSK/530
For Consideration by
the Rural and New Town
Planning Committee
on 16.8.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/530

- Applicant** : Chung Kin Engineering (International) Limited represented by Prudential Surveyors International Limited
- Site** : Lots 207 (Part) and 208 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories
- Site Area** : About 3,219m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/2
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years and Associated Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary open storage of construction materials with ancillary site office for a period of three years and associated filling of land at the application site (the Site) zoned “GB” on the OZP (**Plan A-1**). According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years, and filling of land require planning permission from the Town Planning Board (the Board). The Site is currently vacant, hard-paved and fenced-off.
- 1.2 The Site is accessible from Kai Pak Ling Road via a local track and the ingress/egress point is at the southwestern part of the Site (**Drawing A-1 and Plan A-2**). According to the applicant, two one-storey (not more than 3m high) temporary structures with a total floor area of not exceeding 38m² are proposed for site office and washroom purposes. The open area of about 3016.5m² will be used for open storage of construction materials. Two parking spaces for private cars (each of 5m x 3.5m), one parking space for heavy goods vehicles (HGVs) (11m x 3.5m) and one loading/unloading space for HGVs (11m x 3.5m) will be provided (**Drawing A-1**). The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays and there would be no operation on Sundays and public holidays. No workshop activity would be allowed on the Site. The applicant

also proposed to regularise the filling of land for the entire Site. Plan showing the site layout submitted by the applicant is at **Drawing A-1**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 20.6.2024 (Appendix I)
- (b) Supplementary Planning Statement (Appendix Ia)
- (c) Supplementary Information (SI) received on 28.6.2024 (Appendix Ib)
- (d) Further Information (FI) received on 8.8.2024 (Appendix Ic)
[accepted and exempted from publication and recounting requirements]

2. **Justifications from the Applicant**

The justifications put forth by the Applicant in support of the application are detailed in the Supplementary Planning Statement and FI at **Appendices Ia and Ic**. They can be summarised as follows:

- (a) The current application is to facilitate the relocation of the existing operation which will be displaced by the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) project.
- (b) The proposed use is intended for storage of construction materials (metal scaffoldings) which helps to support the local construction projects and promote the use of innovative technologies in construction industry. The proposed use is in line with the planned land use concept in the HSK/HT NDA as a modern logistics hub.
- (c) A thorough site-selection process has been carried out before identifying the Site as the most suitable relocation site. The size of the Site (i.e. about 3,219m²) is comparable to its current operation (i.e. about 3,808m²).
- (d) The application conforms with the relevant Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses. The proposed use is not incompatible with the surrounding environment.
- (e) The proposed use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone.
- (f) The impacts in terms of environment, traffic and drainage are expected to be insignificant.
- (g) Regularisation of the land filling is proposed. No further filling of land will be required.

3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notice and sending notice to Ha Tsuen Rural Committee by registered post. Detailed information would be deposited at the

meeting for Members' inspection.

4. Town Planning Board Guidelines

- 4.1 The Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are at **Appendix II**.
- 4.2 On 14.4.2023, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G). The Site falls within the HSK/HT NDA under the revised Guidelines. Relevant extract of the Guidelines is attached at **Appendix III**.

5. Background

- 5.1 The Site was involved in a previous suspected unauthorized development (UD) involving storage use. Warning letter was issued on 31.5.2016. The UD had subsequently been rectified and therefore Enforcement Notice was not issued.
- 5.2 The Site is currently not subject to any active planning enforcement action. Latest site inspection in July 2024 revealed that the site was vacant and hard paved with asphalt and gravels. Should there be sufficient evidence, enforcement action may be followed regarding suspected unauthorized land filling on site.

6. Previous Application

There is no previous application covering the Site.

7. Similar Application

There is no similar application within the same “GB” zone on the OZP.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

- 8.1 The Site is:
 - (a) accessible from Kai Pak Ling Road via a local track; and
 - (b) currently vacant, hard-paved and fenced-off.
- 8.2 The surrounding areas are predominantly occupied by graves and woodland to the immediate northwest of the Site and warehouses and open storage yards within the adjoining “Other Specified Uses” annotated “Port Back-up, Storage and Workshop Uses” zone to the east and south of the Site where these uses are permitted (**Plan A-1**).

9. Planning Intention

- 9.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban

sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

- 9.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities in the “GB” zone.

10. Comments from Relevant Government Departments

All departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.

11. Public Comments Received During Statutory Publication Period

On 28.6.2024, the application was published for public inspection. During the statutory public inspection period, two public comments were received from Kadoorie Farm and Botanic Garden Corporation and an individual (**Appendices VII-1 and VII-2**), objecting to the application mainly on the grounds of not in line with the planning intention of the “GB” zone and expansion of brownfield uses into an area with mainly slopes and graves.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary open storage of construction materials with ancillary site office for a period of three years and associated filling of land at the Site zoned “GB” on the OZP. The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone. The proposed use is not in line with the planning intention of the “GB” zone. According to the applicant, the application is to facilitate the relocation of an existing business operation affected by the Second Phase development of the HSK/HT NDA. However, the application is considered not in line with TPB PG-No. 10 and 13G as elaborated in paragraphs 12.4 and 12.5 below. In this regard, there is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.
- 12.2 Filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. Regularisation of the land filling is proposed by the applicant. While the Chief Engineer/Mainland North of Drainage Services Department and Director of Agriculture, Fisheries and Conservation have no adverse comment on the application, the proposed use and associated filling of land which involved vegetation clearance and concrete paving, are not in line with the planning intention of the “GB” zone.
- 12.3 The Site is located at the southern fringe of the subject “GB” zone which is surrounded by woodland intermixed with graves and temporary structures. Whilst there are storage and open storage yards in the area, they are mainly within the adjoining “Other Specified Uses” annotated “Port Back-up, Storage and

Workshop Uses” zone where such uses are permitted. It is considered that the proposed use which involved vegetation clearance and concrete paving is not compatible with the surrounding areas.

- 12.4 According to the TPB PG-No. 10, an application for new development within “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The design and layout of any proposed development within “GB” zone should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation and affect the existing natural landscape. The issue on compatibility has been discussed in paragraph 12.3 above. With regard to the impact on existing natural vegetation and landscape, with reference to aerial photos between 2014 and 2023 (**Plans A-3a to A3g**), it is noted that vegetation clearance had been undertaken at the Site. The Site has been degraded from woodland to hard-paved land. In this regard, the proposed use is considered not in line with the TPB PG-No. 10.
- 12.5 The proposal is not in line with the TPB PG-No. 13G in that the Site falls within the HSK/HT NDA where new open storage and port back-up uses are generally not encouraged. The Site is not the subject of previous planning approval for similar open storage and port back-up uses. Although the application is to facilitate the relocation of an existing business operation affected by the Second Phase development of the HSK/HT NDA, the Site is zoned “GB” (i.e. not designated for development purpose in the NDA) and the proposed use is considered not compatible with the surrounding land uses. There is a general presumption against such uses at sites with land use compatibility issue which may be subject to environmental nuisances caused by the open storage and port back-up uses.
- 12.6 Other relevant government departments, including the Commissioner for Transport, Director of Environmental Protection and Director of Fire Services have no objection to or no adverse comment on the application.
- 12.7 The Site is not the subject of previous application and no approval for similar open storage use has ever been granted by the Committee within the same “GB” zone. Approval of the application would set an undesirable precedent and encourage proliferation of open storage use within the same “GB” zone thereby frustrating its planning intention. The cumulative effect of approving such similar applications would further deteriorate the landscape quality and result in a general degradation of the environment of the area.
- 12.8 Regarding the public comments objecting to the application as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.7 above are relevant.

13. Planning Department’s Views

- 13.1 Based on the assessments made in paragraph 12 above, and having taken into account the public comments mentioned in paragraph 11, the Planning Department does not support the application for the following reasons:
 - (a) the proposed use with associated filling of land is not in line with the planning intention of the “Green Belt” zone which is primarily for the limits of urban and sub-urban development areas by natural features and to contain urban

sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

- (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for Application for Developments within the “Green Belt” Zone (TPB PG-No. 10) in that the proposed development is considered incompatible with the surrounding areas; and
- (c) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that new open storage and port back-up uses are generally not encouraged to infiltrate into the New Development Areas.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until **16.8.2027**. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the submission of a drainage proposal within **6** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.2.2025**;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9** months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **16.5.2025**;
- (c) in relation to (b) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (d) the provision of fire extinguisher(s) within **6** weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **27.9.2024**;
- (e) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.2.2025**;
- (f) in relation to (e) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **16.5.2025**;
- (g) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (h) if any of the above planning condition (a), (b), (d), (e) or (f) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

- (i) upon expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The Recommended Advisory Clauses are attached at **Appendix V**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form received on 20.6.2024
Appendix Ia	Supplementary Planning Statement
Appendix Ib	SI received on 28.6.2024
Appendix Ic	FI received on 8.8.2024
Appendix II	Relevant Extract of TPB PG-No. 10
Appendix III	Relevant Extract of TPB PG-No. 13G
Appendix IV	Government Departments' General Comments
Appendix V	Recommended Advisory Clauses
Appendix VI	'Good Practice for Open Storage Sites' by the Fire Services Department
Appendices VII-1 and VII-2	Public Comments
Drawing A-1	Proposed Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3g	Aerial Photos taken between 2014 and 2023
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2024**

This document is received on 20 JUN 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

2401410

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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/HSK/530
	Date Received 收到日期	20 JUN 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)

Chung Kin Engineering (International) 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)

Prudential Surveyors 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. 207 (Part) and 208 (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,219 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 38 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) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" ("GB")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
24/05/2024 (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 24/05/2024 (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	Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																								
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																								
(c) Development Schedule 發展細節表 <table border="0"> <tr> <td>Proposed uncovered land area 擬議露天土地面積</td> <td>3,181</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed covered land area 擬議有上蓋土地面積</td> <td>38</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed number of buildings/structures 擬議建築物/構築物數目</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>Proposed domestic floor area 擬議住用樓面面積</td> <td>N/A</td> <td>sq.m</td> <td><input type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed non-domestic floor area 擬議非住用樓面面積</td> <td>38</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> <tr> <td>Proposed gross floor area 擬議總樓面面積</td> <td>38</td> <td>sq.m</td> <td><input checked="" type="checkbox"/> About 約</td> </tr> </table>		Proposed uncovered land area 擬議露天土地面積	3,181	sq.m	<input checked="" type="checkbox"/> About 約	Proposed covered land area 擬議有上蓋土地面積	38	sq.m	<input checked="" type="checkbox"/> About 約	Proposed number of buildings/structures 擬議建築物/構築物數目	2			Proposed domestic floor area 擬議住用樓面面積	N/A	sq.m	<input type="checkbox"/> About 約	Proposed non-domestic floor area 擬議非住用樓面面積	38	sq.m	<input checked="" type="checkbox"/> About 約	Proposed gross floor area 擬議總樓面面積	38	sq.m	<input checked="" type="checkbox"/> About 約
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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) Site Office (not more than 3m), Washroom (not more than 3m)																									
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td>N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>N/A</td> </tr> </table>		Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1	Others (Please Specify) 其他 (請列明)	N/A												
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Others (Please Specify) 其他 (請列明)	N/A																								

Proposed operating hours 擬議營運時間 8:00 a.m. to 6:00 p.m. from Monday to Saturday (excluding public holidays)			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Kai Pak Ling Road</u>	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input 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 checked="" type="checkbox"/>		

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

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

7. Justifications 理由

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

Please see the Planning Statement attached.

8. Declaration 聲明

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

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

Signature
簽署





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

T.A.M. RAYMOND CHI HO

Technical Director, Planning and Development

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Prudential Surveyors International Limited



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

Date 日期

07/06/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

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

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot Nos. 207 (Part) and 208 (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong
Site area 地盤面積	3,219 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	"Green Belt" ("GB")
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	Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	38 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.01 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	1.2 % <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		4
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		3 nos. (Private Car Parking Spaces) 1 nos. (Heavy Goods Vehicle Parking Spaces)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		1 nos. (Heavy Goods Vehicle Parking Spaces)

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
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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, The Site and its Surroundings, Site Photos, Outline Zoning Plan extract, Land Status Plan, Layout Plan and other reference plans		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



Planning Statement

For

Section 16 Application

For

Proposed Temporary ‘Open Storage of Construction Materials

with Ancillary Site Office’

for a Period of 3 Years

At Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125,

Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

Proposed by: Prudential Surveyors International Limited

Revision: -

Date: June 2024

TABLE OF CONTENT

Executive Summary	4
行政摘要	5
1. Introduction / Background.....	6
1.1 Introduction	6
1.2 Background	6
2. Site Context	6
2.1 The Site and its Surroundings.....	6
2.2 Site Survey	7
3. Planning Context	7
3.1 Statutory Planning Context.....	7
3.2 Non-Statutory Planning Context	8
4. Land Status	12
5. Policy Context	12
6. Proposed Development.....	13
6.1 Development Parameters.....	13
6.2 Proposed Operation	13
6.3 Landscaping and Technical Aspects	14
7. Planning Justifications.....	14
7.1 In line with the Policy Address 2023	14
7.2 Echoing the Broad Land Use of the North Metropolis (NM) Action Agenda	14
7.3 In Line with Town Planning Board Guideline No. 13G.....	15
7.4 Facilitates the development of the Hung Shui Kiu and Ha Tsuen New Development Area.....	15
7.5 Rectify the intended land use	15
7.6 Would not frustrate the long-term planning intention	15
7.7 Compatible to the Surroundings.....	16
7.8 Allows Efficient Use of Vacant Land	16
7.9 Would not Result in Adverse Impacts to the Surroundings	16
7.10 Would not set an undesirable precedent case	16
8. Conclusion.....	16

List of Figures

- Figure 1.1 Location Plan
- Figure 2.1 The Site and its Surroundings
- Figure 2.2 The Site and its Extended Surroundings
- Figure 2.3 Site Photos
- Figure 3.1 OZP Planning Context of the Surroundings
- Figure 3.2 Extract of the Notes of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
- Figure 3.3 Extract of Schedule of Uses of "GB" Zone of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
- Figure 3.4 Extract of Explanatory Statement of "GB" Zone of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
- Figure 3.5 Broad Land Use Concept Plan, Development Proposal of Lau Fau Shan / Tsim Bei Tsui / Pak Nai area
- Figure 4.1 Land Status Plan
- Figure 6.1 Layout Plan

List of Tables

- Table 6.1 Proposed Development Parameters

List of Annex

- Annex 1 Lands Department Letter Dated 10 November 2022

Executive Summary

The Planning Statement (the PS) is to seek planning permission from the Town Planning Board (the TPB) under Section 16 (the Application) of the Town Planning Ordinance (CAP. 131) for the Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong (the Site).

The Site, with an area of about 3,219 sq.m, falls within an area zoned "Green Belt" ("GB") under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the OZP).

The Proposed Development parameters are:

Major Development Parameters	Proposed Development
Site area	About 3,219 sq.m. <i>Covered Area: about 38 sq.m (approx. 1.2%)</i> <i>Uncovered Area: about 3,181 sq.m (approx. 98.8%)</i>
Site Coverage	About 1.2%
Nos. of Temporary Structures	1 nos. of Site Office <i>not exceeding 3m (H), 6m (L), 4.8m(W)</i> 1 nos. of Washroom (3 nos. of Portable Toilets) <i>not exceeding 3m (H), 3.67m (L), 2.4m(H)</i>
Parking Provision ¹	1 nos. Accessible Parking/Private Parking (Staff and Visitors) 2 nos. Private Parking 1 nos. Heavy Goods Vehicle Parking 1 nos. Heavy Goods Vehicle for loading/unloading

As the Proposed Open Storage use is a temporary use not exceeding a period of three years, a planning permission from the TPB is required.

In Summary, the Application is justified on the following grounds that the Propose Use:

- is in line with Policy Address 2023;
- echoing the Broad Land Use of the North Metropolis (NM) Action Agenda;
- is in line with Town Planning Board Guideline No. 13G;
- facilitates the development of the Hung Shui Kiu/Ha Tsuen New Development Area;
- rectified the intended land use;
- would not frustrate the long-term planning intention;
- is compatible with the surroundings;
- allows efficient use of vacant land;
- would not result in adverse impacts to the surroundings; and
- would not set an undesirable precedent case.

A replacement site is required by the Applicant to continue its business operation upon land resumption by the Government in the same OZP. With the detailed information and justifications presented in the PS, we sincerely request the TPB to give favourable consideration to this planning application.

¹ Referenced to Hong Kong Planning and Standards Guidelines Chapter 8.

行政摘要

(內文如有差異，應以英文版本為準)

本規劃綱領根據城市規劃條例 (第 131 章) 第 16 條向城市規劃委員會 (城規會) 申請規劃許可。申請地點位於新界元朗洪水橋丈量約份第 125 號約地段第 207 號段(部份)及第 208 號段(部份)內，擬議用作存放臨時「露天貯物 (建築材料) 及附屬地盤辦公室」 (擬議用途)，為期三年。

申請地點 (該地點) 面積約 3,219 平方米，位處洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2 (大綱圖) 範圍，現劃作「綠化地帶」用途。

擬議用途發展參數如下：

主要發展參數	擬議發展
地盤面積	約 3,219 平方米 有上蓋露天土地面積約 38 平方米 (約 1.2%) 露天土地面積約 3,181 平方米 (約 98.8%)
上蓋面積比率	約 1.2%
臨時構築物數目	1 個附屬地盤辦公室 (不超過 3 米高, 6 米長, 4.8 米闊) 1 個洗手間 (含 3 個流動廁格) (不超過 3 米高, 3.67 米長, 2.4 米闊)
停車位數目 ²	1 個暢通易達停車位/私家車車位 (員工及訪客適用) 2 個私家車車位 1 個重型貨車泊車位 1 個重型貨車上落客貨車位

由於該地點擬議的臨時用途為期不超過三年，須向城規會申請規劃許可。

總括而言，是次規劃申請有充分的理據支持：

- 符合 2023 年施政報告；
- 呼應北部都會區行動綱領的概括土地用途；
- 符合城規會規劃指引編號第 13G；
- 配合洪水橋及厦村新發展區發展；
- 整頓預定土地用途
- 不會對長遠規劃意向造成影響；
- 與周邊發展相容；
- 容許有效用地；
- 不會對周邊造成重大影響；及
- 不會造成不良先例。

由於申請人受政府於同區收地影響，唯有另覓土地繼續經營。基於本規劃綱領所提出的理據支持，我們懇請城市規劃委員會對這一規劃申請作出正面積極的考慮。

²根據《香港規劃標準與準則》第八章：內部運輸設施。

1. Introduction / Background

1.1 Introduction

- 1.1.1 Prudential Surveyors International Limited, on behalf of the Applicant, submitted this application to the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (TPO). The application is for a temporary Open Storage of Construction Materials with Ancillary Site Office for a period of 3 Years at Lots 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong (the Site) **[Figure 1.1]**.
- 1.1.2 The Site is zoned "Green Belt" ("GB") under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the OZP). The Proposed Use is neither a Column 1 nor Column 2 use in the "GB" zone. According to the covering Notes of the OZP, temporary use or development of any land not exceeding a period of three years requires permission from the TPB.
- 1.1.3 The purpose of this Planning Statement (PS) is to provide relevant details of the development proposal, justifications in support of this S16 Application and other necessary information for consideration of the Proposed Development.

1.2 Background

- 1.2.1 The Applicant operates a company that conducts selling and renting of metal scaffoldings as innovative technologies for construction projects. Its current operation is from 8:00a.m. to 6:00p.m. from Mondays to Saturdays. There is no operation on Sundays and Public Holidays.
- 1.2.2 The Applicant is subject to a relocation notice from the Lands Department (letter dated 10 November 2022 at Lot Nos. 280 (Part) and 681 (Part) in D.D. 125, New Territories for land resumption of the Hung Shui Kiu and Ha Tsuen New Development Area (NDA) **[Annex 1]**. The Applicant has been in operation in this site since early 2021 with an area of approximately 3,809 sq.m (about 41,003 sq. ft).
- 1.2.3 Upon notification for the resumption of the operation site, the Applicant has been conducting extensive site search of similar size over the past 12 months at his own resources which is suitable for its future operation needs. The proposed relocation site has been identified and it is the current Application Site.

2. Site Context

2.1 The Site and its Surroundings

- 2.1.1 The Site, with an area of about 3,219 sq.m., is located to the south of Fung Kong Tsuen with vehicular access from Fung Kong Tsuen Road and Kai Pak Ling Road, Northern part of Hung Shui Kiu and Ha Tsuen New Development Area (NDA), Yuen Long. To its further north in a larger context is Lau Fau Shan and further east is Tin Shui Wai. **[Figure 2.1]**

- 2.1.2 The Site is flat and levelled. It is hard-paved before the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1. The Site is fenced off and is currently vacant. It is ready for open storage use. The entrance & exit point is in the southwestern part of the site via an unnamed local access road from Kai Pak Ling Road. The unnamed local access road is paved and extends southwest for about 150 meters to intersect with the Proposed Road D1 as shown in the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the OZP). **[Figure 2.2]**
- 2.1.3 The Kai Pak Ling Road is a physical separation of the observed uses in the area. To the west of this separation are woodlands and graves and to the east is the port back-up, storage and workshop uses to the east of the road. **[Figure 2.2]**
- 2.1.4 The Site is mainly surrounded by graves and burial urns, temporary structures, yards and open storage, unnamed local road, Kai Pak Ling Road and woodlands. **[Figure 2.1]**. Details of the current context are as follows:
- to the north of the Site are some graves and burial urns;
 - to the further north are groups of temporary structures, yards and open storage;
 - to the east of the Site are some temporary structures and open storage;
 - to the south of the Site is an unnamed local road and groups of temporary structures and open storage;
 - to the west are some graves and Kai Pak Ling Road; and
 - to the further west are some graves and woodlands.

2.2 Site Survey

- 2.2.1 A site visit was conducted on 18.01.2024, followed by posting of site notices in May to June 2024. Site Photos can be found in **Figure 2.3**. The site is vacant. No Old and Valuable Tree (OVT), protected species or trees were identified within the Site, therefore, no tree survey was conducted. There will be no tree felling related to this application.

3. Planning Context

3.1 Statutory Planning Context

Town Planning Ordinance (TPO) (CAP. 131)

- 3.1.1 The site is accessible with an unnamed local access road to Kai Pak Ling Road. This road had been in existence before the first publication of Ha Tsuen Interim Development Permission Area Plan No. IDPA/YL-HT/1.
- 3.1.2 The Site and the surrounding area including the approximate location of the planning area of 39B and 39 C fell under area zoned "Green Belt" ("GB") on the Approved Ha Tsuen Outline Zoning Plan No. S/YL-HT/10. **[Figure 3.1]**
- 3.1.3 The Approved Ha Tsuen Outline Zoning Plan No. S/YL-HT/10 was subsequently replaced with the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1. The Site retained the "GB" zone for unknown reasons despite the open storage use did not match with the planning intention. However, the planning area 39B and 39C was rezoned "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBU&SWC)"). And a proposed Environmentally Friendly Transport Services (EFTS) was eared marked to the east of the Site.

- 3.1.4 The Site falls within an area zoned “Green Belt” (“GB”) under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the OZP).
- 3.1.5 Following paragraph 9 (b) of the Notes of the OZP, *“temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission”* [Figure 3.2].
- 3.1.6 Per the Schedule of Uses of the OZP, the Planning Intention of the “GB” zone is *“primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.”* [Figure 3.3].

3.2 Non-Statutory Planning Context

Explanatory Statement of the Approved OZP

- 3.2.1 With reference to Paras. 11.11.1 and 11.11.2 of the Explanatory Statement (ES) of the OZP, the “GB” zone *“is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone... the “GB” zone covers land with mature vegetation, hilly terrain and the existing burial grounds.”* [Figure 3.4]

Northern Metropolis (NM) Action Agenda: Broad Land Use Concept Plan for Lau Fau Shan (LFS)

- 3.2.2 With reference to the Enclosure 1 of the LC Paper No. CB(1)228/2024(03) from the Legislative Council Panel on the Development Proposal of Lau Fau Shan/Tsim Bei Tsui/Pak Nai area, the Site falls within an area for *“Modern Logistics Hub”* in the Broad Land Use Concept Plan for the Hung Shui Kiu /Ha Tsuen New Development Area (HSK/HT NDA). [Figure 3.5]

With reference to Para 4 of the LC Paper No. CB(1)228/2024(03), *“a modern logistics hub, with about 72 ha of land reserved in HSK/HT and Yuen Long South mostly for development of modern multi-storey industrial buildings”* is planned for the area.

Town Planning Board Guideline No. 13G

- 3.2.3 With reference to the Town Planning Board Guideline No. 13G (TPB PG-No. 13G), the Site falls within the New Development Area (NDAs). The following criteria are:

“sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/development before these sites are required for NDA development There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the Open Storage and Port Back-up uses.”

Previous Planning Applications

- 3.2.4 There is no previous Planning Application pertaining to the Site.

Similar Planning Applications relevant to the Proposed Development

- 3.2.5 A desktop review was conducted on 14.3.2024 on the Town Planning Board Statutory Planning Portal 3 to identify previous similar planning cases in the past two years. A total of 19 approved applications were found for similar planning cases of similar uses on other zones on the same OZP.

No.	Application No.	Applied Use	Location	Zone	Decision Date
1	A/HSK/500	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories	"Residential (Group A) 3" and "Open Space"	01/03/2024
2	A/HSK/487	Renewal of Planning Approval for Temporary Open Storage of Construction Materials and Construction Equipment for a Period of 3 Years	Various Lots in D.D. 124, Ping Shan, Yuen Long, New Territories	"Commercial (1)" and area shown as 'Road'	27/10/2023
3	A/HSK/485	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories	"Other Specified Uses" annotated "Logistics Facility" and "Open Space"	27/10/2023
4	A/HSK/483	Renewal of Planning Approval for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories	"Other Specified Uses" annotated "Enterprise and Technology Park"	22/09/2023
5	A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and	Various Lots in D.D. 125, Ha Tsuen, Yuen	"Government, Institution or Community",	23/06/2023

Section 16 Application for

Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years
At Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories,
Hong Kong

No.	Application No.	Applied Use	Location	Zone	Decision Date
		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	Long, New Territories	"Residential (Group A) 2", "Open Space", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'	
6	A/HSK/433	Temporary Open Storage of Infrequently Used Construction Materials for a Period of 3 Years	Lots 1824 S.A RP (Part), 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories	"Residential (Group A) 3"	19/05/2023
7	A/HSK/430	Renewal of Planning Approval for Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories	"Residential (Group A) 3"	17/03/2023
8	A/HSK/418	Temporary Vehicle Repair Workshop and Open Storage of Construction Materials for a Period of 3 Years	Lot 1617 (Part), 1618 RP (Part) and 1619 RP (Part) in D.D. 125 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories	"Open Space"	09/12/2022
9	A/HSK/417	Temporary Open Storage of Recyclable Materials (Including Metal and Plastics)	Lots 280 (Part), 282 (Part) and 285 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories	"Open Space" and Area Shown as 'Road'	25/11/2022

Section 16 Application for

Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years
At Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories,
Hong Kong

No.	Application No.	Applied Use	Location	Zone	Decision Date
10	A/HSK/412	Renewal of Planning Approval for Temporary Open Storage of Scrap Metal for a Period of 3 Years	Various Lots in D.D. 129, Ha Tsuen, Yuen Long	"Open Space", "Residential (Group B) 2" and Area Shown as 'Road'	11/11/2022
11	A/HSK/402	Proposed Temporary Open Storage of Recyclable Materials (Metal) with Ancillary Workshop and Office for a Period of 3 Years	Lot 256 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long, New Territories	"Government, Institution or Community" and area shown as 'Road'	14/10/2022
12	A/HSK/399	Proposed Temporary Open Storage of Construction Materials, Construction Machinery and Recyclable Materials (Plastic Bottle and Metal Waste) with Ancillary Workshop for a Period of 3 Years	Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long	"Government, Institution or Community", "Open Space" and Area Shown as 'Road'	23/09/2022
13	A/HSK/398	Proposed Temporary Open Storage of Construction Material and Metal Ware with Ancillary Workshop for a Period of 3 Years	Lots 48 S.A (Part), 48 S.B (Part) and 49 (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.	"Residential (Group D)", "Government, Institution or Community" and Area Shown as 'Road'	23/09/2022
14	A/HSK/380	Temporary Open Parking of Coaches/Buses, Private Cars and Open Storage of Tyres, Storage of Parts with Ancillary Workshop for a Period of 3 Years	Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long	"Government, Institution or Community"	15/07/2022
15	A/HSK/366	Temporary Open Storage of Metal Ware for a Period of 3 Years	Various Lots in D.D.128, Ha Tsuen, Yuen Long	"Government, Institution or Community" and area shown as 'Road'	06/05/2022
16	A/HSK/365	Temporary Open Storage of Metal Ware for a Period of 3 Years	Various Lots in D.D.128 and Adjoining Government Land, Ha Tsuen, Yuen Long	"Government, Institution or Community" and "Open Space"	22/04/2022
17	A/HSK/362	Proposed Temporary Public Vehicle Park for Private Car and Goods Vehicle not exceeding 24 tonnes and Open Storage of Export Vehicle and Vehicle Parts for a Period of 3 Years	Lot 3323 S.B ss.1 in D.D. 129, Ha Tsuen, Yuen Long	"Residential (Group A) 3"	01/04/2022

No.	Application No.	Applied Use	Location	Zone	Decision Date
18	A/HSK/360	Proposed Temporary Open Storage of Construction Materials and Logistics Centre for a Period of 3 Years	Lot 766 (Part) in D.D. 125, Ha Tsuen, Yuen Long	"Open Space"	01/06/2022
19	A/HSK/356	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories	"Residential (Group A) 3", "Residential (Group A) 4", "Government, Institution or Community", "Open Space" and area shown as 'Road'	10/06/2022

Table 4.1 Previously Approved Similar S16 Planning Applications

4. Land Status

- 4.1.1 The Site consists of Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, North New Territories, Hong Kong [**Figure 4.1**]. No Government Land is involved.
- 4.1.2 The Applicant is not a “current land owner” of the Site but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by posting site notices and sending notice to Ha Tsuen Rural Committee by registered post.

5. Policy Context

- 5.1.1 Relevant points to the Proposed Development under the Chief Executive’s 2023 Policy Address are as follows: -

Promote the development of the construction industry

The Government would “provide funding for some 400 enterprises under the Construction Innovation and Technology Fund within 2024 to facilitate their adoption of various innovative technologies in construction projects, with a view to further enhancing productivity and built quality.” (Para. 46)

Move Ahead with the Northern Metropolis as the New Engine for Growth Strategic Location

“The Northern Metropolis is a new engine for Hong Kong’s future growth. Upon full development, it will provide about 500 000 new housing units and create 500 000 new jobs. Adopting an “industry-driven and infrastructure-led” approach as its key planning axle, the Northern Metropolis will forge a major hub for Hong Kong to integrate into the overall development of our country.” (Para. 78).

6. Proposed Development

6.1 Development Parameters

- 6.1.1 The Proposed Development is for a temporary Open Storage of Construction Materials with Ancillary Site Office for a period of 3 Years. The indicative layout is shown in **Figure 6.1**. The major development parameters are summarised in **Table 6.1**.

Major Development Parameters	Proposed Development
Site area	About 3,219 sq.m. <i>Covered Area: about 38 sq.m (approx. 1.2%)</i> <i>Uncovered Area: about 3,181 sq.m (approx. 98.8%)</i>
Site Coverage	About 1.2%
Applied Use	Temporary Open Storage of Construction Materials with Ancillary Site Office for a period of 3 Years
Nos. of Temporary Structures	1 nos. of Site Office <i>(H: not exceeding 3m, L: not exceeding 6m, W: not exceeding 4.8m)</i> 1 nos. of Washroom (3 nos. of Portable Toilets) <i>(H: not exceeding 3m, L: not exceeding 3.67m, W: not exceeding 2.4m)</i>
Parking Provision ³	1 nos. Accessible Parking/Private Parking (Staff and Visitors) <i>(L: 5m, W: 3.5m)</i> 2 nos. Private Parking <i>(L: 5m, W: 2.5m)</i> 1 nos. Heavy Goods Vehicle Parking <i>(L: 11m, W: 3.5m)</i> 1 nos. Heavy Goods Vehicle for loading/unloading <i>(L: 11m, W: 3.5m)</i>

Table 6.1 Proposed Development Parameters

- 6.1.2 The current application is to facilitate the relocation of an existing open storage operation at Lot Nos. 280 (Part) and 681 (Part) in D.D. 125, Hung Shui Kiu affected by the land resumption and clearance under the Stage 3 development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) in the same OZP. The proposed current application (about 3,219 sq.m.) is of similar size as the area of the current operation (about 3,808 sq.m.). The number of structures for site office and toilet use has been kept to a minimum. There is only one entrance/exit point via local access road.

6.2 Proposed Operation

- 6.2.1 The Site would be use as a temporary open storage area for innovative construction materials (metal scaffoldings) to meet the needs of the local construction projects. In general, metal scaffoldings will be transported to the Site from suppliers to be stored at the Site to await for selling or renting by users. In sum, the materials/goods will be transported to the Site via goods vehicles for loading/unloading and storage. No container trailers/vehicles will be used.
- 6.2.2 The proposed operation will house about six full-time equivalent staffs. The operation hours will be from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays and no operation on Sundays and public holidays.

³ Reference to Hong Kong Planning and Standards Guidelines Chapter 8.

- 6.2.3 The Site is accessible via Kai Pak Ling Road. The daily entry of transport goods vehicles will be limited to 8 to 10 times. There will be no backing into the Site; or queuing along the access road will be anticipated.

6.3 Landscaping and Technical Aspects

- 6.3.1 Fences have been established around the Site. The Site is situated in a rural industries and character setting. There is no local dwellings/residents nearby or interface issues. No adverse visual impacts are anticipated.
- 6.3.2 The traffic in and out will be kept to minimal. No adverse traffic impacts are anticipated.
- 6.3.3 The Proposed Open Storage is a rather static operation. There is no workshop activity at the Site. No adverse significant environmental impact will be induced by the Proposed Development.
- 6.3.4 Due to the small scale operation, the Proposed Development will not cause any adverse impact on the existing sewerage and drainage system. It is proposed that portable toilets will be provided on site to collect the sewerage generated on site. The sewerage will be periodically collected and transported off the site for treatment by the Applicant. No adverse drainage impacts are anticipated.

7. Planning Justifications

7.1 In line with the Policy Address 2023

- 7.1.1 The Proposed Development is for the storage of innovative construction materials (metal scaffoldings) to meet the needs of the local construction projects. This will help support and promote the development of the construction industry by providing various innovative technologies to construction projects with a view to further enhancing productivity and built quality. Furthermore, the use and promotion of the metal scaffoldings would also meet the future growth and planned construction needs of the Northern Metropolis plan. Therefore, approval of the Proposed Development will allow the Applicant to continue with its operation to support and provide innovative technologies to the construction industry and support the construction works with the Northern Metropolis plan.

7.2 Echoing the Broad Land Use of the North Metropolis (NM) Action Agenda

The Proposed Development falls within an area for “*Modern Logistics Hub*” in the Broad Land Use Concept Plan for the Hung Shui Kiu /Ha Tsuen New Development Area (HSK/HT NDA). In fact, along with the surrounding area a total of about 72 ha of land reserved in HSK/HT and Yuen Long South is reserve for this use. Therefore the Proposed Development is merely echoing the prescribe broad land use of the Government for a modern logistic hub.

7.3 In Line with Town Planning Board Guideline No. 13G

The Proposed Development is a direct result of relocation of uses/operations affected by the government projects to sites designated for development purpose in NDAs. According to TPB PG-No. 13G, sympathetic consideration should be given to the Application as temporary use/development before these sites are required for NDA development. It should be noted that the Proposed Development is NOT in close proximity to existing residential dwellings and WILL NOT be subject to environmental nuisances caused by the Open Storage uses.

7.4 Facilitates the development of the Hung Shui Kiu and Ha Tsuen New Development Area

- 7.4.1 It is noted that the relocation of the existing operation is very crucial to the smoother clearance for the implementation of the Hung Shui Kiu/Ha Tsuen New Development Areas. The approval of the Proposed Development would allow the Applicant to vacate its current operations and to relocate to the new Site. This would ensure the timely development within the HSK/HT NDA and that targets for future population can be met.

7.5 Rectify the intended land use

- 7.5.1 It is observed that Kai Pak Ling Road and the unnamed access road was in existence before the first exhibition of Ha Tsuen Interim Development Permission Area Plan No. IDPA/YL-HT/1. Kai Pak Ling Road served as a natural separation of the woodland and graves to the west and the port back-up, storage and workshop uses to the east. However for some unknown reason, the Site has remained as "GB" zone while the surrounding areas were rezoned "Other Specified Uses" annotated "Port Back-up, Storage and Workshop Uses" ("OU(PBU&SWC)") in the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1. This zoning misalignment or "missed item" poses a problem when considering the macro master plan perspective, which emphasises the efficient utilisation of existing infrastructures and making efficient future use of the Kai Pak Ling Road, the unnamed access road and the Proposed Road D1. The approval of this application would fulfil the intended functions and uses associated with the surrounding port back-up, storage, and workshop uses. Furthermore, the proposed development will contribute to generating the critical mass of the "OU(PBU&SWC)" use, thereby enhancing its overall significance. This application would consequently stimulate and bolster the local economy. Therefore the approval of this application would provide an opportunity to rectify to a more suitable land use for the Site and benefit/support the surrounding uses [refer to **Figure 2.2**].

7.6 Would not frustrate the long-term planning intention

- 7.6.1 There is a genuine need for the Applicant to relocate its operations as requested by DevB. The Site has been paved for many years. Even though the Proposed Development does not align with the long-term planning intention of the "GB" zone of the OZP, the Proposed Development is temporary in nature and would not frustrate the long-term planning intention of the "GB" zone.

7.7 Compatible to the Surroundings

- 7.7.1 Per Section 2.1.3 and Figure 2.1 of the PS, the Site is mainly surrounded by uses of similar nature. There are no interface issues between the Proposed Use and the surroundings. The Proposed Use would be self-contained behind a fenced area and it's not anticipated to cause any environmental nuisance. The Proposed Use is compatible with the surrounding land uses.

7.8 Allows Efficient Use of Vacant Land

- 7.8.1 Land is a valuable and scarce resources for Hong Kong. Given the land has been left idle, the Proposed Development on a temporary basis will a better utilisation of vacant land to meet the demand needs of the locality.

7.9 Would not Result in Adverse Impacts to the Surroundings

- 7.9.1 The Proposed Development is non-polluting in nature and there are no domestic structures or sensitive receivers nearby. The operation will only house about 6 full-time staff. Since the Applicant is experienced in its current operation of similar site area (size) and context, it is anticipated that there is no potential adverse traffic, environmental, sewerage and drainage impacts of the Proposed Development on the surrounding areas.

7.10 Would not set an undesirable precedent case

- 7.10.1 With reference to Para 3.2.4, a desktop review on similar cases found that several applications of similar uses were approved by TPB on temporary basis in the last 2 years. The Application has its individual merits of contributing to support and facilitate innovation in the construction industry and the development of the Hung Shui Kiu/Ha Tsuen New Development Areas. The Proposed Development will benefit the community in the long-run and would not set an undesirable precedent case.

8. Conclusion

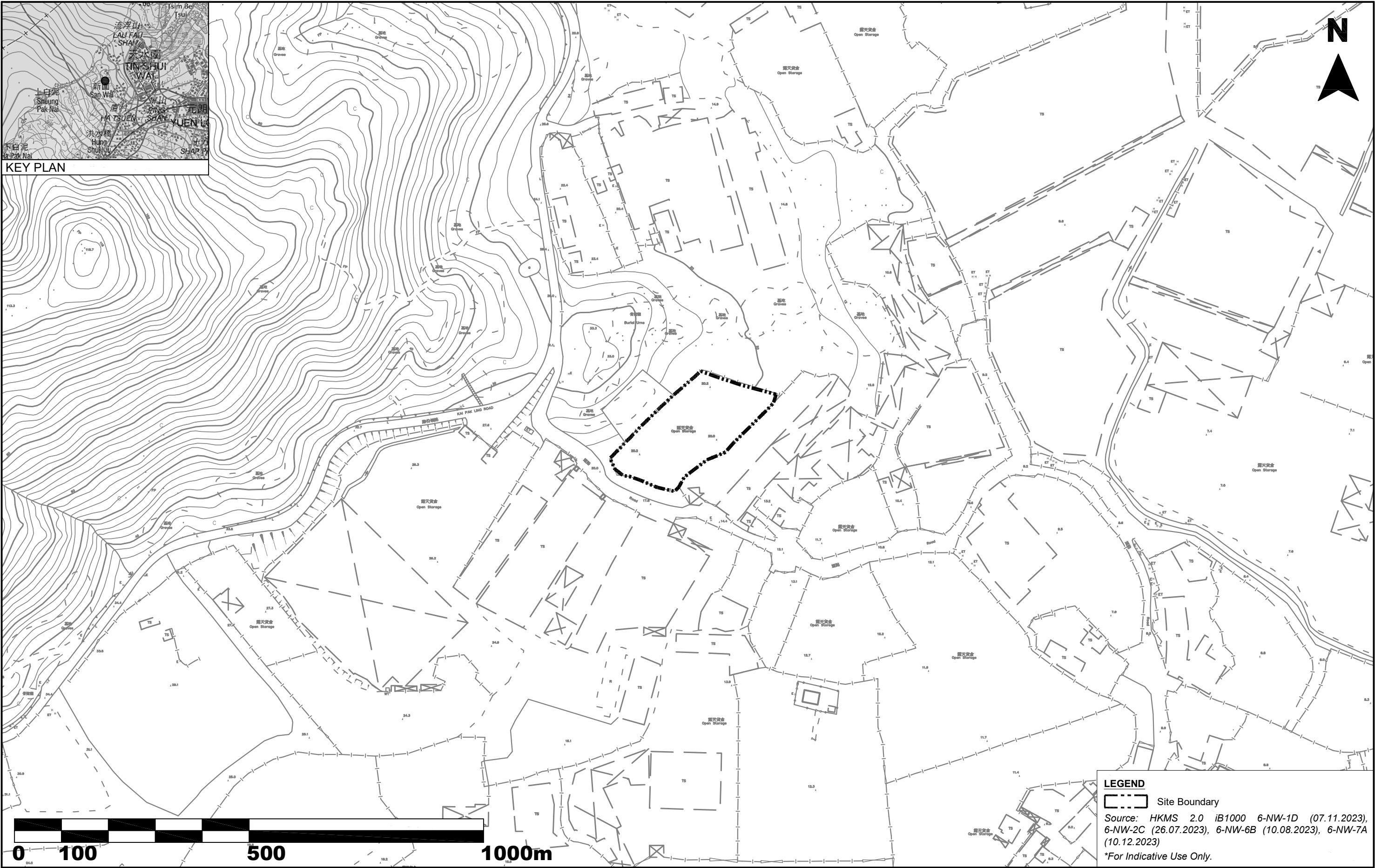
- 8.1.1 The Applicant seeks approval from the TPB for the Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office use. The application is justified on the grounds that the Proposed Use:
- is in line with Policy Address 2023;
 - echoing the Broad Land Use of the North Metropolis (NM) Action Agenda;
 - is in line with Town Planning Board Guideline No. 13G;
 - facilitates the development of the Hung Shui Kiu/Ha Tsuen New Development Area;
 - rectify the intended land use;
 - would not frustrate the long-term planning intention;
 - is compatible with the surroundings;
 - allows efficient use of vacant land;
 - would not result in adverse impacts to the surroundings; and
 - would not set an undesirable precedent case.

- 8.1.2 A replacement site is required by the Applicant to continue its business operation upon land resumption by the Government and an extensive land search has been conducted at the Applicant's own time and resources. In view of the Strategic Planning and Policy Context, Statutory Planning and Non-statutory Planning Context, the Site conditions, as well as the justifications provided, the TPB is invited to give sympathetic consideration to approve this Section 16 Planning Application.

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Figures

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JOB TITLE:

Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

Drawing Title

Location Plan

Rev	Description	Date

Drawn	CN	Date	16/04/24
Checked	RT	Approved	RT
Scale	1:2000 @ A3		

Drawing No.

Figure 1.1

Rev.

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LEGEND

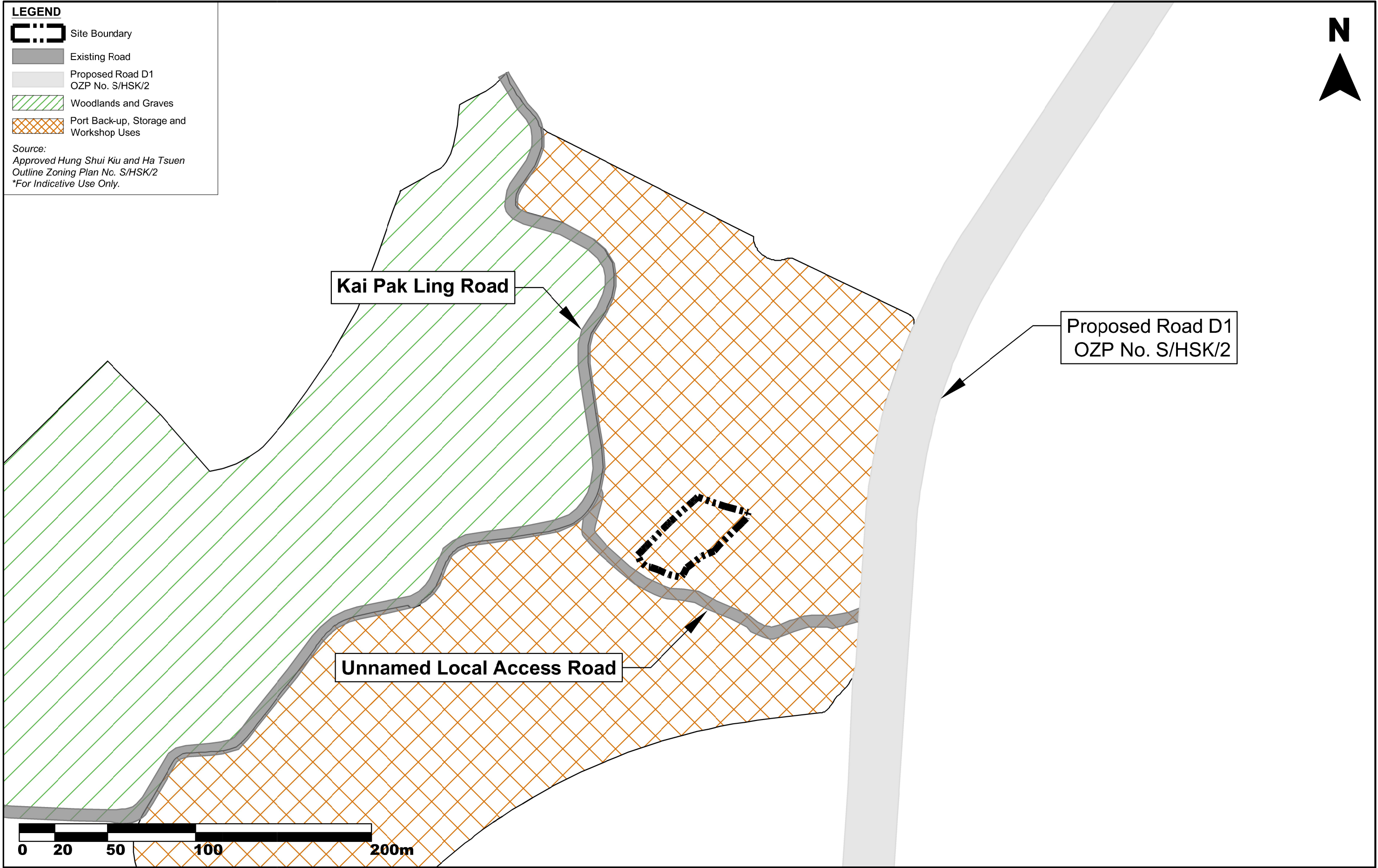


Site Boundary

Source: HKMS 2.0 IB1000 6-NW-1D (07.11.2023),
6-NW-2C (26.07.2023), 6-NW-6B (10.08.2023),
6-NW-7A (10.12.2023)

*For Indicative Use Only.


 PRUDENTIAL <small>SURVEYING • LAND ADVISORY • VALUATION</small>	ADDRESS: 		JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong		Drawing Title The Site and its Surroundings				Drawing No.	
	TEL: 		TEL: 		Rev				Drawn	Date
	FAX: 		FAX: 		Rev				Checked	Approved
					Rev				RT	RT
					Rev				Scale	1:1500 @ A3
				Description				Date	Rev.	
										Figure 2.1



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Source :



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<div><div><div><div></div><div>PRUDENTIAL</div><div><small>SURVEYING • LAND ADVISORY • VALUATION</small></div></div><div><div>ADDRESS:</div><div>TEL:</div><div>FAX:</div></div></div><div></div></div> <td colspan="2">JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong</td> <td colspan="2">Drawing Title Site Photos</td> <td colspan="2"></td> <td colspan="2">Drawn CN Date 06/05/24</td> <td colspan="2" rowspan="2">Drawing No. Figure 2.3</td>	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong		Drawing Title Site Photos				Drawn CN Date 06/05/24		Drawing No. Figure 2.3	
					Checked RT Approved RT					
							Scale N.T.S.		Rev. -	
	Rev		Description		Date					

LEGEND

Site Boundary

R(A)

Residential (Group A)

V

Village Type Development

G/IC

Government, Institution or Community

O

Open Space

OU

Other Specified Uses

GB

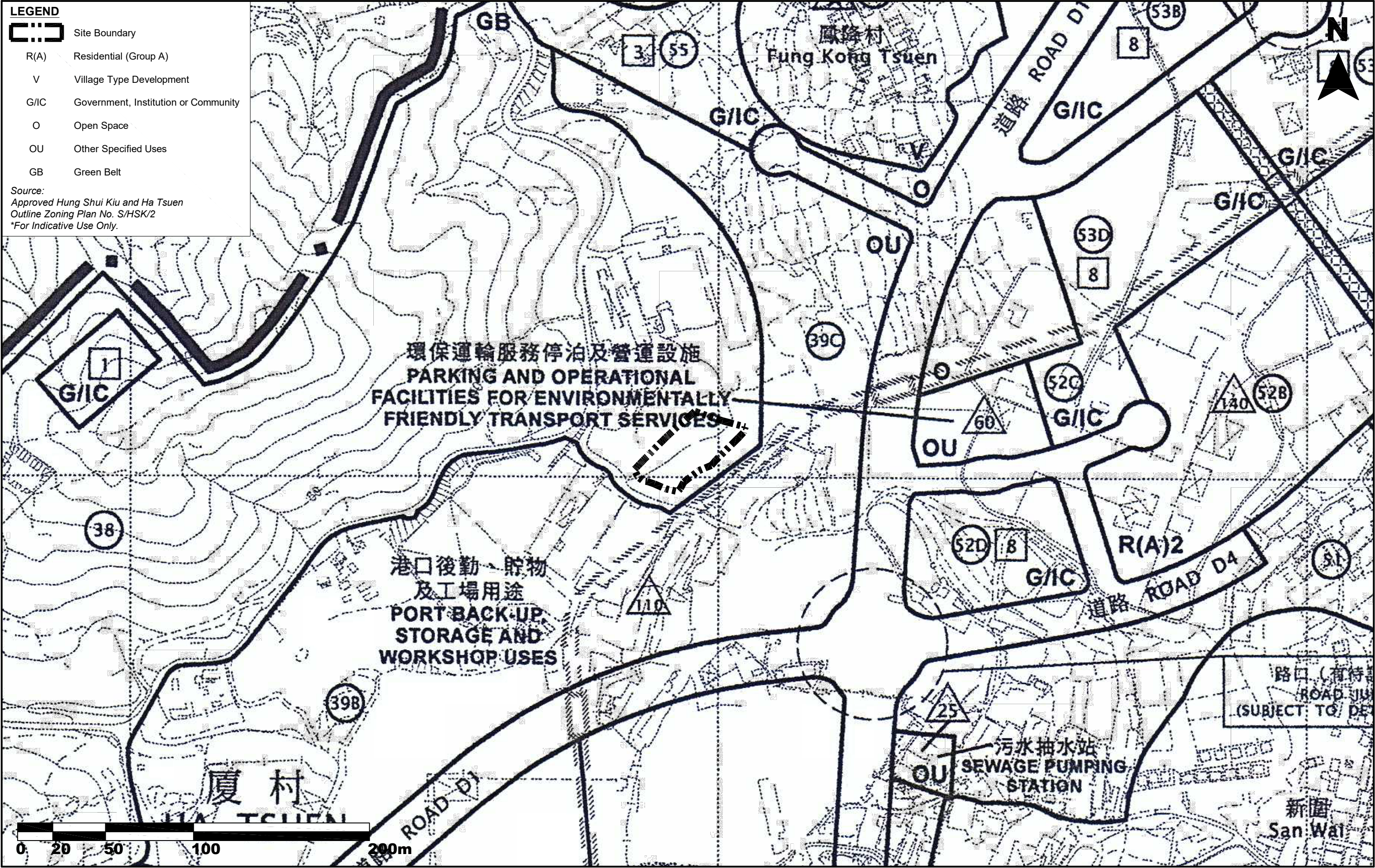
Green Belt

Source:

Approved Hung Shui Kiu and Ha Tsuen

Outline Zoning Plan No. S/HSK/2

*For Indicative Use Only.



PRUDENTIAL

SURVEYING • LAND ADVISORY • VALUATION

ADDRESS:

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JOB TITLE:

Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

Drawing Title

OZP Planning Context of the Surroundings

Rev	Description	Date

Drawn	CN	Date	16/04/24
Checked	RT	Approved	RT
Scale	1:3000 @ A3		

Drawing No.	Figure 3.1
Rev.	-

(8) In any area shown as ‘Road’, all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

(b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.


(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

“Existing building” means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

“New Territories Exempted House” means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as ‘Shop and Services’ or ‘Eating Place’, the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

File Name :
Source :

 SURVEYING • LAND ADVISORY • VALUATION	ADDRESS: [REDACTED] TEL: [REDACTED] FAX: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Extract of the Notes of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2				Drawn	CN	Date	16/04/24	Drawing No. Figure 3.2			
							Checked	RT	Approved	RT				
										Scale	N.T.S.			Rev. -
				Rev		Description		Date						

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

Planning Intention

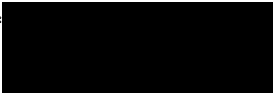
The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

(Please see next page)

GREEN BELT (Cont'd)

Remarks

- (a) On land previously falling within the “Green Belt” zone on the Ha Tsuen Outline Zoning Plan No. S/YL-HT/10, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen Interim Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) On land previously falling within the “Green Belt” zone on the Ping Shan Outline Zoning Plan No. S/YL-PS/16,
- (i) any filling or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Shan Development Permission Area Plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance;
- (ii) any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) On land not previously falling within the “Green Belt” zone on the Ha Tsuen Outline Zoning Plan No. S/YL-HT/10 or Ping Shan Outline Zoning Plan No. S/YL-PS/16, as set out in paragraphs (a) and (b) above, any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



Drawn	CN	Date	16/04/24	Drawing No.
Checked	RT	Approved	RT	Figure 3.3
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Rev	Description	Date	-	

and help collect different types of recyclables in the local community, which could provide synergistic effect to achieve better operational efficiency. Development of this zone is subject to a maximum BH of 50mPD. This site is also reserved for further expansion of the new STW for the NDA, if necessary.

All Other Sites (Not Listed Above)

- 11.10.14 Apart from the above, this zone denotes land allocated or reserved for specific uses, including the following:
- (a) Sewage Pumping Stations in Planning Areas 25, 36, 46, 51, 56 and 68;
 - (b) Petrol Filling Stations in Planning Areas 40B, 42B and 50;
 - (c) District Cooling System in Planning Areas 31A and 56;
 - (d) Railway Station in Planning Area 30; and
 - (e) the existing West Rail Line Emergency Access Points in Planning Areas 15 and 49.
- 11.10.15 Development or redevelopment within the above zones are subject to a maximum BHR as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- 11.10.16 Minor relaxation of the PR and/or BH restrictions for the “OU” zone may be considered by the Board on application under section 16 of the Ordinance. Each application for minor relaxation of PR / BH restrictions will be considered on its own merits.

11.11 “Green Belt” (“GB”): Total Area: 55.92 ha

- 11.11.1 The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 11.11.2 The “GB” zone covers land with mature vegetation, hilly terrain and the existing burial grounds. The existing mitigation ponds under KSWH and the San Sang San Tsuen Egrettry in Planning Area 45 will also be protected and preserved through the “GB” zoning. The flight path of ardeids will be protected by “GB” zone together with

the adjoining open space.


- 11.11.3 As filling of land/pond or excavation of land may cause adverse drainage impacts on the areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

12. COMMUNICATIONS

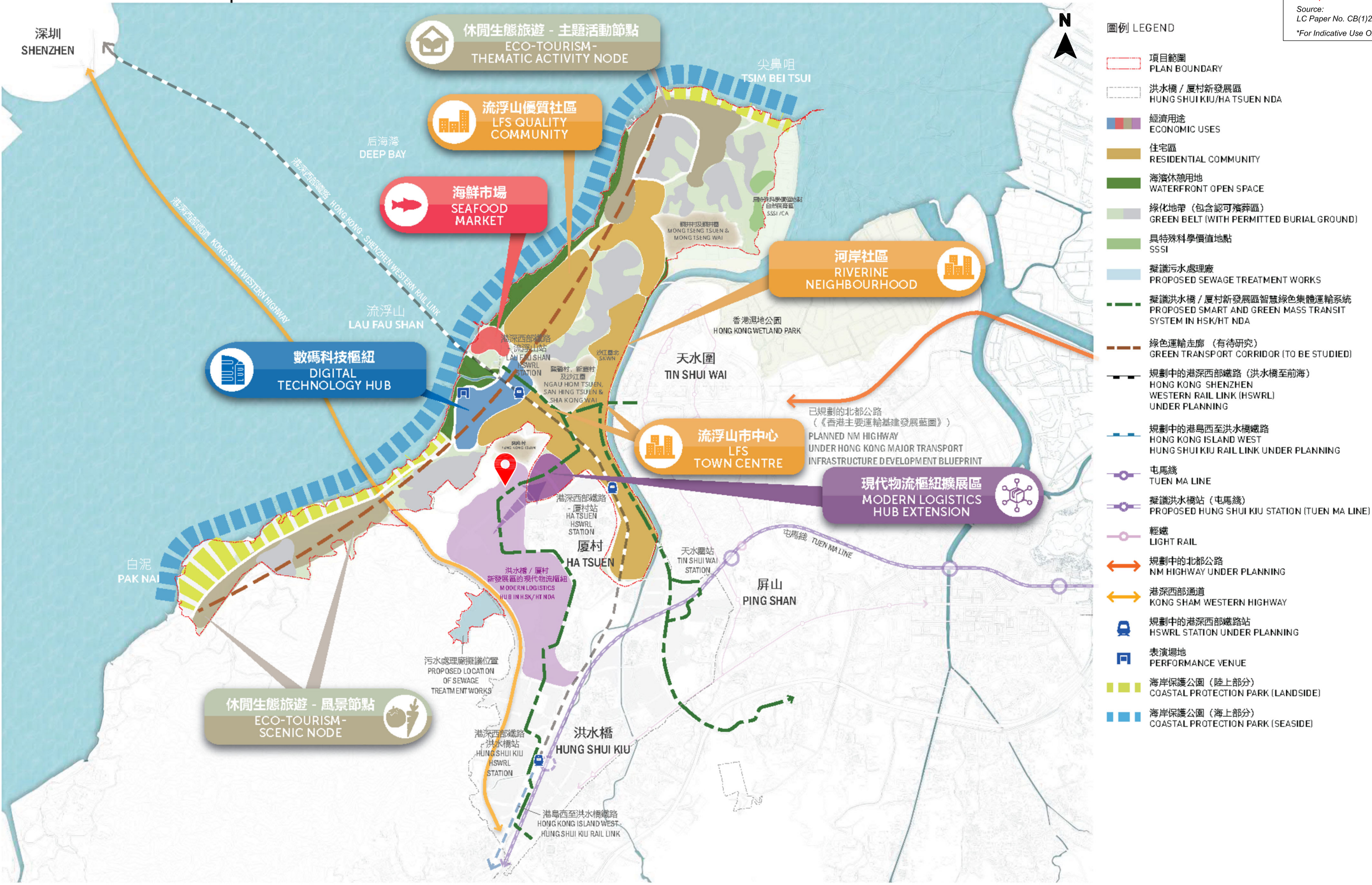
To support the development of HSK NDA, the railway system is planned as the backbone of the passenger transport system in the Area supplemented by other public transport services. A number of improvements to the existing road network are necessary. The traffic impacts of the planned developments have been assessed. With the implementation of the proposed improvement works, no adverse traffic impact is envisaged.

12.1 Road Network (Figure 7)


- 12.1.1 Currently, the principal accesses to the Area include YLH, Castle Peak Road and KSWH while the secondary accesses include Tin Wah Road, Ping Ha Road, Tin Ying Road and Hung Tin Road. The Area will be well connected with different parts of Hong Kong and surrounding areas by cross-boundary strategic road network as well as by a comprehensive existing and planned road network. A comprehensive road network of a primary distributor, eight district distributors and local roads is planned to provide convenient connection among various development areas and activity nodes.
- 12.1.2 As the special industrial land uses are planned at the western side of the Area close to KSWH, the heavy vehicle traffic generated from the special industry would be conveniently directed to/from KSWH without going through the residential areas. Road P1 is proposed to convey the traffic from KSWH to district distributors and vice versa. Slip roads and flyover are proposed to connect KSWH from Road P1 and Road D3. For other residential-related traffic, they are anticipated to use other access such as Hung Tin Road via YLH or other district distributors via Castle Peak Road.
- 12.1.3 Apart from separating the access points, the internal road network is planned to prevent heavy vehicles moving from industrial area in the west across the Area to the residential cluster in the east. Such east-west traffic movement is minimised by the planning of non-continuous east-west distributor roads, with the exception of Road D1 at the northernmost part of the Area.

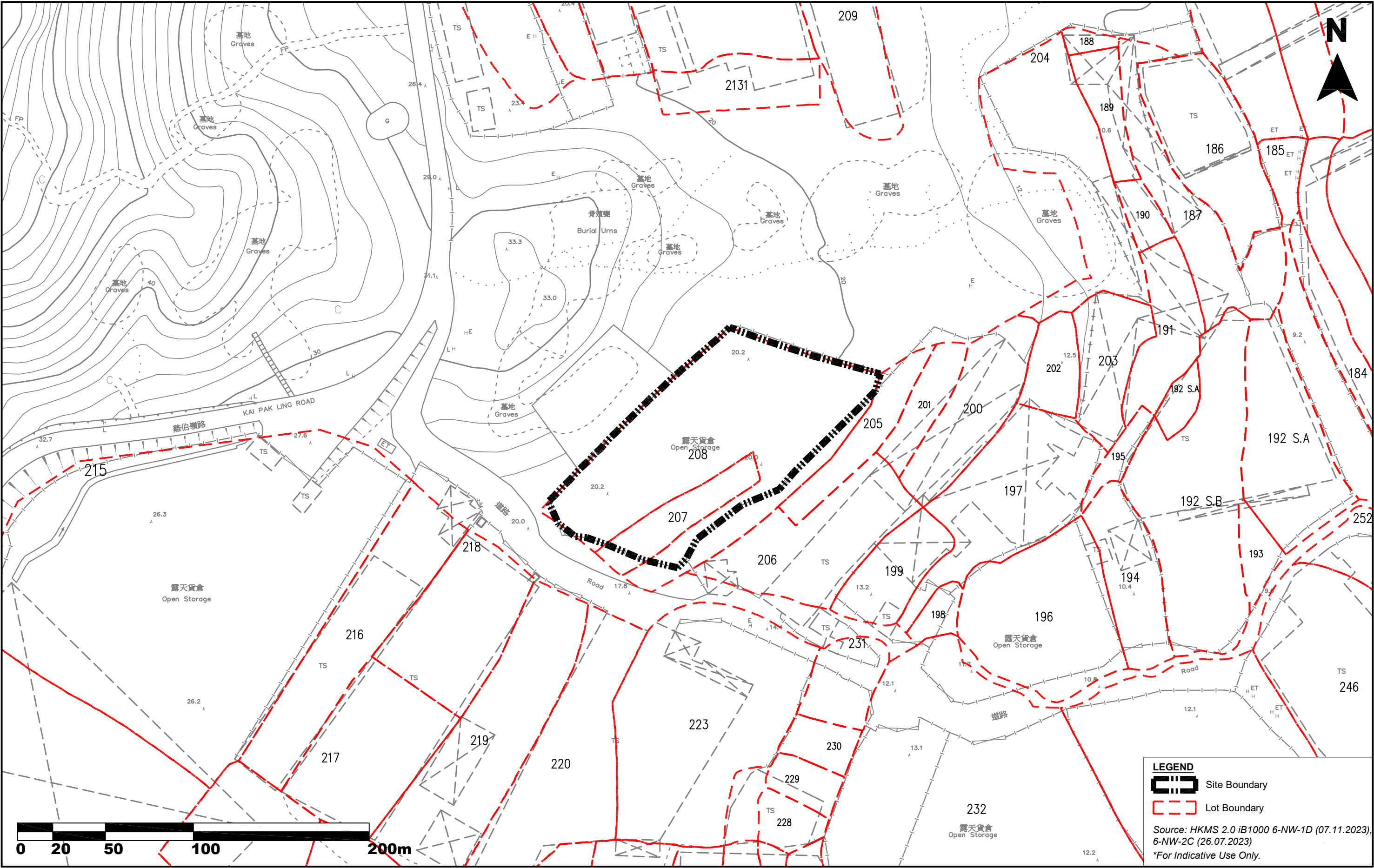
 SURVEYING • LAND ADVISORY • VALUATION	ADDRESS: [REDACTED] TEL: [REDACTED] FAX: [REDACTED]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Extract of Explanatory Statement of “GB” Zone of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2				Drawn	CN	Date	16/04/24	Drawing No. Figure 3.4				
							Checked	RT	Approved	RT					
										Scale	N.T.S.			Rev. -	
							Rev	Description			Date				

概括土地用途概念圖
Broad Land Use Concept Plan



File Name :
Source :

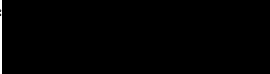
 SURVEYING • LAND ADVISORY • VALUATION	ADDRESS: TEL: FAX:	JOB TITLE: Proposed Temporary Open Storage of Construction Materials with Ancillary Site Office for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Broad Land Use Concept Plan, Development Proposal of Lau Fau Shan/ Tsim Bei Tsui/Pak Nai area	Drawn CN Date 05/06/24		Drawing No. Figure 3.5
				Checked RT	Approved RT	
				Scale N.T.S.	Rev.	-
Rev	Description	Date				



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JOB TITLE:
Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

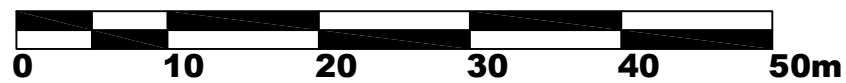
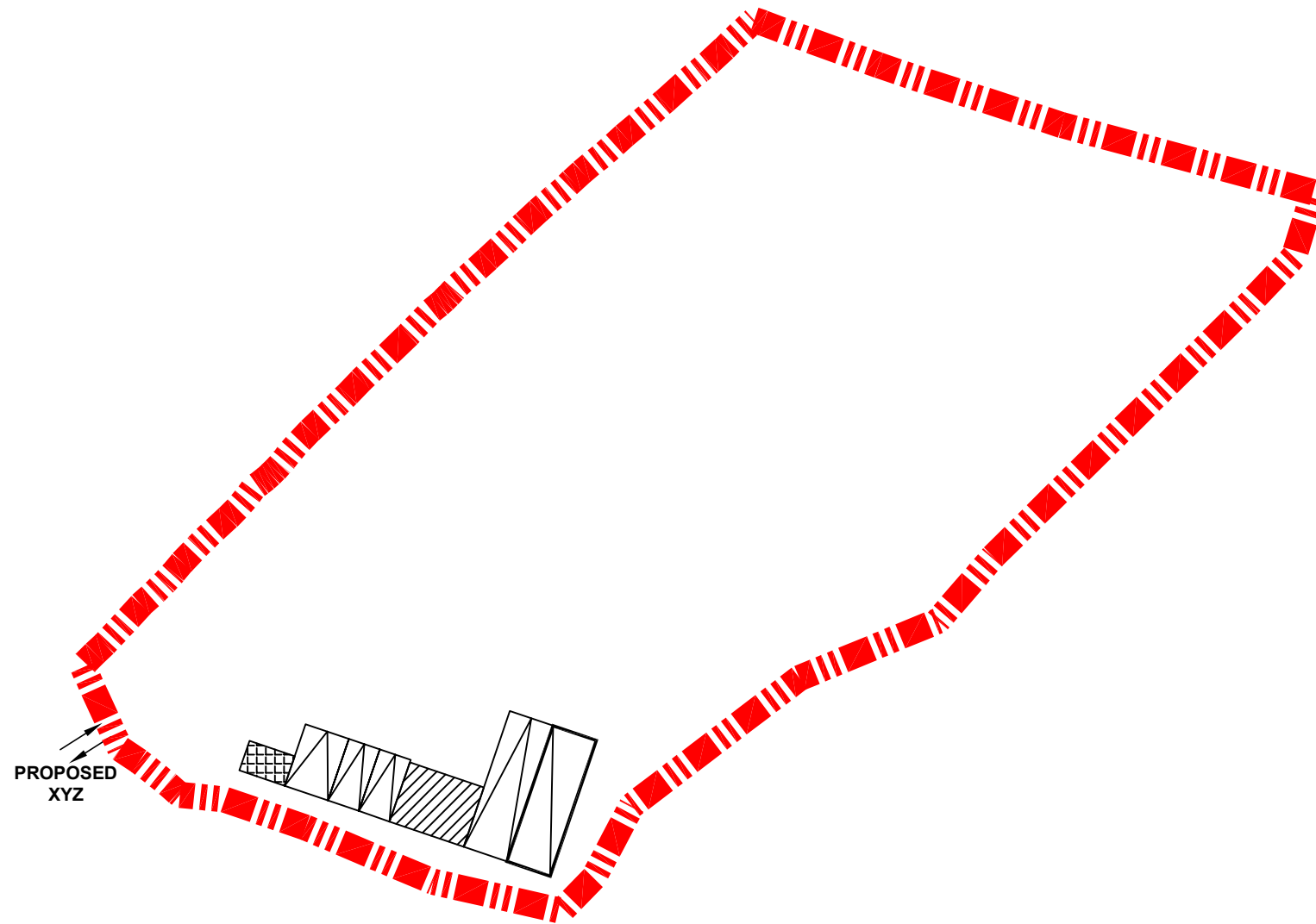
Drawing Title
Land Status Plan

Rev	Description	Date

Drawn	CN	Date	11/03/24
Checked	RT	Approved	RT
Scale	1:2000 @ A3		

Drawing No.	Fig. 4.1
Rev.	

File Name :
Source :



LEGEND	
	Site Boundary
	Site Office (Area: about 29 sq.m.)
	Washroom (Area: about 9 sq.m.)
	Parking Space
	Loading/Unloading Space

**For Indicative Use Only.*



ADDRESS: [Redacted]
TEL: [Redacted]
FAX: [Redacted]

JOB TITLE:
Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

Drawing Title
Layout Plan

			Drawn	CN	Date	11/03/24	Drawing No. Figure 6.1	
			Checked	RT	Approved	RT		
			Scale					
Rev	Description	Date	1:500 @ A3				Rev.	-

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Annex 1

Lands Department Letter Dated 10 November 2022

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電話 Tel: 3543 0189
圖文傳真 Fax: 3547 0756
電郵地址 Email: laonda@landsd.gov.hk
本署檔號 Our Ref: LD NDA HSK/POL/17/8
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

致： 構築物佔用人或使用人／業務經營者

現場派遞

重要文件

洪水橋／厦村新發展區第二期發展工程

閣下的住所／業務所在的地方將受洪水橋／厦村新發展區第二期發展工程（下稱「該新發展區工程」）影響而須清拆。本函件旨在通知閣下的預計遷出日期，以及提供有關安置安排（只適用於住所）及補償（如適用）等事宜的相關資料。

擬議清拆範圍及遷出日期

2. 根據目前工程計劃，政府最早將於 2023 年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府。收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地佔用人的遷出限期。

3. 為了讓土地佔用人有更多緩衝時間，工程部門將會為工程範圍內不同位置的 land 佔用人訂定分階段的遷離限期。就閣下所處的地點而言，預計遷出限期為 2024 年年中。在確實遷出限期前約三個月，本署會援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼告示，通知閣下確實的遷出限期。在限期屆滿後，本署會根據《土地（雜項條文）條例》（第 28 章），清理涉及的構築物及相關範圍的土地。

4. 該新發展區工程的擬議收地及清拆範圍可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/tc/compensation-and-clearance/>

或掃描以下二維碼 (QR Code) :



相關圖則亦可於附件 1所述地點查閱。

安置安排(只適用於住所)及補償事宜

5. 本署及相關部門會根據適用安排向合資格人士及業務經營者發放特惠津貼[或安置安排(只適用於住所)]，及對有意覓地重置業務的經營者提供適切的協助。詳情可參考附錄及本署網站 (<https://www.landso.gov.hk/tc/land-acq-clearance.html>)。本署職員將於稍後適當時間聯絡閣下以進行安置安排及補償(如適用)的資格審核工作。若閣下希望能盡早得知是否符合資格申領安置補償，可向本署新發展區組提供附件 2載列的文件的副本，以便評核閣下是否符合資格申領安置補償。

查詢

6. 如有查詢，請與本署新發展區組職員聯絡[熱綫電話: 3543 0189(洪水橋／厦村新發展區第二期發展工程)]。

地政總署

總產業測量師／新發展區

(盧學榮



代行)

2022 年 11 月 10 日

附件(供參閱)

附件 1 - 查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍圖則的地點

附件 2 - 評核安置補償資格的所需文件

附錄 - 安置安排及特惠津貼簡介

查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍
可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/tc/compensation-and-clearance/>

或掃描以下二維碼(QR Code)：



相關圖則亦可於下列地點查閱：

地政總署新發展區組

新界上水龍琛路 39 號上水廣場 15 樓 1501-1510 室

辦公時間：星期一至星期五上午 9 時至下午 5 時半
(下午 12 時 30 分至 1 時 30 分除外)

洪水橋／厦村新發展區社區聯絡隊

新界屯門鍾屋村 203 號地下

辦公時間：星期一、二、四上午 9 時半至下午 5 時半
(下午 12 時 30 分至 2 時除外)；
星期三、五下午 2 時至下午 9 時半
(下午 5 時 30 分至 7 時除外)；
星期六上午 9 時半至下午 1 時半

評核安置補償資格的所需文件

(若閣下希望能盡早得知是否符合資格申領安置補償，可向地政總署提供以下文件的副本，以便評核。)

業務經營者

- (a) 經營人之香港身份證
- (b) 香港公司註冊證書
- (c) 有關業務在清拆前登記日前 2 年的營運單據(註 1)，例如供水電及電話單據、火險保單/器材保養/僱員保險等單據及其他有效證明文件

寮屋住戶

地政總署會先進行初步資格審核，主要審核住戶是否符合安置補償資格所需最少於已登記／持牌構築物連續居住的年期。住戶通過初步資格審核後，地政總署會適時把「須通過經濟狀況審查」的安置申請轉介至房屋署；而「免經濟狀況審查」的安置申請則會轉介至香港房屋協會(房協)。同時，申請者亦會獲通知轉介情況。房屋署及房協在收到地政總署轉介的安置申請後，會審核有關住戶是否符合其他相關安置申請的規定(請參考附錄)。如通過有關審核，房屋署及房協會發信邀請申請者進行親身會面、提交證明文件、簽署相關聲明書／表格。

因應每個受清拆影響住戶的不同情況，若閣下希望能盡早得知是否符合初步資格申領安置補償，可向地政總署提供以下文件的副本，以便評核，或致電 3529 2415 與地政總署新發展區組清拆小組職員聯絡：

- (a) 香港身份證／出世紙或其他出生證明
- (b) 結婚證書(如適用者)
- (c) 各子女就讀學校之學生手冊(有地址紀錄之內頁)(如適用者)
- (d) 離婚證明(如適用者)
- (e) 有關住戶在清拆前登記日前 2 年(適用於「須通過經濟狀況審查」的安置申請)或 7 年(適用於「免經濟狀況審查」的安置申請)的住址證明(註 1)，例如供水電及電話/手提電話單據、繳稅／報稅單據、銀行月結單據、租約證明文件、租單、工作證、勞資受僱合約、僱主證明書、政府部門及公營機構所發出之文件或帳單及其他有效證明文件

註 1：就洪水橋／厦村新發展區第二期發展工程而言，在計算受影響的業務經營者／寮屋住戶的最少連續佔用／居住年期時，除緊接清拆前登記日期前的連續佔用／居住年期外，亦會包括清拆前登記日期當日後至 2018 年 5 月 10 日期間的連續佔用／居住年期，以決定業務經營者／寮屋住戶是否符合特惠津貼／安置的資格。

安置安排及特惠津貼簡介

住戶的安置安排及特惠津貼

1. 合資格住戶可選擇「須通過經濟狀況審查」安置選項入住香港房屋委員會(房委會)轄下的公屋單位，或選擇「免經濟狀況審查」安置選項入住由香港房屋協會(房協)發展和管理的專用安置屋邨，兩個分別位於洪水橋及粉嶺百和路的專用安置屋邨於2024年落成入伙，提供租住單位及資助出售房屋供住戶選擇。

2. 選擇「須通過經濟狀況審查」安置的住戶須在緊接清拆前登記日期前在已登記／持牌住用構築物連續居住滿最少兩年，並符合房委會的全面經濟狀況審查。選擇「免經濟狀況審查」安置的住戶須在緊接清拆前登記日期前在已登記／持牌住用／非住用構築物居住滿最少七年，無須經濟審查。住戶亦須符合不擁有住宅物業和沒有享受資助房屋福利等相關房屋政策的規定。根據2018年公布的優化安置方案，就洪水橋／厦村新發展區第二期發展工程而言，由於項目在2018年5月10日公布經優化的特惠補償及安置方案前已完成清拆前登記，在計算住戶居住年期時，除了計算緊接清拆前登記日期前的連續居住年期外，亦會包括清拆前登記日期當日後至2018年5月10日(即公布優化方案日期)期間的連續居住年期，以決定住戶是否符合特惠津貼及／或安置的資格。

3. 不選擇安置的住戶如符合相關資格，可申領特惠津貼。如合資格住戶選擇在房協的專用安置屋邨購買資助出售單位，則既可購買安置單位，亦可獲得經折算的特惠津貼(款額是不選擇安置的情況下原本可獲發的特惠津貼額的六分之五)，以協助有關住戶置業。另外，所有在清拆前登記記錄在案的住戶，均可獲發住戶搬遷津貼。本段所述的津貼將以張貼收地通告當時生效的津貼率計算。

業務經營者的特惠津貼及業務重置支援

4. 合資格的業務經營者可獲發特惠津貼，包括「商鋪、工場、倉庫、船排、學校、教堂及觀賞魚養殖經營者的特惠津貼」(適用於持牌／已登記構築物的業務經營)、「露天

／戶外業務經營者的特惠津貼」(適用於持合法土地文書¹如私人地契上的業務經營)，或向政府申索法定補償作為替代(只適用於私人土地上的業務經營)。政府已於2022年5月優化「露天／戶外業務經營者的特惠津貼」，只要受影響的業務在緊接清拆前登記日期前已在有關土地上營運最少兩年，便可獲發該特惠津貼。如同上述第二段所提及，就洪水橋／厦村新發展區第二期發展工程而言，在計算受影響的業務經營者的最少連續佔用年期時，除緊接清拆前登記日期前的連續佔用年期外，亦會包括清拆前登記日期當日後至 2018 年 5 月 10 日期間的連續佔用年期，以決定業務經營者是否符合特惠津貼的資格。

5. 政府明白部分業務經營者期望重置業務並繼續經營。因此除了提供特惠津貼外，如受影響的經營者希望搬遷至新界其他地點繼續營運(例如是劃作「工業」或「露天貯物」的用地)，政府會在規劃及土地行政事宜上向有意覓地重置的經營者，提供諮詢服務及便利措施。政府亦正加強整理較大機會可容納受影響作業的地帶資料，將向有需要商戶提供。如經營者覓得私人土地並希望尋求意見，可聯絡本署新發展區組陳珈穎女士(電話: 3705 9749)[洪水橋／厦村新發展區第二期發展工程]。另外，政府將繼續致力物色合適作露天貯物／工場等作業的臨時政府用地，以局限性招標方式以短期租約出租予受影響的業務經營者。就政府為受影響棕地作業者所提供支援的詳情，可參考本署網頁如下：

<https://www.landsd.gov.hk/tc/land-acq-clearance/land-resumption-clearance/acquisition-compensation/brownfield-operator.html>

¹ 由政府按簡易招標程序出租的土地除外。

電話 Tel: 3543 0189
圖文傳真 Fax: 3547 0756
電郵地址 Email: laonda@landsd.gov.hk
本署檔號 Our Ref: LD NDA HSK/POL/17/7
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路 39 號上水廣場 15 樓 1501 至 1510 室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

注意：請轉交土地業權人

致：受影響土地業權人(受影響私人土地的地段編號請參閱附件 1)

現場派遞

重要文件

洪水橋／厦村新發展區第二期發展工程

根據洪水橋／厦村新發展區第二期發展工程（下稱「該新發展區工程」）擬議收地範圍，附件 1 列出的私人土地（下稱「該土地」）將受影響而須被政府收回。本函件旨在通知受影響土地業權人項目的擬議收地範圍及時間表，以及提供有關補償事宜的相關資料。

擬議收地範圍及時間表

2. 該新發展區工程的擬議收地及清拆範圍可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/tc/compensation-and-clearance/>

或掃描以下二維碼 (QR Code)：



相關圖則亦可於附件 2 所述地點查閱。

根據目前工程計劃，政府最早將於 2023 年下半年開展收地工作。本署屆時會按相關法例在受影響的私人土地張貼收回土地公告，訂明有關私人土地業權於公告張貼後的三個月復歸政府。

3. 收回土地通告訂明的日期，只是土地業權復歸政府的日期，並不是該土地佔用人的遷出限期。為了讓土地佔用人有更多緩衝時間，工程部門會按工程需要，將工程範圍內不同位置的土地佔用人訂定分階段的遷離限期。目前預計的遷出限期約為 2023 年第四季至 2025 年年中。在確實遷出限期前約三個月，本署會援引《土地（雜項條文）條例》（第 28 章），在涉及的構築物及／或相關範圍張貼法定告示，限期屆滿後清理相關範圍的土地及構築物。本署已另行向受影響的土地佔用人發信告知相關資料。

補償事宜

4. 本署會根據適用安排向土地業權人作出補償。業權人可以根據相關法例向政府申索法定補償，或選擇領取行政性質的特惠土地補償作為法定補償以外的替代安排。詳情可參考附錄及本署網站 (<https://www.landsd.gov.hk/tc/land-acq-clearance.html>)。

查詢

5. 如有查詢，請與本署新發展區組職員聯絡 [熱線電話：3543 0189(洪水橋／厦村新發展區第二期發展工程)]。

地政總署

總產業測量師／新發展區

(盧學榮



代行)

2022 年 11 月 10 日

附件(供參閱)

附件 1 - 受影響地段一覽表

附件 2 - 查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍圖則的地點

附錄 - 土地業權人補償簡介

附件 1

洪水橋／厦村新發展區第二期發展工程 受影響地段一覽表

丈量約份第 121 約地段第 300 號餘段(部分)、第 301 號 B 分段(部分)、第 455 號餘段(部分)、第 472 號(部分)、第 473 號(部分)、第 474 號(部分)、第 475 號(部分)、第 534 號(部分)、第 535 號(部分)、第 536 號(部分)、第 537 號(部分)、第 538 號(部分)、第 539 號、第 540 號(部分)、第 541 號(部分)、第 556 號(部分)、第 560 號(部分)、第 561 號(部分)、第 562 號(部分)、第 563 號(部分)、第 564 號(部分)、第 576 號(部分)、第 577 號(部分)、第 579 號(部分)、第 588 號(部分)、第 589 號(部分)、第 591 號、第 592 號(部分)、第 593 號(部分)、第 1444 號餘段(部分)、第 1462 號餘段(部分)、第 1829 號 A 分段第 2 小分段(部分)、第 1829 號 A 分段第 3 小分段(部分)、第 1829 號 A 分段第 5 小分段(部分)、第 1829 號 A 分段第 9 小分段(部分)、第 1829 號 A 分段第 13 小分段(部分)、第 1829 號 A 分段第 14 小分段(部分)、第 1829 號 A 分段餘段(部分)和第 1829 號餘段(部分)；

丈量約份第 124 約地段第 1 號、第 2 號、第 3 號、第 4 號、第 5 號、第 6 號、第 7 號 A 分段、第 7 號 B 分段、第 7 號餘段、第 8 號、第 9 號餘段、第 10 號、第 11 號、第 12 號(部分)、第 13 號 A 分段餘段(部分)、第 13 號 B 分段第 2 小分段(部分)、第 13 號 B 分段第 3 小分段(部分)、第 13 號 B 分段第 4 小分段(部分)、第 13 號 B 分段餘段、第 14 號餘段(部分)、第 15 號 C 分段(部分)、第 15 號餘段(部分)、第 33 號(部分)、第 40 號(部分)、第 41 號(部分)、第 42 號、第 43 號、第 44 號、第 45 號、第 46 號 A 分段、第 46 號 B 分段、第 46 號餘段、第 47 號、第 48 號、第 49 號、第 50 號、第 51 號、第 52 號、第 53 號、第 54 號、第 55 號、第 56 號、第 57 號、第 58 號、第 60 號、第 61 號、第 62 號、第 63 號(部分)、第 64 號(部分)、第 65 號、第 66 號、第 67 號(部分)、第 69 號(部分)、第 70 號(部分)、第 71 號、第 72 號、第 73 號、第 74 號、第 75 號、第 76 號(部分)、第 77 號(部分)、第 78 號 A 分段(部分)、第 93 號餘段、第 94 號、第 95 號、第 96 號、第 97 號、第 98 號、第 99 號、第 100 號餘段、第 101 號餘段、第 102 號、第 103 號餘段、第 104 號餘段、第 106 號(部分)、第 107 號 A 分段、第 107 號餘段、第 108 號 A 分段、第 108 號 B 分段(部分)、第 111 號(部分)、第 112 號(部分)、第 113 號、第 114 號(部分)、第 115 號、第 116 號、第 117 號、第 118 號、第 119 號、第 120 號、第 121 號、第 122 號、第 123 號、第 124 號餘段、第 125 號、第 127 號、第 128 號、第 129 號、第 130 號餘段、第 131 號、第 132 號餘段、第 133 號餘段、第 134 號、第 135 號 A 分段、第 135 號 B 分段、第 136 號餘段、第 144 號餘段、第 146 號餘段、第 147 號餘段、第 153 號餘段、第 154 號、第 155 號、第 156 號、第 157 號餘段、第 158 號餘段、第 159 號餘段、第 160 號餘段、第 161 號、第 163 號餘段、第 164 號餘段、第 217 號餘段、第 218 號、第 219 號餘段、第 220 號餘段、第 221 號餘段、第 222 號、第 223 號、第 224 號、第 225 號、第 226 號、第 227 號、第 228 號、第 229 號、第 230 號、第 231 號、第 232 號、第 233 號、第 234 號、第 235 號、第 236 號 A 分段、第 236 號 B 分段、第 237 號、第 238 號、第 239 號、第 240 號、第 241 號、第 242 號、第 243 號、第 244 號、

第 245 號、第 246 號、第 247 號、第 248 號、第 249 號、第 250 號 A 分段、第 250 號 B 分段、第 251 號、第 252 號、第 253 號、第 254 號、第 255 號、第 256 號、第 257 號、第 258 號、第 259 號、第 260 號、第 261 號、第 262 號、第 263 號、第 264 號、第 265 號、第 266 號、第 267 號、第 268 號、第 269 號、第 270 號、第 271 號、第 272 號餘段、第 273 號、第 274 號、第 275 號 A 分段、第 276 號、第 277 號、第 278 號、第 280 號、第 281 號餘段、第 282 號餘段、第 283 號餘段、第 284 號餘段、第 351 號 B 分段第 1 小分段（部分）、第 351 號 B 分段餘段（部分）、第 351 號 C 分段第 1 小分段（部分）、第 351 號 C 分段餘段（部分）、第 351 號 D 分段（部分）、第 352 號 A 分段第 1 小分段（部分）、第 352 號 A 分段第 2 小分段（部分）、第 352 號 B 分段餘段、第 352 號 C 分段、第 352 號餘段、第 353 號（部分）、第 356 號（部分）、第 479 號餘段、第 480 號 A 分段餘段、第 480 號餘段、第 481 號、第 482 號、第 483 號、第 484 號、第 485 號、第 486 號、第 487 號 A 分段、第 487 號 B 分段、第 488 號、第 489 號 A 分段、第 489 號 B 分段餘段、第 490 號餘段、第 491 號餘段、第 494 號餘段、第 495 號餘段、第 496 號、第 497 號、第 498 號、第 499 號、第 500 號、第 501 號餘段、第 502 號餘段、第 504 號餘段、第 505 號、第 506 號、第 508 號餘段、第 509 號餘段、第 510 號、第 511 號、第 512 號、第 513 號餘段、第 514 號、第 515 號餘段、第 516 號餘段、第 517 號餘段、第 518 號 A 分段餘段、第 518 號 B 分段餘段、第 519 號餘段（部分）、第 520 號餘段（部分）、第 522 號、第 523 號（部分）、第 525 號餘段（部分）、第 534 號（部分）、第 535 號 E 分段（部分）、第 536 號（部分）、第 537 號、第 538 號、第 539 號、第 540 號、第 541 號、第 542 號（部分）、第 544 號（部分）、第 582 號餘段、第 583 號、第 585 號、第 586 號、第 587 號、第 588 號、第 589 號、第 590 號、第 591 號、第 592 號、第 593 號、第 594 號、第 595 號、第 596 號餘段、第 597 號餘段、第 599 號餘段、第 601 號餘段、第 602 號、第 603 號、第 604 號餘段、第 605 號、第 606 號、第 607 號、第 608 號餘段、第 609 號餘段、第 610 號、第 611 號、第 612 號、第 614 號、第 615 號、第 616 號、第 617 號、第 619 號、第 620 號、第 622 號、第 623 號、第 624 號、第 625 號、第 626 號、第 627 號、第 628 號、第 629 號、第 630 號、第 631 號、第 632 號、第 633 號、第 634 號、第 635 號、第 636 號 B 分段餘段（部分）、第 637 號餘段、第 638 號餘段、第 639 號餘段、第 642 號餘段、第 643 號餘段、第 648 號餘段、第 649 號餘段、第 650 號、第 651 號、第 652 號、第 653 號餘段、第 676 號餘段、第 980 號餘段、第 987 號餘段、第 988 號餘段、第 989 號餘段、第 991 號餘段、第 992 號餘段、第 994 號、第 995 號、第 996 號、第 997 號、第 999 號、第 1001 號餘段、第 1129 號 B 分段、第 1129 號餘段、第 1154 號 C 分段、第 1154 號餘段、第 1155 號餘段、第 1156 號餘段、第 1157 號餘段、第 1158 號餘段、第 1160 號餘段、第 1162 號 C 分段、第 1162 號餘段、第 1172 號餘段、第 1173 號餘段、第 1175 號餘段、第 1178 號、第 1179 號餘段、第 1180 號、第 1181 號 A 分段、第 1181 號 B 分段、第 1182 號 A 分段、第 1182 號餘段、第 1183 號、第 1184 號、第 1185 號、第 1186 號、第 1187 號、第 1188 號、第 1189 號、第 1190 號 A 分段、第 1190 號 B 分段、第 1190 號 C 分段、第 1190 號 D 分段、第 1190 號餘段、第 1191 號、第 1192 號（部分）、第 1193 號、第 1194 號、第 1195 號、第 1196 號（部分）、第 1197 號（部分）、第 1202 號（部分）、第 1203 號、第 1204 號（部分）、第 1205 號、第 1206 號、第 1207 號、第 1208 號、第 1209 號、第 1210 號、第 1211 號餘段、第 1212 號餘段、第 1218 號（部分）、第 1219 號 A 分段、第 1219 號 B 分段、第 1219 號餘段、第 1225 號（部分）、第 1226 號餘段（部分）、

第 1236 號 A 分段第 1 小分段 A 分段、第 1236 號 A 分段第 1 小分段餘段（部分）、第 1236 號 A 分段餘段（部分）、第 1236 號 B 分段、第 1237 號、第 1238 號、第 1239 號、第 1240 號 A 分段、第 1240 號餘段、第 1241 號 A 分段、第 1241 號餘段、第 1242 號 A 分段第 1 小分段、第 1242 號 A 分段餘段、第 1242 號 B 分段、第 1243 號、第 1244 號、第 1245 號、第 1246 號、第 1247 號、第 1248 號、第 1249 號、第 1250 號、第 1252 號、第 1254 號 A 分段、第 1254 號餘段、第 1255 號、第 1256 號、第 1257 號、第 1258 號、第 1259 號、第 1260 號、第 1261 號、第 1262 號、第 1263 號、第 1264 號 A 分段、第 1264 號餘段、第 1265 號、第 1266 號、第 1267 號、第 1268 號、第 1270 號、第 1272 號、第 1273 號、第 1274 號、第 1275 號、第 1276 號 A 分段、第 1276 號餘段、第 1277 號、第 1278 號、第 1279 號、第 1280 號、第 1282 號、第 1283 號、第 1292 號、第 1293 號、第 1294 號、第 1296 號、第 1297 號、第 1308 號餘段、第 1314 號餘段、第 1315 號餘段、第 1316 號、第 1317 號餘段、第 1318 號、第 1320 號、第 1322 號、第 1323 號、第 1324 號、第 1325 號、第 1326 號、第 1327 號、第 1329 號、第 1330 號、第 1331 號、第 1332 號、第 1335 號、第 1336 號、第 1337 號 A 分段、第 1337 號餘段、第 1338 號、第 1339 號、第 1340 號、第 1341 號、第 1342 號、第 1343 號、第 1344 號、第 1345 號、第 1346 號（部分）、第 1347 號（部分）、第 1348 號（部分）、第 1351 號（部分）、第 1352 號（部分）、第 1353 號、第 1354 號、第 1355 號、第 1357 號（部分）、第 1358 號（部分）、第 1359 號、第 1360 號、第 1361 號、第 1362 號、第 1363 號、第 1365 號、第 1366 號、第 1367 號、第 1368 號、第 1369 號、第 1370 號、第 1371 號、第 1372 號、第 1373 號、第 1374 號、第 1375 號、第 1376 號、第 1377 號、第 1378 號、第 1379 號、第 1380 號、第 1381 號、第 1382 號、第 1383 號、第 1384 號、第 1385 號、第 1386 號、第 1387 號、第 1388 號、第 1389 號、第 1390 號、第 1391 號、第 1392 號、第 1393 號、第 1394 號、第 1395 號、第 1396 號、第 1397 號、第 1398 號、第 1399 號、第 1400 號、第 1401 號、第 1402 號、第 1403 號、第 1404 號、第 1405 號、第 1406 號、第 1407 號、第 1408 號、第 1409 號餘段、第 1410 號、第 1411 號、第 1412 號、第 1413 號、第 1414 號、第 1415 號、第 1416 號、第 1417 號、第 1418 號、第 1419 號、第 1420 號、第 1421 號、第 1422 號、第 1423 號、第 1424 號、第 1425 號、第 1426 號、第 1427 號、第 1428 號、第 1429 號、第 1430 號、第 1431 號、第 1432 號、第 1433 號、第 1434 號、第 1435 號、第 1436 號、第 1437 號、第 1438 號、第 1439 號、第 1440 號、第 1441 號、第 1442 號、第 1443 號、第 1444 號、第 1445 號、第 1446 號、第 1447 號、第 1448 號、第 1449 號、第 1450 號、第 1451 號、第 1452 號、第 1453 號、第 1454 號餘段、第 1455 號、第 1456 號、第 1457 號、第 1458 號、第 1459 號、第 1460 號、第 1461 號、第 1462 號、第 1463 號、第 1464 號、第 1465 號、第 1467 號、第 1468 號、第 1469 號、第 1470 號、第 1471 號、第 1472 號、第 1473 號、第 1474 號、第 1475 號、第 1476 號、第 1477 號、第 1478 號、第 1479 號、第 1480 號、第 1481 號、第 1482 號、第 1483 號、第 1484 號、第 1485 號、第 1486 號、第 1487 號、第 1488 號、第 1489 號、第 1490 號、第 1491 號、第 1492 號、第 1493 號、第 1494 號、第 1495 號、第 1496 號、第 1497 號餘段、第 1498 號餘段、第 1499 號餘段、第 1502 號餘段、第 1503 號餘段、第 1504 號餘段、第 1507 號餘段、第 1508 號、第 1509 號餘段、第 1510 號餘段、第 1511 號、第 1513 號（部分）、第 1514 號、第 1515 號、第 1516 號、第 1517 號、第 1518 號、第 1519 號、第 1520 號（部分）、第 1521 號、第 1522 號（部分）、第 1523 號（部分）、第 1524 號（部分）、第 1533 號、第

1534 號、第 1537 號、第 1538 號、第 1539 號餘段、第 1543 號餘段、第 1544 號餘段、第 1547 號餘段、第 1548 號 A 分段、第 1548 號 B 分段餘段、第 1551 號 (部分)、第 1553 號、第 1554 號 A 分段、第 1554 號餘段、第 1555 號餘段、第 1556 號餘段、第 1557 號、第 1562 號餘段、第 1563 號、第 1564 號、第 1565 號、第 1566 號、第 1567 號、第 1568 號、第 1569 號、第 1570 號、第 1571 號、第 1572 號、第 1573 號、第 1574 號、第 1575 號、第 1576 號、第 1577 號、第 1578 號、第 1579 號、第 1580 號、第 1581 號、第 1582 號、第 1583 號、第 1584 號餘段、第 1585 號、第 1586 號、第 1587 號、第 1588 號、第 1589 號、第 1590 號、第 1591 號、第 1592 號、第 1593 號、第 1594 號、第 1595 號、第 1596 號、第 1597 號、第 1598 號、第 1599 號、第 1600 號、第 1601 號、第 1602 號、第 1603 號、第 1604 號、第 1605 號、第 1606 號、第 1607 號、第 1608 號餘段、第 1609 號、第 1610 號、第 1611 號、第 1612 號、第 1613 號、第 1614 號餘段、第 1615 號餘段、第 1616 號餘段、第 1617 號、第 1618 號、第 1619 號、第 1620 號、第 1621 號、第 1622 號、第 1623 號、第 1624 號、第 1625 號、第 1626 號餘段、第 1627 號、第 1628 號、第 1629 號餘段、第 1630 號餘段、第 1631 號餘段、第 1633 號餘段、第 1634 號、第 1635 號 A 分段餘段、第 1635 號餘段、第 1636 號餘段、第 1637 號餘段、第 1638 號、第 1639 號 A 分段、第 1639 號餘段、第 1640 號餘段、第 1641 號餘段、第 1642 號、第 1643 號、第 1644 號、第 1645 號、第 1646 號、第 1647 號、第 1648 號、第 1649 號、第 1650 號、第 1651 號 A 分段、第 1651 號 B 分段、第 1651 號 C 分段、第 1651 號 D 分段、第 1652 號、第 1653 號、第 1654 號、第 1655 號、第 1656 號、第 1657 號、第 1658 號 A 分段、第 1658 號餘段、第 1659 號、第 1660 號 A 分段、第 1660 號 B 分段、第 1660 號 C 分段、第 1660 號餘段、第 1661 號、第 1662 號、第 1663 號、第 1664 號、第 1665 號、第 1666 號、第 1667 號、第 1668 號、第 1669 號、第 1671 號 A 分段、第 1671 號 B 分段、第 1671 號餘段、第 1672 號、第 1673 號 A 分段、第 1673 號 B 分段、第 1673 號餘段、第 1674 號、第 1675 號、第 1676 號、第 1677 號、第 1678 號、第 1679 號、第 1680 號、第 1681 號、第 1682 號、第 1683 號、第 1684 號、第 1685 號、第 1689 號、第 1690 號、第 1691 號、第 1692 號、第 1693 號、第 1694 號、第 1695 號、第 1696 號、第 1697 號、第 1698 號、第 1699 號、第 1700 號、第 1701 號、第 1702 號、第 1703 號、第 1704 號、第 1705 號、第 1706 號、第 1707 號、第 1708 號餘段、第 1709 號餘段、第 1710 號餘段、第 1711 號餘段、第 1712 號餘段、第 1713 號餘段、第 1714 號餘段、第 1715 號餘段、第 1716 號餘段、第 1719 號餘段、第 1720 號餘段、第 1729 號餘段、第 1730 號餘段 (部分)、第 1734 號餘段 (部分)、第 1735 號餘段 (部分)、第 1741 號餘段 (部分)、第 1849 號 A 分段餘段、第 1850 號 A 分段第 1 小分段餘段、第 1850 號 A 分段第 2 小分段餘段、第 1851 號 A 分段餘段、第 1852 號 A 分段第 1 小分段餘段、第 1921 號 A 分段餘段、第 1926 號餘段、第 1927 號餘段 (部分)、第 1950 號 (部分)、第 1951 號餘段 (部分)、第 1952 號 A 分段、第 1952 號 B 分段餘段、第 1952 號餘段 (部分)、第 1953 號 B 分段 (部分)、第 1953 號 F 分段 (部分)、第 1954 號 (部分)、第 2033 號 (部分)、第 2139 號、第 2142 號、第 2151 號 (部分)、第 2152 號、第 2153 號、第 2154 號、第 2155 號 (部分)、第 2156 號 (部分)、第 2157 號、第 2158 號、第 2159 號、第 2160 號、第 2161 號、第 2162 號、第 2163 號、第 2164 號、第 2165 號、第 2166 號、第 2167 號、第 2168 號、第 2169 號、第 2170 號、第 2171 號、第 2172 號、第 2173 號、第 2174 號、第 2175 號、第 2176 號、第 2177 號、第 2178 號、第 2179 號、第 2180 號、第 2181 號、第 2182 號、第 2183 號、

第 2184 號、第 2185 號 A 分段、第 2185 號 B 分段、第 2185 號 C 分段、第 2186 號、第 2187 號、第 2188 號、第 2189 號、第 2190 號、第 2191 號、第 2192 號、第 2193 號 A 分段、第 2193 號 B 分段、第 2193 號餘段、第 2194 號、第 2195 號、第 2196 號、第 2197 號、第 2198 號、第 2199 號、第 2200 號 A 分段、第 2200 號 B 分段、第 2200 號餘段、第 2201 號、第 2202 號、第 2203 號、第 2204 號、第 2205 號、第 2206 號、第 2207 號 A 分段第 1 小分段 A 分段、第 2207 號 A 分段第 1 小分段餘段、第 2207 號 A 分段第 10 小分段 A 分段、第 2207 號 A 分段第 10 小分段餘段、第 2207 號 A 分段第 2 小分段 A 分段第 1 小分段、第 2207 號 A 分段第 2 小分段 A 分段餘段、第 2207 號 A 分段第 2 小分段餘段、第 2207 號 A 分段第 3 小分段、第 2207 號 A 分段第 4 小分段、第 2207 號 A 分段第 5 小分段、第 2207 號 A 分段第 6 小分段、第 2207 號 A 分段第 7 小分段、第 2207 號 A 分段第 8 小分段、第 2207 號 A 分段第 9 小分段、第 2207 號 A 分段餘段、第 2208 號、第 2209 號 A 分段餘段、第 2209 號 B 分段第 1 小分段 B 分段、第 2209 號 B 分段第 1 小分段餘段、第 2210 號、第 2212 號餘段、第 2213 號餘段、第 2214 號餘段、第 2347 號餘段、第 2353 號餘段、第 2354 號餘段、第 2358 號餘段、第 2361 號餘段、第 2362 號、第 2363 號、第 2364 號、第 2365 號、第 2366 號餘段、第 2367 號、第 2368 號、第 2369 號餘段、第 2371 號餘段、第 2373 號餘段、第 2377 號餘段、第 2404 號餘段、第 2405 號餘段、第 2406 號餘段、第 2407 號餘段、第 2408 號餘段、第 2409 號、第 2410 號 A 分段第 1 小分段、第 2410 號 A 分段餘段、第 2410 號 B 分段、第 2410 號餘段、第 2411 號 A 分段第 1 小分段、第 2411 號 A 分段餘段、第 2411 號餘段、第 2412 號、第 2413 號、第 2414 號餘段、第 2415 號餘段、第 2416 號餘段、第 2417 號餘段、第 2421 號餘段、第 2422 號餘段、第 2424 號餘段、第 2425 號餘段、第 2427 號餘段、第 2428 號餘段、第 2429 號餘段、第 2438 號 C 分段餘段、第 2840 號餘段、第 2842 號 A 分段、第 2842 號餘段、第 2843 號、第 2844 號、第 2845 號、第 2846 號、第 2847 號餘段、第 2848 號餘段、第 2849 號餘段、第 2850 號、第 2851 號餘段、第 2852 號餘段、第 2937 號餘段、第 2942 號、第 2943 號、第 2944 號、第 2945 號、第 2946 號、第 2947 號、第 2948 號、第 2949 號 A 分段、第 2949 號 B 分段、第 2950 號、第 2951 號、第 2952 號、第 2953 號 A 分段、第 2953 號 B 分段、第 2953 號餘段、第 2954 號、第 2955 號、第 2956 號、第 2957 號、第 2958 號、第 2959 號、第 2960 號、第 2961 號、第 2962 號、第 2963 號、第 2964 號、第 2965 號餘段、第 2966 號、第 2967 號餘段、第 2968 號 B 分段餘段、第 2969 號 B 分段第 3 小分段、第 2969 號 B 分段第 4 小分段、第 2969 號 B 分段餘段、第 2972 號餘段、第 2973 號餘段、第 2974 號餘段、第 2984 號餘段、第 2985 號、第 2986 號、第 2987 號、第 2988 號、第 2989 號 A 分段餘段、第 3084 號 A 分段、第 3085 號、第 3086 號 A 分段第 1 小分段、第 3086 號 A 分段餘段、第 3087 號、第 3088 號 A 分段、第 3088 號餘段、第 3089 號、第 3090 號、第 3091 號、第 3092 號、第 3093 號、第 3094 號、第 3095 號、第 3096 號、第 3097 號、第 3098 號、第 3099 號、第 3100 號、第 3101 號、第 3102 號、第 3109 號、第 3110 號、第 3111 號、第 3112 號、第 3113 號、第 3114 號、第 3115 號、第 3116 號 A 分段、第 3116 號 B 分段、第 3117 號 A 分段、第 3117 號 B 分段、第 3118 號、第 3119 號、第 3120 號、第 3122 號、第 3123 號、第 3124 號、第 3125 號、第 3126 號、第 3127 號、第 3128 號、第 3129 號、第 3130 號、第 3131 號、第 3132 號餘段、第 3133 號餘段、第 3134 號餘段、第 3135 號餘段、第 3136 號餘段、第 3138 號餘段、第 3139 號、第 3140 號、第 3141 號、第 3148 號、第 3152 號、第 3153 號、第 3154 號、第 3155 號、第 3156 號、第

3157 號、第 3158 號、第 3159 號、第 3160 號、第 3161 號餘段、第 3162 號、第 3163 號、第 3164 號、第 3165 號、第 3166 號、第 3167 號、第 3168 號、第 3169 號、第 3170 號、第 3171 號、第 3172 號、第 3173 號、第 3174 號、第 3175 號、第 3177 號、第 3178 號、第 3179 號 A 分段、第 3179 號餘段（部分）、第 3180 號餘段、第 3192 號餘段、第 3199 號、第 3200 號、第 3201 號、第 3202 號、第 3203 號、第 3204 號、第 3205 號餘段、第 3206 號餘段、第 3225 號餘段、第 3226 號餘段、第 3228 號餘段、第 3229 號、第 3230 號、第 3231 號、第 3232 號、第 3233 號、第 3234 號、第 3235 號、第 3236 號餘段、第 3237 號、第 3238 號餘段、第 3239 號、第 3240 號、第 3241 號、第 3242 號餘段、第 3243 號餘段、第 3244 號、第 3245 號、第 3246 號、第 3247 號、第 3248 號、第 3249 號、第 3250 號、第 3251 號、第 3252 號、第 3253 號、第 3254 號、第 3255 號、第 3256 號、第 3259 號、第 3260 號、第 3261 號、第 3262 號、第 3263 號、第 3264 號、第 3265 號、第 3266 號、第 3267 號、第 3268 號、第 3269 號、第 3270 號、第 3272 號、第 3273 號、第 3274 號、第 3275 號餘段、第 3276 號餘段、第 3280 號餘段、第 3281 號、第 3282 號、第 3283 號（部分）、第 3285 號餘段、第 3286 號、第 3287 號、第 3289 號、第 3290 號、第 3291 號、第 3292 號、第 3293 號、第 3294 號、第 3298 號、第 3299 號、第 3300 號、第 3302 號、第 3303 號、第 3304 號、第 3305 號、第 3307 號、第 3310 號餘段、第 3311 號餘段、第 3312 號餘段、第 3313 號餘段、第 3314 號餘段、第 3316 號餘段、第 3317 號、第 3318 號、第 3319 號 A 分段、第 3319 號 B 分段、第 3320 號、第 3321 號、第 3322 號、第 3323 號、第 3324 號、第 3325 號、第 3326 號、第 3327 號、第 3328 號、第 3329 號、第 3330 號、第 3331 號、第 3332 號、第 3333 號、第 3334 號、第 3335 號、第 3336 號、第 3337 號、第 3338 號、第 3339 號、第 3340 號、第 3341 號、第 3342 號、第 3343 號、第 3344 號、第 3345 號、第 3346 號、第 3347 號、第 3348 號、第 3349 號、第 3350 號、第 3351 號餘段、第 3352 號餘段、第 3370 號、第 3371 號、第 3372 號、第 3373 號、第 3374 號、第 3375 號、第 3376 號、第 3377 號、第 3378 號、第 3379 號、第 3380 號、第 3381 號、第 3382 號、第 3383 號、第 3384 號、第 3385 號、第 3386 號、第 3387 號、第 3388 號、第 3389 號、第 3390 號、第 3391 號、第 3392 號、第 3393 號、第 3394 號、第 3395 號、第 3396 號、第 3397 號、第 3398 號、第 3399 號、第 3400 號、第 3401 號、第 3402 號、第 3403 號、第 3404 號、第 3405 號、第 3406 號、第 3407 號、第 3408 號、第 3409 號、第 3410 號、第 3411 號、第 3412 號、第 3413 號、第 3414 號餘段、第 3415 號、第 3416 號餘段、第 3419 號、第 3420 號餘段、第 3424 號餘段、第 3426 號、第 3427 號、第 3428 號餘段、第 3429 號餘段、第 3430 號餘段、第 3431 號餘段、第 3432 號 A 分段、第 3432 號 B 分段、第 3432 號餘段、第 3433 號餘段、第 3435 號、第 3436 號、第 3437 號、第 3438 號、第 3439 號、第 3440 號、第 3441 號餘段、第 3442 號餘段、第 3443 號餘段、第 3444 號、第 3445 號、第 3446 號、第 3447 號 A 分段、第 3447 號餘段、第 3448 號、第 3449 號、第 3450 號、第 3451 號、第 3452 號、第 3453 號、第 3454 號、第 3460 號餘段、第 3461 號餘段、第 3464 號 A 分段、第 3464 號餘段、第 3465 號、第 3466 號 A 分段第 1 小分段、第 3466 號 A 分段餘段、第 3466 號 B 分段第 1 小分段、第 3466 號 B 分段餘段、第 3467 號、第 3468 號餘段、第 3469 號餘段、第 3470 號、第 3471 號、第 3472 號、第 3473 號、第 3474 號、第 3475 號、第 3476 號、第 3477 號、第 3478 號、第 3479 號、第 3480 號、第 3481 號、第 3482 號、第 3483 號、第 3484 號、第 3485 號、第 3486 號、第 3487 號、第 3488 號、第 3489 號、第 3490 號、第 3491 號、第 3492 號、

第 3493 號、第 3494 號、第 3495 號、第 3496 號、第 3497 號、第 3498 號、第 3499 號、第 3500 號、第 3501 號、第 3502 號、第 3503 號、第 3504 號 A 分段、第 3504 號餘段、第 3505 號、第 3506 號 A 分段、第 3506 號餘段、第 3508 號、第 3509 號、第 3510 號、第 3511 號、第 3512 號、第 3513 號、第 3514 號、第 3515 號 A 分段、第 3515 號餘段、第 3516 號、第 3517 號餘段、第 3518 號、第 3519 號、第 3520 號、第 3521 號、第 3522 號餘段、第 3523 號、第 3524 號餘段、第 3527 號餘段、第 3528 號餘段、第 3529 號餘段、第 3530 號、第 3531 號、第 3532 號、第 3533 號、第 3534 號、第 3535 號、第 3536 號、第 3537 號、第 3538 號、第 3539 號、第 3540 號、第 3542 號、第 3544 號、第 3545 號、第 3546 號、第 3547 號、第 3548 號、第 3549 號、第 3550 號、第 3551 號、第 3552 號、第 3553 號、第 3554 號、第 3555 號、第 3556 號、第 3557 號、第 3558 號、第 3559 號、第 3560 號、第 3561 號餘段、第 3562 號、第 3563 號、第 3571 號、第 3572 號餘段、第 3573 號餘段、第 3577 號餘段、第 3578 號、第 3579 號、第 3580 號、第 3581 號、第 3582 號、第 3583 號、第 3584 號、第 3585 號、第 3586 號、第 3587 號餘段、第 3588 號 A 分段第 1 小分段、第 3588 號 A 分段餘段、第 3588 號 B 分段、第 3588 號 C 分段、第 3588 號 D 分段、第 3588 號餘段、第 3589 號、第 3590 號、第 3591 號、第 3592 號、第 3593 號、第 3594 號、第 3595 號、第 3596 號、第 3597 號、第 3598 號、第 3599 號、第 3600 號、第 3601 號、第 3602 號、第 3603 號、第 3604 號、第 3605 號、第 3606 號、第 3607 號、第 3608 號、第 3609 號、第 3610 號、第 3611 號、第 3612 號、第 3613 號、第 3614 號、第 3615 號、第 3616 號、第 3617 號、第 3618 號、第 3619 號、第 3620 號、第 3621 號、第 3622 號、第 3623 號、第 3624 號、第 3625 號、第 3626 號、第 3627 號、第 3628 號、第 3629 號、第 3630 號、第 3631 號、第 3632 號、第 3633 號、第 3634 號、第 3635 號 A 分段、第 3635 號 B 分段、第 3635 號 C 分段餘段、第 3635 號 D 分段餘段、第 3635 號餘段、第 3636 號餘段、第 3637 號、第 3638 號、第 3639 號 A 分段、第 3639 號餘段、第 3640 號餘段、第 3644 號餘段、第 3645 號、第 3646 號餘段、第 3650 號餘段、第 3901 號、第 3934 號餘段(部分)、第 3936 號、第 3937 號(部分)、第 3938 號、第 3939 號、第 4075 號餘段、第 4102 號、第 4155 號和第 7001 號；

丈量約份第 125 約地段第 4 號、第 5 號(部分)、第 6 號 A 分段(部分)、第 6 號 B 分段(部分)、第 6 號 C 分段(部分)、第 9 號(部分)、第 10 號、第 11 號(部分)、第 12 號、第 13 號、第 14 號、第 15 號、第 16 號、第 17 號、第 18 號、第 19 號、第 20 號、第 21 號、第 22 號、第 23 號 A 分段、第 23 號餘段、第 24 號、第 25 號(部分)、第 27 號(部分)、第 29 號(部分)、第 32 號 A 分段(部分)、第 32 號 B 分段(部分)、第 36 號(部分)、第 40 號 C 分段、第 40 號餘段、第 41 號、第 42 號(部分)、第 43 號(部分)、第 44 號 B 分段(部分)、第 50 號(部分)、第 51 號(部分)、第 52 號(部分)、第 95 號餘段(部分)、第 100 號(部分)、第 109 號(部分)、第 111 號、第 112 號(部分)、第 115 號餘段、第 136 號(部分)、第 147 號(部分)、第 148 號(部分)、第 150 號(部分)、第 157 號(部分)、第 158 號(部分)、第 159 號(部分)、第 160 號、第 161 號(部分)、第 162 號、第 163 號(部分)、第 164 號(部分)、第 165 號(部分)、第 166 號(部分)、第 167 號、第 168 號、第 169 號、第 170 號、第 171 號、第 172 號、第 173 號、第 174 號、第 175 號、第 176 號、第 177 號、第 178 號、第 179 號、第 180 號 A 分段、第 180 號 B

分段、第181號、第182號、第183號(部分)、第184號、第185號、第186號、第187號、第188號、第189號、第190號、第191號、第192號A分段、第192號B分段、第193號、第194號、第195號、第196號、第197號、第198號、第199號、第200號、第201號(部分)、第202號、第203號、第204號、第206號(部分)、第215號、第216號、第217號、第218號、第219號、第220號、第221號、第222號、第223號、第224號、第225號、第227號、第228號、第229號、第230號、第231號、第232號、第233號、第234號、第236號、第237號、第238號、第239號、第240號、第241號、第242號、第243號、第244號、第245號、第246號(部分)、第247號、第248號、第249號、第250號(部分)、第251號(部分)、第252號(部分)、第255號(部分)、第256號(部分)、第257號(部分)、第258號(部分)、第259號、第261號A分段(部分)、第261號餘段(部分)、第269號(部分)、第270號(部分)、第272號(部分)、第273號(部分)、第274號(部分)、第275號、第276號、第277號(部分)、第278號(部分)、第279號(部分)、第280號(部分)、第281號(部分)、第282號、第283號、第284號、第285號、第287號、第289號、第290號、第291號、第292號、第293號、第294號、第295號(部分)、第296號(部分)、第297號、第298號、第299號、第300號、第301號、第302號、第303號、第304號、第305號、第306號、第307號、第308號、第309號、第310號、第311號(部分)、第313號(部分)、第314號(部分)、第315號、第316號、第317號、第318號(部分)、第319號(部分)、第320號、第322號、第323號、第324號、第325號、第326號、第328號、第329號、第330號、第331號、第332號、第333號(部分)、第334號餘段(部分)、第335號、第336號(部分)、第337號、第338號、第339號、第340號、第341號、第342號、第344號A分段、第344號餘段、第345號、第346號、第347號(部分)、第349號(部分)、第353號(部分)、第360號(部分)、第361號(部分)、第362號(部分)、第363號(部分)、第365號(部分)、第366號(部分)、第367號、第368號、第369號、第370號A分段(部分)、第370號B分段(部分)、第371號、第372號、第373號、第374號、第375號、第376號、第377號、第378號、第379號、第380號、第381號、第382號、第383號餘段、第384號、第385號、第386號餘段、第387號、第388號餘段、第389號餘段、第390號、第391號、第392號、第393號、第394號、第395號(部分)、第396號(部分)、第399號餘段、第400號、第401號、第402號、第403號餘段、第404號餘段、第406號餘段、第417號餘段、第419號餘段、第420號A分段餘段、第420號B分段餘段、第421號餘段、第429號餘段、第430號餘段、第431號餘段、第432號餘段、第438號餘段、第439號、第440號、第441號、第442號餘段、第443號A分段餘段、第443號B分段餘段、第447號餘段、第448號、第450號、第451號、第452號餘段、第453號、第454號餘段、第455號餘段、第458號A分段餘段、第496號餘段、第515號餘段、第516號、第517號、第518號、第519號、第520號、第527號、第528號、第531號、第532號、第533號、第534號、第535號、第536號、第537號、第538號、第539號、第541號、第542號、第543號、第544號、第545號(部分)、第546號A分段(部分)、第546號B分段、第547號、第548號、第549號、第550號、第551號、第552號、第553號、第554號、第556號、第559號、第560號、第561號、第562號、第563號、第564號、第565號、第566號、第567號、第568號、第569號、第570號、第571號、第572號、第573號、第574號(部分)、第575號(部

分)、第 576 號(部分)、第 577 號(部分)、第 578 號(部分)、第 579 號(部分)、第 667 號、第 668 號、第 669 號、第 670 號、第 671 號、第 672 號、第 673 號、第 674 號、第 675 號 A 分段、第 675 號 B 分段、第 676 號、第 677 號(部分)、第 679 號 A 分段、第 679 號 B 分段、第 679 號 C 分段、第 679 號 D 分段、第 679 號 E 分段、第 679 號 F 分段(部分)、第 679 號 G 分段第 1 小分段(部分)、第 679 號餘段(部分)、第 680 號(部分)、第 681 號(部分)、第 682 號(部分)、第 699 號(部分)、第 700 號(部分)、第 702 號、第 703 號、第 704 號、第 705 號、第 706 號、第 707 號、第 708 號、第 709 號、第 710 號、第 711 號(部分)、第 713 號(部分)、第 714 號(部分)、第 716 號 C 分段、第 716 號餘段、第 717 號、第 718 號、第 719 號、第 720 號、第 721 號、第 722 號、第 723 號、第 724 號、第 725 號、第 726 號、第 727 號、第 728 號、第 729 號、第 730 號、第 731 號、第 732 號、第 733 號、第 734 號、第 735 號、第 736 號、第 737 號、第 738 號、第 739 號、第 744 號(部分)、第 745 號(部分)、第 750 號(部分)、第 751 號(部分)、第 752 號、第 753 號、第 754 號、第 755 號、第 756 號、第 757 號、第 758 號、第 759 號、第 760 號(部分)、第 761 號、第 762 號、第 763 號、第 764 號(部分)、第 766 號、第 767 號、第 768 號(部分)、第 769 號(部分)、第 770 號 A 分段、第 770 號 B 分段、第 817 號 A 分段餘段(部分)、第 817 號 B 分段餘段、第 818 號 B 分段餘段(部分)、第 1100 號餘段(部分)、第 1101 號餘段(部分)、第 1102 號餘段(部分)、第 1103 號餘段(部分)、第 1104 號餘段、第 1105 號(部分)、第 1107 號(部分)、第 1132 號(部分)、第 1138 號(部分)、第 1139 號 A 分段餘段、第 1139 號餘段(部分)、第 1140 號、第 1141 號餘段、第 1142 號、第 1143 號餘段、第 1144 號 D 分段(部分)、第 1144 號 E 分段、第 1144 號 F 分段、第 1144 號餘段(部分)、第 1145 號、第 1146 號(部分)、第 1147 號(部分)、第 1149 號(部分)、第 1151 號(部分)、第 1152 號、第 1153 號、第 1154 號餘段、第 1155 號、第 1156 號、第 1157 號、第 1158 號、第 1159 號(部分)、第 1160 號(部分)、第 1161 號、第 1162 號、第 1163 號、第 1164 號、第 1165 號、第 1166 號、第 1168 號、第 1169 號餘段(部分)、第 1170 號餘段(部分)、第 1175 號餘段、第 1176 號餘段、第 1177 號、第 1179 號、第 1180 號、第 1181 號、第 1183 號餘段、第 1185 號餘段、第 1187 號餘段、第 1188 號餘段、第 1189 號餘段、第 1190 號、第 1191 號、第 1192 號、第 1193 號、第 1194 號、第 1195 號、第 1196 號、第 1197 號、第 1198 號、第 1199 號 A 分段、第 1199 號 B 分段、第 1200 號、第 1201 號(部分)、第 1202 號 A 分段、第 1202 號 B 分段、第 1203 號、第 1204 號、第 1205 號、第 1206 號、第 1207 號、第 1208 號(部分)、第 1213 號(部分)、第 1214 號(部分)、第 1215 號、第 1216 號、第 1217 號、第 1218 號、第 1219 號、第 1220 號、第 1221 號(部分)、第 1222 號、第 1223 號、第 1224 號、第 1225 號、第 1226 號 A 分段、第 1226 號 B 分段、第 1227 號、第 1228 號、第 1229 號餘段、第 1230 號、第 1231 號餘段、第 1232 號、第 1233 號、第 1234 號、第 1235 號、第 1236 號、第 1237 號、第 1238 號、第 1239 號、第 1240 號、第 1241 號、第 1242 號、第 1243 號餘段、第 1244 號餘段、第 1245 號餘段、第 1247 號餘段、第 1248 號、第 1249 號、第 1256 號餘段、第 1276 號餘段(部分)、第 1279 號、第 1280 號、第 1281 號、第 1282 號、第 1285 號、第 1286 號、第 1287 號、第 1288 號、第 1289 號、第 1290 號、第 1291 號、第 1292 號、第 1293 號、第 1294 號、第 1295 號餘段、第 1296 號、第 1297 號、第 1298 號、第 1299 號、第 1300 號、第 1301 號、第 1302 號、第 1303 號、第 1304 號、第 1305 號餘段、第 1306 號餘段、第 1307 號餘段、第 1308 號、第 1309 號、第 1310 號 A 分段、第 1310 號餘段、第 1311

號、第 1312 號、第 1313 號、第 1314 號、第 1315 號、第 1316 號、第 1317 號 A 分段、第 1317 號餘段、第 1318 號、第 1319 號 A 分段餘段、第 1319 號 B 分段、第 1319 號 C 分段、第 1321 號餘段、第 1322 號餘段、第 1324 號餘段、第 1325 號餘段、第 1326 號餘段、第 1327 號、第 1328 號、第 1329 號、第 1330 號、第 1331 號、第 1332 號、第 1333 號、第 1334 號、第 1335 號、第 1336 號、第 1337 號、第 1338 號、第 1339 號、第 1340 號、第 1341 號、第 1342 號 A 分段、第 1342 號 B 分段、第 1343 號、第 1344 號、第 1345 號、第 1346 號、第 1347 號、第 1348 號、第 1349 號、第 1350 號 A 分段、第 1350 號餘段、第 1351 號、第 1352 號、第 1353 號、第 1354 號、第 1355 號、第 1356 號、第 1357 號、第 1358 號餘段、第 1359 號、第 1448 號餘段、第 1450 號餘段、第 1451 號餘段、第 1452 號餘段、第 1453 號、第 1454 號餘段、第 1457 號餘段、第 1458 號餘段、第 1459 號 A 分段、第 1459 號餘段、第 1460 號、第 1461 號、第 1462 號、第 1463 號、第 1464 號、第 1465 號、第 1466 號、第 1467 號 A 分段、第 1467 號 B 分段、第 1467 號 C 分段、第 1467 號 D 分段、第 1467 號餘段、第 1468 號、第 1469 號、第 1470 號、第 1471 號、第 1472 號、第 1473 號、第 1474 號、第 1475 號餘段、第 1476 號餘段、第 1477 號、第 1478 號、第 1479 號餘段、第 1480 號餘段、第 1481 號 B 分段餘段、第 1482 號餘段、第 1483 號、第 1484 號餘段、第 1485 號、第 1486 號餘段、第 1488 號餘段、第 1489 號餘段、第 1490 號餘段、第 1491 號餘段、第 1492 號餘段、第 1493 號、第 1494 號、第 1495 號、第 1496 號、第 1497 號、第 1498 號 A 分段第 2 小分段、第 1498 號 A 分段餘段(部分)、第 1498 號 B 分段餘段、第 1499 號餘段、第 1500 號、第 1501 號餘段、第 1502 號餘段、第 1503 號餘段、第 1504 號、第 1505 號 A 分段、第 1505 號餘段、第 1506 號、第 1507 號、第 1508 號餘段、第 1509 號、第 1510 號餘段、第 1511 號 B 分段、第 1511 號餘段、第 1512 號、第 1513 號、第 1514 號、第 1515 號、第 1516 號、第 1517 號、第 1518 號、第 1519 號、第 1520 號、第 1521 號、第 1522 號、第 1523 號、第 1524 號、第 1525 號、第 1526 號、第 1527 號餘段、第 1528 號餘段、第 1529 號餘段、第 1530 號餘段、第 1531 號、第 1532 號、第 1533 號、第 1534 號、第 1535 號、第 1536 號、第 1537 號、第 1538 號餘段、第 1539 號、第 1540 號、第 1541 號餘段、第 1542 號餘段、第 1543 號、第 1544 號、第 1545 號、第 1546 號、第 1547 號、第 1548 號、第 1549 號、第 1550 號、第 1551 號(部分)、第 1552 號 C 分段(部分)、第 1552 號 D 分段(部分)、第 1552 號 E 分段(部分)、第 1552 號 F 分段、第 1552 號餘段(部分)、第 1553 號(部分)、第 1555 號(部分)、第 1556 號 B 分段、第 1556 號餘段(部分)、第 1557 號餘段(部分)、第 1558 號 B 分段、第 1558 號餘段(部分)、第 1560 號餘段(部分)、第 1593 號(部分)、第 1594 號(部分)、第 1596 號、第 1597 號、第 1598 號餘段(部分)、第 1599 號(部分)、第 1600 號、第 1601 號(部分)、第 1602 號、第 1603 號(部分)、第 1604 號 A 分段(部分)、第 1604 號餘段(部分)、第 1605 號、第 1606 號、第 1607 號、第 1608 號 A 分段(部分)、第 1608 號 B 分段、第 1609 號(部分)、第 1610 號(部分)、第 1611 號、第 1612 號、第 1613 號、第 1614 號、第 1615 號 A 分段、第 1615 號 B 分段、第 1616 號、第 1617 號、第 1618 號餘段、第 1619 號餘段、第 1667 號 B 分段餘段(部分)、第 1668 號 B 分段餘段(部分)、第 1670 號餘段、第 1671 號 B 分段餘段、第 1672 號 B 分段餘段、第 1673 號餘段、第 1674 號餘段、第 1675 號、第 1676 號餘段、第 1677 號 A 分段、第 1677 號 B 分段、第 1678 號餘段、第 1679 號、第 1680 號、第 1681 號、第 1682 號、第 1683 號(部分)、第 1684 號 A 分段(部分)、第 1684 號 B 分段、第 1685 號(部分)、第 1687 號(部分)、第 1743

號餘段(部分)、第1744號K分段(部分)、第1744號餘段(部分)、第1745號(部分)、第1747號、第1748號、第1749號、第1750號、第1751號、第1752號(部分)、第1753號(部分)、第1754號(部分)、第1756號(部分)、第1757號餘段、第1758號餘段(部分)、第1759號(部分)、第1967號B分段餘段(部分)、第1969號(部分)、第1974號(部分)、第1975號餘段(部分)、第1976號餘段(部分)、第1977號(部分)、第1980號餘段(部分)、第1993號B分段餘段、第1994號B分段餘段、第1995號餘段、第1996號餘段、第1997號、第1998號餘段、第1999號、第2000號、第2001號、第2002號、第2003號、第2004號、第2005號、第2006號、第2007號餘段、第2008號餘段和第2009號餘段；

丈量約份第127約地段第26號B分段餘段(部分)；

丈量約份第128約地段第115號(部分)、第116號和第118號(部分)；以及

丈量約份第130約地段第1674號餘段、第1680號(部分)、第1682號(部分)、第1685號餘段(部分)、第1686號(部分)、第1687號餘段(部分)、第1689號、第1690號、第1691號(部分)、第1692號(部分)、第1693號(部分)、第1694號(部分)、第1695號(部分)、第1696號(部分)、第1702號餘段、第1703號(部分)、第1704號、第1705號、第1706號、第1707號、第1708號、第1709號餘段、第1711號餘段、第1717號餘段、第1719號餘段、第1720號餘段、第1721號餘段、第1722號餘段、第1724號餘段、第1725號、第1726號餘段、第1727號餘段、第1728號、第1729號、第1730號餘段、第1731號餘段、第1732號餘段、第1733號、第1734號、第1735號、第1736號餘段、第1738號餘段、第1739號餘段、第1740號餘段、第1741號餘段、第1742號、第1743號、第1744號、第1745號、第1746號、第1747號、第1748號、第1749號、第1750號、第1751號、第1752號、第1753號、第1754號、第1755號、第1756號、第1757號餘段、第1758號、第1759號、第1760號、第1761號、第1762號餘段、第1764號餘段、第1765號餘段、第1766號C分段、第1766號D分段餘段、第1766號F分段餘段、第1766號餘段、第1767號餘段、第1768號餘段、第1769號餘段、第1772號餘段、第1773號、第1774號、第1775號、第1776號、第1778號、第1779號A分段第1小分段、第1779號A分段餘段、第1779號B分段第1小分段、第1779號B分段餘段、第1779號C分段、第1779號餘段、第1780號、第1781號、第1782號、第1783號、第1784號、第1785號、第1786號、第1787號、第1788號A分段、第1788號B分段、第1788號C分段第1小分段、第1788號C分段餘段、第1788號餘段、第1789號、第1790號、第1791號、第1792號、第1793號、第1794號、第1795號、第1796號、第1797號、第1798號、第1799號、第1800號、第1801號、第1802號、第1803號餘段、第1804號餘段、第1805號餘段、第1807號餘段、第1808號、第1809號A分段、第1809號餘段、第1810號餘段、第1811號、第1812號、第1813號餘段、第1817號餘段、第1820號餘段、第1824號餘段、第1825號A分段、第1825號B分段、第1825號餘段、第1829號餘段、第1830號、第1831號、第1832號、第1833號、第1834號A分段、第1834號餘段、第1835號、第1836號、第1837號餘段、第1838號餘段、第1839號、第

1840 號餘段、第 1841 號餘段、第 1842 號餘段、第 1843 號餘段、第 1844 號餘段、第 1845 號餘段、第 1846 號、第 1847 號、第 1848 號、第 1849 號餘段、第 1850 號餘段、第 1851 號餘段、第 1852 號餘段、第 1853 號餘段、第 1854 號、第 1855 號、第 1856 號、第 1857 號、第 1858 號、第 1859 號、第 1860 號、第 1861 號、第 1862 號、第 1864 號餘段、第 1865 號餘段、第 1866 號餘段、第 1867 號、第 1868 號、第 1869 號、第 1870 號、第 1871 號、第 1872 號、第 1873 號、第 1874 號、第 1875 號、第 1876 號 A 分段、第 1876 號餘段、第 1877 號、第 1878 號、第 1879 號、第 1880 號、第 1881 號、第 1883 號餘段、第 1884 號餘段、第 1885 號餘段、第 1889 號餘段、第 1892 號、第 1893 號、第 1894 號、第 1895 號餘段、第 1896 號 A 分段、第 1896 號餘段、第 1897 號、第 1898 號、第 1899 號、第 1900 號、第 1901 號、第 1902 號、第 1903 號餘段、第 1904 號餘段、第 1905 號餘段、第 1906 號餘段、第 1907 號餘段、第 1908 號餘段、第 1909 號、第 1910 號、第 1911 號、第 1912 號、第 1913 號、第 1914 號、第 1915 號、第 1916 號、第 1917 號、第 1918 號、第 1919 號、第 1920 號、第 1921 號、第 1922 號、第 1923 號、第 1924 號、第 1925 號、第 1926 號、第 1927 號、第 1928 號、第 1929 號餘段、第 1930 號餘段、第 1931 號、第 1932 號餘段、第 1935 號 (部分)、第 1936 號、第 1937 號、第 1938 號、第 1939 號、第 1940 號 A 分段、第 1940 號餘段、第 1941 號 A 分段、第 1941 號餘段、第 1942 號、第 1943 號、第 1944 號、第 1945 號、第 1946 號、第 1947 號、第 1948 號、第 1949 號、第 1950 號、第 1951 號、第 1952 號、第 1953 號、第 1954 號 (部分)、第 1958 號餘段、第 2045 號餘段 (部分)、第 2053 號 B 分段餘段 (部分)、第 2061 號 B 分段餘段、第 2062 號 B 分段餘段、第 2063 號 B 分段餘段、第 2064 號 B 分段第 2 小分段、第 2064 號 B 分段第 3 小分段、第 2064 號 B 分段第 4 小分段餘段、第 2064 號 B 分段餘段、第 2064 號 D 分段餘段、第 2064 號 E 分段、第 2064 號 F 分段、第 2064 號 G 分段餘段、第 2064 號餘段、第 2102 號餘段、第 2103 號、第 2104 號、第 2105 號、第 2106 號、第 2107 號、第 2108 號、第 2109 號、第 2110 號、第 2111 號、第 2112 號、第 2113 號、第 2114 號、第 2115 號、第 2116 號、第 2117 號、第 2118 號、第 2119 號、第 2120 號、第 2121 號、第 2122 號、第 2123 號、第 2124 號、第 2125 號、第 2126 號、第 2127 號、第 2128 號、第 2129 號、第 2130 號、第 2131 號、第 2132 號 A 分段、第 2132 號餘段、第 2133 號餘段、第 2134 號餘段、第 2140 號餘段、第 2141 號、第 2143 號、第 2144 號餘段、第 2171 號餘段、第 2172 號、第 2173 號、第 2174 號 A 分段、第 2174 號餘段、第 2175 號 A 分段、第 2175 號 B 分段、第 2175 號餘段、第 2176 號、第 2177 號、第 2178 號、第 2179 號、第 2180 號、第 2181 號、第 2182 號、第 2183 號 B 分段、第 2184 號、第 2185 號、第 2186 號、第 2187 號、第 2188 號、第 2189 號、第 2190 號、第 2191 號 A 分段第 1 小分段、第 2191 號 A 分段第 2 小分段、第 2191 號 A 分段餘段、第 2191 號 B 分段、第 2191 號 C 分段、第 2191 號 D 分段、第 2191 號餘段、第 2192 號、第 2193 號、第 2194 號、第 2195 號、第 2196 號餘段、第 2197 號餘段、第 2198 號餘段、第 2526 號 (部分)、第 2562 號、第 2739 號、第 2759 號和第 2760 號。

附件 2

查閱洪水橋／厦村新發展區第二期發展工程擬議收地及清拆範圍
可於洪水橋／厦村新發展區網頁瀏覽，網址如下：

<https://hsknda.hk/tc/compensation-and-clearance/>

或掃描以下二維碼(QR Code)：



相關圖則亦可於下列地點查閱：

地政總署新發展區組

新界上水龍琛路 39 號上水廣場 15 樓 1501-1510 室

辦公時間：星期一至星期五上午 9 時至下午 5 時半
(下午 12 時 30 分至 1 時 30 分除外)

洪水橋／厦村新發展區社區聯絡隊

新界屯門鍾屋村 203 號地下

辦公時間：星期一、二、四上午 9 時半至下午 5 時半
(下午 12 時 30 分至 2 時除外)；
星期三、五下午 2 時至下午 9 時半
(下午 5 時 30 分至 7 時除外)；
星期六上午 9 時半至下午 1 時半

土地業權人補償簡介

1. 政府會根據適用程序向需收回土地的業權人作出補償。土地業權人可選擇領取行政性質的新界土地特惠補償，亦可向政府申索法定補償作為替代。本署張貼收回土地公告後會發信聯絡土地業權人跟進，包括發出標準補償建議書，當中會載列適用特惠補償金額供業權人考慮。
2. 屬行政性質的新界土地特惠補償已於2022年5月優化。該特惠補償設有兩個補償分區級別(即第一級別和第二級別)。第一級別適用於因發展用途而收回的土地，第二級別適用於因非發展用途而收回的土地。由於洪水橋／厦村新發展區第二期發展工程屬發展用途，所收回的土地將獲發較高的第一級別補償，一般以土地業權歸還政府當時生效的補償率計算。作為參考，現時(自2022年10月1日生效)，每平方呎農地的特惠補償為港幣1,457元。特惠補償率於每年四月一日及十月一日檢視及調整。

Moon Leong KOK/PLAND

寄件者: Raymond Tam [REDACTED]
寄件日期: 2024年06月28日星期五 11:09
收件者: Moon Leong KOK/PLAND; tpbpd/PLAND
副本: Hank Yuen
主旨: Re: Replacement Layout Plan s.16 Planning application No. A/HSK/530
附件: A_HSK_530_Planning Statement_replacement layout plan.pdf

類別: Internet Email

Dear Moon and TPB,

The following attached layout plan will supersede the original layout plan and the revised layout plans sent on 26.06.2024 at 5:56 PM, 26.06.2024 at 6:18 PM and 27.06.2024 at 10:04 AM

Thanks & Regards,

Raymond Tam
Technical Director
[REDACTED]

On Thu, Jun 27, 2024 at 10:04 AM Raymond Tam [REDACTED] wrote:
Dear Moon,

Please find attached the replacement layout plan for your follow-up.

Thanks & Regards,

Raymond Tam
Technical Director
[REDACTED]

On Wed, Jun 26, 2024 at 6:18 PM Raymond Tam [REDACTED] wrote:
Dear Moon,

Please find attached the replacement layout plan for the captioned application for your follow-up.

Thanks & Regards,

Raymond Tam
Technical Director

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

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Participatory Professional Services Limited

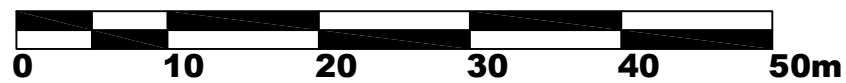
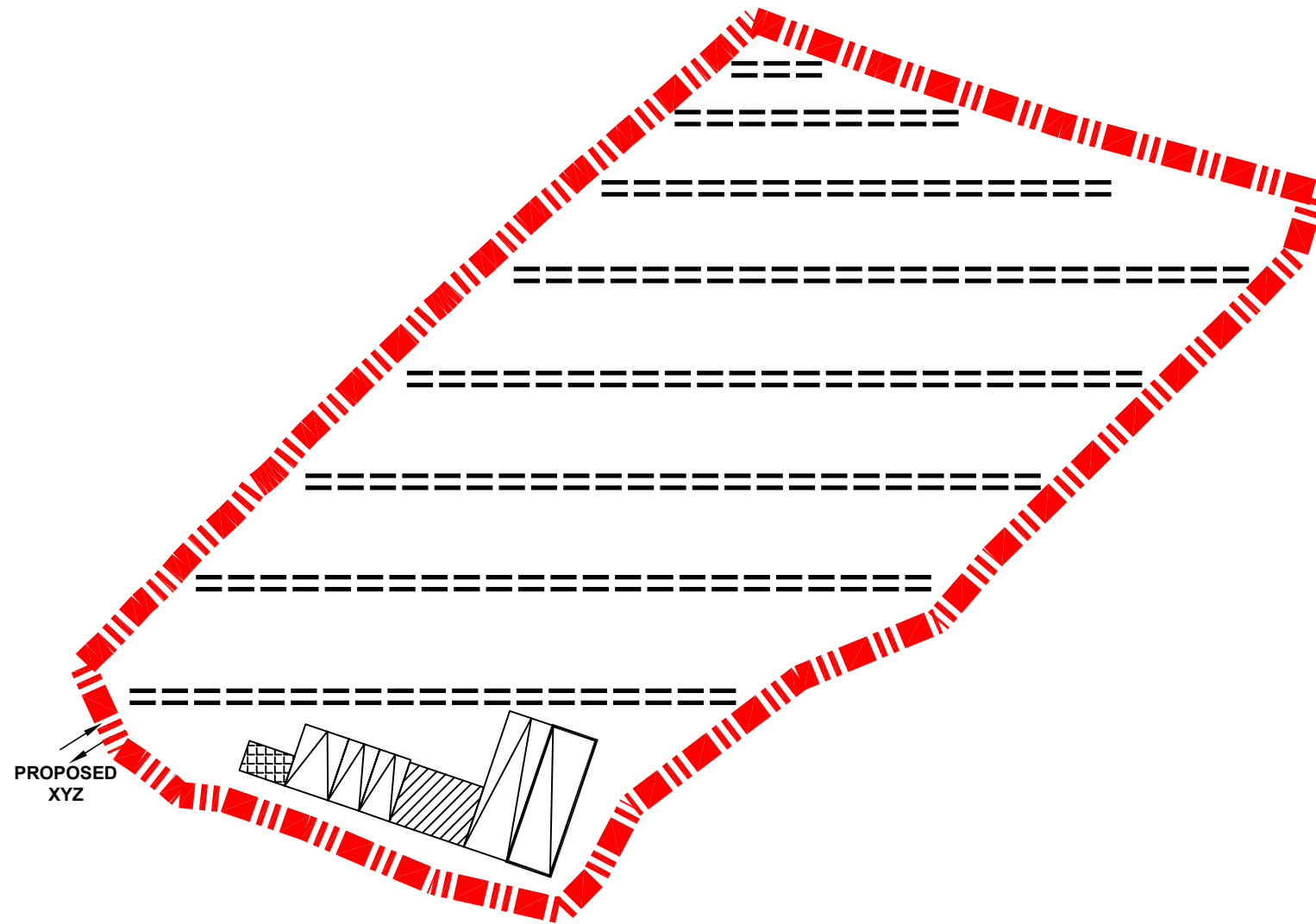
A Multi-disciplinary Professional Services Platform for City Planning, Design and Development Excellence - "Creating Limitless Possibilities"

Technical Director - Pruden Professional Services Limited

[REDACTED]
[REDACTED]
[REDACTED]

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File Name :
Source :



**For indicative Use Only*

LEGEND	
	Site Boundary (Area: about 3,219 sq.m)
	Site Office (Area: about 29 sq.m.)
	Washroom (Area: about 9 sq.m.)
	Parking Space
	Loading/Unloading Space
	Open Space Storage (Area: about 3,016.5 sq.m.)



ADDRESS: 
TEL: 
FAX: 

JOB TITLE:
Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

Drawing Title
Layout Plan (Revised)

Rev		Date		Drawn	CN	Date	11/03/24	Drawing No.	
				Checked	RT	Approved	RT	Figure 6.1	
				Scale	1:500 @ A3			Rev.	-
	Description								

Moon Leong KOK/PLAND

寄件者: [REDACTED]
寄件日期: 2024年08月08日星期四 14:34
收件者: tpbpd/PLAND
副本: 'Frank Wong'; [REDACTED]; Moon Leong KOK/PLAND
主旨: S16 Application No. A/HSK/530

類別: Internet Email

Dear TPB,

Re: Application for Permission under Section 16 of the Town Planning Ordinance for the Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at the Lots Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong - S16 Application No. A/HSK/530 -

I refer to the telephone conversation (dated 07.08.2024) between Ms. Moon Kok (Town Planning Grad / 2) of the Planning Department (PlanD) and Prudential Surveyors International Limited (PSIL). PlanD sought clarification from the Applicant on whether: -

1. the applied use of the Application remains as Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years;
2. the purpose of the Application is to regularise the existing land filling at the subject site; and
3. further land filling will not be performed within the subject site.

Please be clarified that the aforesaid are affirmative.

Should you have any queries, please feel free to contact our Mr. Hank Yuen at [REDACTED]
[REDACTED]

--

Best Regards,

Hank Yuen
Planning and Development Executive

[REDACTED]

Pruden Professional Services Limited

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

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Planning and Development Executive - Pruden Professional Services Limited



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**Extract of Town Planning Board Guidelines
for Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance**

(TPB PG-No. 10)

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a "Green Belt" ("GB") zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for G/IC uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (h) The vehicular access road and parking provision proposed should be appropriate to the

scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.

- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No.13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application; and
- according to his record, there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing.

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No objection to the application from highway maintenance point of view.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to her satisfaction.

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no substantiated environmental complaint pertaining to the Site received in the past three years;

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction;

- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- in considering the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the application site was approved or under processing.

7. Long-term Development

Comments of the Project Manager (West), Civil Engineering and Development Department:

No adverse comment on the application from the development point of view.

8. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

9. Landscaping

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- with reference to the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character predominated by open storage, temporary structures and scattered tree groups. The proposed use is considered not incompatible with the surrounding environment and character of temporary usage;
- with reference to aerial photos, noting the Site was covered by dense vegetation in 2014, and then subsequently cleared as observed in aerial photo in 2015. Landscape character and resources of the “GB” zone were already affected. By comparing aerial photos between 2019 and 2023, noting the Site is fenced-off and vacant for years, and no significant vegetation are observed within the Site from site photo records dated 28.06.2024; and
- as significant landscape impact arising from the proposed use is not anticipated, she has no comment on the application from landscape planning perspective.

10. District Officer's Comments

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

11. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

No comment on the application.

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 the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - the lot owner(s) of the lot should apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that:
 - sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track 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 for using it as the vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the proposed local track including Kai Pak Ling Road to the Site is not currently maintained by Highways Department and they will not take up the maintenance responsibility of the access;
- (e) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding areas;
- (f) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (g) to note the comments of the Director of Fire Services that:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of

occupancy and the location of where the proposed fire service installation to be installed should be clearly marked on the layout plans;

- good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
- 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; and

(h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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 the BO; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.

消防處發出之露天貯存用地良好作業指引
Good Practice Guidelines for Open Storage issued by the Director of Fire Services

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

From: [REDACTED]
Sent: 2024-07-17 星期三 10:01:50
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on nine planning applications
Attachment: 240717 s16 SLC 185.pdf; 240717 s12a ST 1.pdf; 240717 s12a NSW 8 & 9c.pdf; 240717 s16 SK 380.pdf; 240717 s16 SK 379.pdf; 240717 s16 SK 377.pdf; 240717 s16 SK 378.pdf; 240717 s16 HSK 530.pdf

Dear Sir/ Madam,

Attached please see our comments regarding NINE applications. There are EIGHT pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.



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

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

17th July, 2024.

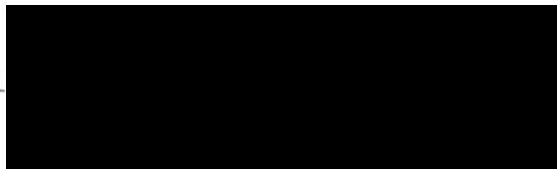
By email only

Dear Sir/ Madam,

**Temporary Open Storage of Construction Materials with Ancillary Site Office for a
Period of 3 Years
(A/HSK/530)**

1. We refer to the captioned.
2. We object to this application as the proposed use is unlikely to be in line with the planning intention of Green Belt (GB) zone. We urge the Board to reject this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

From: [REDACTED]
Sent: 2024-07-19 星期五 02:19:12
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/530 DD 125 Kai Pak Ling Road, Ha Tsuen GB

A/HSK/530

Lots 207 (Part) and 208 (Part) in D.D. 125, Kai Pak Ling Road, Ha Tsuen

Site area: About 3,219sq.m

Zoning: "Green Belt"

Applied use: Open Storage of Construction Materials / 5 Vehicle Parking

Dear TPB Members,

Strongest Objections. The development is extending brownfield across Kai Pak Ling Road into an area where there are numerous slopes and graves.

"The Site is flat and levelled. It is hard-paved". There is no previous application so this was not approved. What is required is enforcement action not approval of further encroachment onto what some would consider to be 'holy' land.

"The Kai Pak Ling Road is a physical separation of the observed uses in the area. To the west of this separation are woodlands and graves and to the east is the port back-up, storage and workshop uses to the east of the road. The Site is **mainly surrounded by graves and burial urns**, temporary structures, yards and open storage, unnamed local road, Kai Pak Ling Road and **woodlands**."

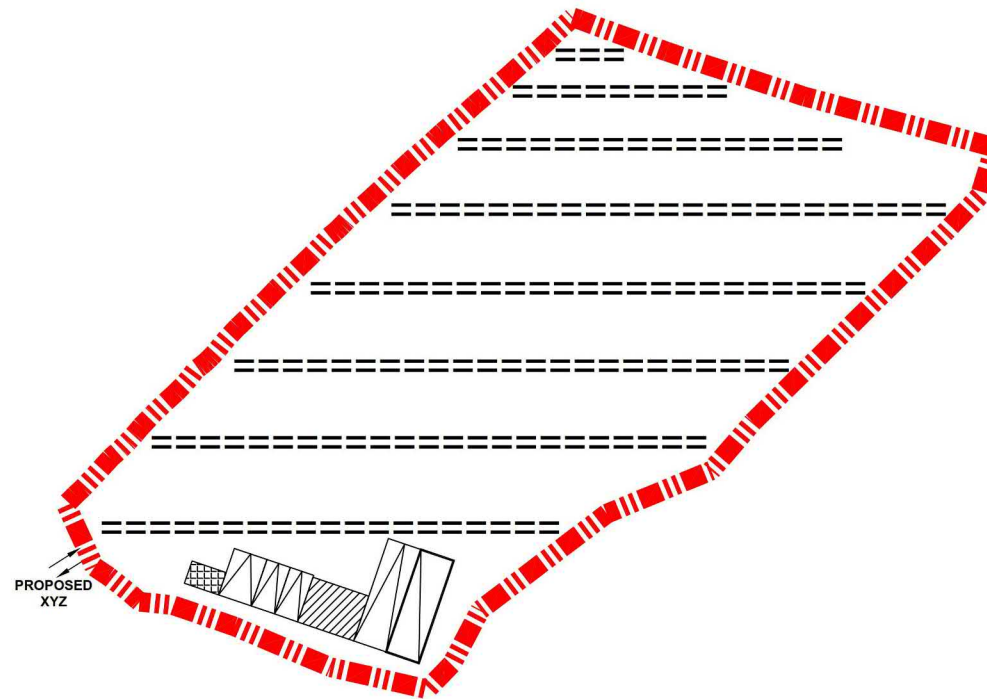
Images show that the site is on the opposite side of the road to the brownfield cluster.

It has been known for years that the government would resume certain areas. But instead of making prudent arrangements and collaborating with other brownfield operators to upgrade and develop high rise industrial parks, most waiting until the last minute and now expect all planning guidelines and zoning to be thrown out the window so that they can continue to enjoy cheap accommodation.

It is time that members call a halt to the rapid expansion of brownfield. Note that these applicants never mention the Policy Addresses in which elimination of such activities were listed.

The application should be rejected.

Mary Mulvihill



*For indicative Use Only

LEGEND	
	Site Boundary (Area: about 3,219 sq.m)
	Site Office (Area: about 29 sq.m.)
	Washroom (Area: about 9 sq.m.)
	Parking Space
	Loading/Unloading Space
	Open Space Storage (Area: about 3,016.5 sq.m.)

 PRUDENTIAL SURVEYING - LAND ADVISORY - VALUATION	ADDRESS: [Redacted] TEL: [Redacted] FAX: [Redacted]	JOB TITLE: Proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong	Drawing Title Layout Plan (Revised)	Rev	Description	Date	Drawn CN	Date 11/03/24	Drawing No. Figure 6.1
							Checked RT	Approved RT	
							Scale 1:500 @ A3	Rev.	

(摘錄自申請人於 28.6.2024 呈交的補充資料)
(Extract from Applicant's Supplementary
Information Submitted on 28.6.2024)

參考編號 REFERENCE No. A/HSK/530	繪圖 DRAWING A-1
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圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2024年8月12日擬備，所根據
的資料為地政總署於2014年4月13日拍得
的航攝照片編號 CS52350
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTO No.
CS52350 TAKEN ON 13.4.2014
BY LANDS DEPARTMENT

2014年4月13日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 13.4.2014

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3a



圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

2015年4月13日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 13.4.2015

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3b

本摘要圖於2024年8月12日擬備，所根據
的資料為地政總署於2015年4月13日拍得
的航攝照片編號 CS58333
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTO No.
CS58333 TAKEN ON 13.4.2015
BY LANDS DEPARTMENT



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2024年8月12日擬備，所根據的資料為地政總署於2017年4月4日及5月26日拍得的航攝照片編號 E020076C, E020077C, E026323C, E026324C 及 E026325C
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTOS No. E020076C, E020077C, E026323C, E026324C & E026325C TAKEN ON 4.4.2017 & 26.5.2017
BY LANDS DEPARTMENT

2017年4月4日及5月26日拍攝的航攝照片
AERIAL PHOTOS TAKEN ON 4.4.2017 & 26.5.2017

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3c



圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2024年8月12日擬備，所根據
的資料為地政總署於2018年1月3日拍得
的航攝照片編號 E033655C
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTO No.
E033655C TAKEN ON 3.1.2018
BY LANDS DEPARTMENT

2018年1月3日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 3.1.2018

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT




參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3d



圖例 LEGEND

 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2024年8月12日擬備，所根據的資料為地政總署於2019年10月18日拍得的航攝照片編號 E072790C
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTO No.
E072790C TAKEN ON 18.10.2019
BY LANDS DEPARTMENT

2019年10月18日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 18.10.2019

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3e



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

2020年11月25日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 25.11.2020

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3f

本摘要圖於2024年8月12日擬備，所根據
的資料為地政總署於2020年11月25日拍得
的航攝照片編號 E106454C
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTO No.
E106454C TAKEN ON 25.11.2020
BY LANDS DEPARTMENT



圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2024年8月12日擬備，所根據
的資料為地政總署於2023年2月24日拍得
的航攝照片編號 E186992C
EXTRACT PLAN PREPARED ON 12.8.2024
BASED ON AERIAL PHOTO No.
E186992C TAKEN ON 24.2.2023
BY LANDS DEPARTMENT

2023年2月24日拍攝的航攝照片
AERIAL PHOTO TAKEN ON 24.2.2023

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-3g



實地照片 SITE PHOTOS

擬議臨時露天存放建築材料連附屬辦公室(為期3年)及填土工程
新界元朗廈村丈量約份第125約地段第207號(部分)及第208號(部分)
PROPOSED TEMPORARY OPEN STORAGE OF
CONSTRUCTION MATERIALS WITH ANCILLARY SITE OFFICE
FOR A PERIOD OF 3 YEARS AND FILLING OF LAND
LOTS 207 (PART) AND 208 (PART) IN D.D.125,
HA TSUEN, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/HSK/530

圖 PLAN
A-4

本圖於2024年8月7日擬備，所根據的
資料為攝於2024年6月28日的實地照片
PLAN PREPARED ON 7.8.2024
BASED ON SITE PHOTOS
TAKEN ON 28.6.2024

**Minutes of 748th Meeting of the
Rural and New Town Planning Committee held on 16.8.2024**

Agenda Item 47

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HSK/530 Proposed Temporary Open Storage of Construction Materials with
Ancillary Site Office for a Period of 3 Years and Associated Filling of
Land in “Green Belt” Zone, Lots 207 (Part) and 208 (Part) in D.D. 125,
Ha Tsuen, Yuen Long
(RNTPC Paper No. A/HSK/530)

Presentation and Question Sessions

69. With the aid of some plans, Mr Simon P.H. Chan, STP/TMYLW, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

70. Members had no question on the application.

Deliberation Session

71. After deliberation, the Committee decided to reject the application. The reasons were:

- “(a) the proposed use with associated filling of land is not in line with the planning intention of the “Green Belt” zone which is primarily for the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure

from the planning intention, even on a temporary basis;

- (b) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for Application for Developments within the "Green Belt" Zone (TPB PG-No. 10) in that the proposed development is considered incompatible with the surrounding areas; and
- (c) the proposed use with associated filling of land is not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that new open storage and port back-up uses are generally not encouraged to infiltrate into the New Development Areas."

40

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Email

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/530

9 September 2024



Dear Sir/Madam,

**Proposed Temporary Open Storage of Construction Materials with
Ancillary Site Office for a Period of 3 Years and Associated Filling of Land in
“Green Belt” Zone, Lots 207 (Part) and 208 (Part) in D.D. 125, Ha Tsuen, Yuen Long**

I refer to my letter to you dated 14.8.2024.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed use with associated filling of land is not in line with the planning intention of the “Green Belt” zone which is primarily for the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
- (b) the proposed use with associated filling of land is not in line with the TPB Guidelines for Application for Developments within the “Green Belt” Zone (TPB PG-No. 10) in that the proposed development is considered incompatible with the surrounding areas; and
- (c) the proposed use with associated filling of land is not in line with the TPB Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that new open storage and port back-up uses are generally not encouraged to infiltrate into the New Development Areas.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/748_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 16.8.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 30.9.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Simon Chan of the Tuen Mun & Yuen Long West District Planning Office at 2158 6373.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

30th September 2024

Your Ref.: -

Our Ref.: 2024/(PSIL)JTHSKOS/PSIL/TPB/L01_S17

By Post & Email

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

Dear Officer,

Re: Section 17 Review under the Town Planning Ordinance for the Section 16 Application (Application No. A/HSK/530) for the Proposed Temporary ‘Open Storage of Construction Materials with Ancillary Site Office’ for a Period of 3 Years at Lot Nos. 207 (Part) and 208 (Part) in Demarcation District (D.D.) 125, Hung Shui Kiu, Yuen Long, New Territories, Hong Kong

- S17 Review on S.16 Application No. A/HSK/530 -

I refer to your letter dated 09.09.2024.

On behalf of the Applicant, Chung Kin Engineering (International) Limited (CKEIL), Prudential Surveyors International Limited (PSIL) hereby submit under Section 17 of the Town Planning Ordinance a request to review a decision of the Town Planning Board on the S.16 Application No. A/HSK/530 issued on 09.09.2024.

It is important to point out the TPB's considerations in respect of the Application are mainly based on the planning assessment as state on the Rural and New Town Planning Committee (RNTPC) Paper and the relevant extract of minutes of the RNTPC meeting held on 16.08.2024. We believe the application decision deserves a review due to the following response to address the TPB rejection reasons: -

TPB Rejection Reason (a)

The proposed use with associated filling of land is not in line with the planning intention of the “Green Belt” zone which is primarily for the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

Response

Referring to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the OZP), the planning intention of the “Green Belt” (“GB”) zone which “is primarily for the limits of urban and sub-urban development areas by natural features and to contain urban sprawl, as well as to provide passive recreational outlets.” This is elaborated in the Town Planning Board Guidelines for Application for Development within Green Belt Zone, section 1.3 (TPB PG-No. 10), “to conserve existing landscape features, areas of scenic value and areas of recognized “fung shui” importance; to define the outer limits of urbanized districts and to serve as a buffer between and within urban areas; and to provide additional outlets for passive recreational uses.”

Referring to the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department from the Appendix IV of the RNTPC Paper No. A/HSK/530, "with reference to the aerial photo of 2023, the Site is situated in an area of miscellaneous rural fringe landscape character predominated by open storage, temporary structures and scattered tree groups. The proposed use is considered no incompatible with the surrounding environment and character of temporary usage; with reference to aerial photos, noting that Site was covered by dense vegetation in 2014, and then subsequently cleared as observed in aerial photo in 2015. Landscape character and resources of the "GB" zone were already affected. By comparing aerial photos between 2019 and 2023, noting the Site is fenced-off and vacant for years, and no significant vegetation are observed within the Site from site photo records dated 28.06.2024 and as significant landscape impacts arising from the proposed use is not anticipated, she has no comment on the application from landscape planning perspective". Given the above comment from the Chief Town Planner/Urban Design and Landscape, the current site does not consist of features that the "GB" zone is intended to safeguard and the applicability of the planning intention of the "GB" zone for the Site should be reconsidered.

Rejection Reason (b)

The proposed use with associated filling of land is not in line with the TPB Guidelines for Application for Developments within the "Green Belt" Zone (TPB PG-No. 10) in that the proposed development is considered incompatible with the surrounding areas; and

Response

Referring to the TPB PG-No. 10 (2b.), "an application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. In this connection, the TPB PG-No. 10 is only applicable to the new developments which are permanent in nature. Nonetheless, the TPB PG-No. 10 is inapplicable to the current proposed use since the guideline is for permanent use instead of temporary use.

The Applicant would like to reiterate that the current Application is for a proposed Temporary 'Open Storage of Construction Materials with Ancillary Site Office' for a Period of 3 Years. With reference to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 (the OZP), section (9) (b), "temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission." In this regard, the planning intention of the "Green Belt" zone in the OZP is irrelevant to the current Application and should not be a material matter of consideration to this Application.

Besides, referring to the TPB PG-No. 10, section (g.), "the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment". In this connection, for the sake of clarity, the current Application Site is free from vegetation and does not involve the clearance of existing natural vegetation, or affect the existing natural landscape, or cause any adverse visual impact on the surrounding. This is supported by the Chief Town Planner/Urban Design and Landscape, Planning Department's that "no significant vegetation are observed within the Site from site photo records dated 28.06.2024."

It should be noted that the Application Site is adjacent to other logistic use and is surrounded in an area that is predominately bounded by temporary structures, storage and open storage and woodland intermixed with graves. In terms of compatibility, the Chief Town Planner/Urban Design and Landscape, Planning Department had commented *"the proposed use is considered no incompatible with the surrounding environment and character of temporary usage."* Given the above, the proposed development has no direct contradiction or deviation from the TPB PG-No. 10 even though the guideline is irrelevant and there area no insurmountable adverse impact as there are no vegetation in existence for the current Application or compatibility issue.

Rejection Reason (c)

The proposed use with associated filling of land is not in line with the TPB Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that new open storage and port back-up uses are generally not encouraged to infiltrate into the New Development Areas.

Response

The Applicant would like to reiterate the current Application is to facilitate the relocation of the existing operation from Lot Nos. 280(Part) and 681 (Part) in D.D. 125, New Territories to facilitate the land resumption for the Hung Shui Kiu and Ha Tsuen New Development Area (NDA) project.

Referring to the Applications in New Development Areas (NDAs) of the TPB PG-No. 13G, section (3.3), *"sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions as set out in paragraph 2.6(b) above. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the OS and PBU uses. Applications will normally be rejected unless under exceptional circumstances."*

The current application is to facilitate relocation of open storage of construction materials displaced by the government-led Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) project. As the HSK/HT NDA has no land reserved for accommodating affected brownfield operations including the open storage of construction materials, the applicant and other displaced operators need to identify relocation sites elsewhere should they wish to re-establish their businesses. Site search has not been easy for the applicant given the limited supply of private land in the area with the right zoning or operational requirements for his open storage of construction materials and sympathetic consideration should be given.

The Site proposed in the current application is the only one considered suitable and practicable after an extensive site search carried out by the applicant. The proposed open storage of construction materials is not incompatible with the surrounding land uses; will not cause adverse traffic or environmental impacts on the neighbouring area; and is of similar scale of the existing operation to be displaced by the HSK/HT NDA project. Sympathetic consideration is required for the continual operation of the company and to secure the employment of its staff.

The land freed up by the HSK/HT NDA will together with other cleared land be redeveloped into the HSK/HT NDA, capable of providing at least 2 million square metres of commercial floor area, over 70 hectares for industrial sites and about 441 hectares for housing. Facilitating relocation of affected brownfield operations including the open storage of construction materials is crucial to the smooth clearance for and implementation of the NDA project.

It should be made aware that the departments have no objection to the Application and therefore the Proposed Development is technically feasible. Below are the abstracted comments from the Appendix IV of RNTPC Paper No. A/HSK/530 demonstrating there are no adverse departmental comments. Comments of the District Lands Officer/Yuen Long, Lands Department, *"no adverse comment on the application"*; Comments of the Commissioner for Transport, *"no adverse comment on the application from traffic engineering point of view"*; Comments of the Chief Highway Engineer/New Territories West, Highways Department, *"no objection to the application from highway maintenance point of view"*; Comments of the Chief Engineer/Mainland North, Drainage Services Department, *"no objection in principle to the application from drainage point of view"*; Comments of the Director of Environmental Protection, *"no adverse comment on the application"*; Comments of the Director of Fire Services, *"no in-principle objection to the application subject to the fire service installations (FSIs) being provided to his satisfaction"*; Comments of the Chief Building Surveyor/New Territories West, Buildings Department, *"no objection to the application under the Buildings Ordinance"*; Comments of the Project Manager (West), Civil Engineering and Development Department, *"no adverse comment on the application from the development point of view"*; Comments of the Chief Engineer/Construction, Water Supplies Department, *"no objection to the application"*; Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department, *"as significant landscape impact arising from the proposed use is not anticipated, she has no comment on the application from landscape planning perspective"*; Comments of the District Officer (Yuen Long), Home Affairs Department, *"no comment from departmental point of view"*; and, Comments of the Director of Agriculture, Fisheries and Conservation, *"no comment on the application"*.

Relating to the Proposed Development within the HSK/HT NDA, it should be noted that the Application Site is about 3,219 sq.m which is smaller to its current operation of about 3,808 sq.m. Given that the existing site and the current Applicant Site is within the same OZP, there is no net increase in OS / PBU uses, in fact a net decrease is recorded.

Referring to the Applications in New Development Areas (NDAs) of the TPB PG-No. 13G section (3.3), *"Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects."*


Although there is no direct policy support, the Applicant is seeking such support from the Development Bureau at this time. It should be noted **all department consulted have no objection**. The objecting two public comments are very limited and were mainly on the grounds of not in line with the planning intention which have been addressed in the above. There are no residential dwelling nearby and therefore the current Application should be approved, given the sympathetic consideration and exceptional circumstances to relocate to facilitate the implementation of HSK/HT NDA project. The Applicant agrees that if the site is required for NDA use, the Applicant would relocate. Besides the TPB can manage the continuity of the

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operation by refusing the renewal of the application upon its expiration. Hence, the approval of the temporary use would not jeopardize the long-term planned development on the respective site.

In light of the above responses to the rejection reasons, we believe the current Application deserves a sympathetic consideration review from the TPB. A Technical Planning Letter in support of the planning review application is under preparation and will be submitted in due course. Should you have any further queries, please feel free to contact the undersigned.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS INT'L LTD



Raymond C H Tam
Technical Director,
Planning and Development

Tel: [REDACTED]

Email: [REDACTED]

FW/RT/rt

CC by Email: Applicant

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) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - the lot owner(s) of the lot should apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track 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 for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - the proposed local track including Kai Pak Ling Road to the Site is not currently maintained by Highways Department and they will not take up the maintenance responsibility of the access;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental nuisance on the surrounding areas;
- (g) to note the comments of the Chief Town Planner/Urban Design & Landscape, Planning Department that the approval of the planning application does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The applicant is reminded to approach relevant authority/Government department(s) direct to obtain the necessary approval for any tree works, where appropriate;

(h) to note the comments of the Director of Fire Services that:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installation to be installed should be clearly marked on the layout plans;
- good practice guidelines (**Appendix VI of Annex A**) for open storage should be adhered to; and
- 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; and

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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 the BO; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.



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

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

R-1

8th November, 2024.

By email only



Dear Sir/ Madam,

**Temporary Open Storage of Construction Materials with Ancillary Site Office for a
Period of 3 Years
(A/HSK/530)
(Review under Section 17)**

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

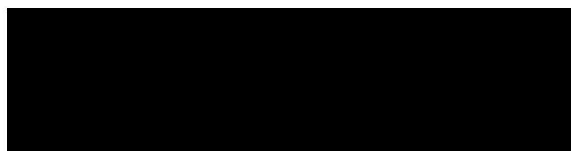


3. As shown, although the site is adjacent to a lot of brownfield sites, areas to the north and west of the site are still largely green.
4. We urge the Board to seriously consider whether there would be potential cumulative impacts of approving this application on the green area which is also within Green Belt (GB) zone.
5. We also cannot see from the Portal that there was any planning permission granted for the site. But we urge the Board to look at the below photo (application site bounded by red line).



6. We urge the Board to investigate with relevant authorities as to what is going on at the site and whether there are any ongoing enforcement cases/ unauthorised uses at the site; if yes, to consider whether it is appropriate to approve this application.
7. Overall, we urge the Board to reject this application as the proposed use is not in line with the planning intention of the GB zone.
8. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

From: [REDACTED]
Sent: 2024-11-08 星期五 21:30:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/HSK/530 DD 125 Kai Pak Ling Road, Ha Tsuen GB

Dear TPB Members,

This application was rightfully rejected. The site was deliberately trashed around 2015 to provide justification for conversion to brownfield use.

The justification that the use would be 'Temporary' is a novel take. Approval based on this premise would effectively justify all temporary use on 'GB' zone.

Ditto with regard to the argument re Three Years.

That the application does not involve clearance of existing natural vegetation is also not a justification as approval on this premise would effectively lead to a mass filling in of sites prior to application for brownfield.

As for the 'Sympathetic Consideration", this is applicable to those areas designated as Cat 2.

That the 'Departments have no objection' cannot be construed as support for the application. Rather it indicates that they are either too lazy to address the issues or are failing to do their duty in pointing out that Destroy to Build can neither be encouraged nor regarded.

There is no justification to reconsider the decision made in September.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 19 July 2024 2:19 AM HKT
Subject: A/HSK/530 DD 125 Kai Pak Ling Road, Ha Tsuen GB

A/HSK/530

Lots 207 (Part) and 208 (Part) in D.D. 125, Kai Pak Ling Road, Ha Tsuen

Site area: About 3,219sq.m

Zoning: "Green Belt"

Applied use: Open Storage of Construction Materials / 5 Vehicle Parking

Dear TPB Members,

Strongest Objections. The development is extending brownfield across Kai Pak Ling Road into an area where there are numerous slopes and graves.

"The Site is flat and levelled. It is hard-paved". There is no previous application so this was not approved. What is required is enforcement action not approval of further encroachment onto what some would consider to be 'holy' land.

"The Kai Pak Ling Road is a physical separation of the observed uses in the area. To the west of this separation are woodlands and graves and to the east is the port back-up, storage and workshop uses to the east of the road. The Site is **mainly surrounded by graves and burial urns**, temporary structures, yards and open storage, unnamed local road, Kai Pak Ling Road and **woodlands**."

Images show that the site is on the opposite side of the road to the brownfield cluster.

It has been known for years that the government would resume certain areas. But instead of making prudent arrangements and collaborating with other brownfield operators to upgrade and develop high rise industrial parks, most waiting until the last minute and now expect all planning guidelines and zoning to be thrown out the window so that they can continue to enjoy cheap accommodation.

It is time that members call a halt to the rapid expansion of brownfield. Note that these applicants never mention the Policy Addresses in which elimination of such activities were listed.

The application should be rejected.

Mary Mulvihill