

RNTPC Paper No. A/YL-TT/578
For Consideration by
the Rural and New Town
Planning Committee
on 23.12.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/578

- Applicant** : Concut Engineering Limited represented by Conrad Tang & Associates Limited
- Site** : Lot 936 in D.D. 118, No. 66 Nam Hang Tsuen, Yuen Long, New Territories
- Site Area** : 265.2 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18
- Zoning** : “Village Type Development” (“V”)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Warehouse for Storage of Construction Equipment for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary warehouse for storage of construction equipment for a period of three years at the application site (the Site) (**Plan A-1**). While the applied use is neither a Column 1 or 2 use in the “V” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently occupied by the applied use without valid planning permission (**Plans A-2 to A-4b**).
- 1.2 According to the applicant, the applied use is for storage of construction equipment, including drilling equipment and forklifts. No open storage and workshop activities will be carried out at the Site. No medium/heavy goods vehicles will be allowed to access the Site. Plans showing the vehicular access leading to the Site and site layout submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.3 The major development parameters of the application are summarised as follows:

Site Area	About 265.2 m ²
Total Floor Area	About 189.1 m ²

No. of Structures	5 for warehouses, site offices and toilet all under canopies
Height of Structures	2.9 - 4.03m (1 storey)
No. of Parking Space	1 for private car (5m x 2.5m)
No. of Loading/ Unloading Space	1 for light van (5m x 2.5m)
Operation Hours	8:00 a.m. to 6:00 p.m., with no operation on Sundays and Public Holidays

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

- (a) Application Form with Attachments received on 3.11.2022 (**Appendix I**)
- (b) Supplementary Information (SI) received on 10.11.2022 (**Appendix Ia**)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the attachment to the Application Form (**Appendix I**). They can be summarised as follows:

- (a) some structures within the Site have been in existence since the 1990s. As a recent extension building is under lease enforcement action, the current application is submitted to regularise the warehouse use at the Site. Given the site history, sympathetic consideration may be given to the current application;
- (b) the size and scale of the Site renders it suitable for the applied use. As all the land within the “Open Storage” (“OS”) zones in Tai Tong have been utilised, the proposed development can meet the demand for warehouses in the area and put the subject land into better use;
- (c) as there is no Small House application approved/under processing within the Site, the temporary proposal would not jeopardise the long-term planning intention of the “V” zone; and
- (d) industrial and warehouse uses are commonly found adjacent to residential dwellings and hence the applied use is considered not incompatible with the surrounding area. The applied use is small in scale and no adverse traffic, environmental, drainage, sewerage, visual and landscape impacts are envisaged.

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

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

The Site is currently not subject to planning enforcement action.

5. Previous Application

There is no previous application concerning the Site.

6. Similar Application

There is one similar application for temporary storage of furniture and miscellaneous items for a period of three years (No. A/YL-TT/145) within the subject “V” zone, which was rejected by the Rural and New Town Planning Committee (the Committee) of the Board on 25.7.2003 mainly on the grounds that the development was not in line with the planning intention of the “V” zone; incompatible with the surrounding residential and rural character; there was no information in the submission to demonstrate that no suitable land within “OS” zones was available for the development; and setting of an undesirable precedent. Details of the application are summarised in **Appendix II** and the location of the site is shown on **Plan A-1**.

7. Planning Intention

The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within the zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within the zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.

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

8.1 The Site is:

- (a) accessible from Tai Shu Ha Road West to its east via a local track; and
- (b) paved and occupied by the applied use without valid planning permission (**Plans A-2 to A-4b**).

8.2 The surrounding areas have the following characteristics (**Plans A-2 and A-3**):

- (a) comprise predominantly village houses and residential structures with scattered parking of vehicles, open storage/storage yards, a construction site, unused land and vacant land/structures;
- (b) there are many residential structures in the vicinity of the Site with the nearest ones located to its immediate west; and
- (c) the parking of vehicles and open storage/storage yards in the vicinity are suspected unauthorized developments (UDs) subject to planning enforcement action.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments on the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.

9.2 The following government departments have comments on the application:

Land Administration

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

He has grave concerns given that there are unauthorized building works and/or uses on the private lot(s) which are already subject to lease enforcement actions. The lot owner(s) should remedy the lease breaches as demanded by his department.

Traffic

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

- (a) since the Tai Shu Ha Road West/Tai Kei Leng Road junction is very busy during peak hours, any traffic flow induced on this junction during peak hours is undesirable;
- (b) the applicant should provide hourly trip generation and trip attraction of the applied development;
- (c) the applicant should specify the size and headroom of the proposed parking spaces and loading/unloading (L/UL) area; and
- (d) the local track leading to the Site is not under her purview.

10. Public Comments Received During the Statutory Publication Period

On 11.11.2022, the application was published for public inspection. During the statutory public inspection period, three public comments were received from individuals. Two of which object to the application on the grounds that the applied use will generate adverse traffic, environmental and fire safety impacts and security concerns on the surrounding area (**Appendices V-1 and V-2**). One individual opines the approved use is not compatible with the nearby residential uses (**Appendix V-3**).

11. Planning Considerations and Assessments

11.1 The application is for temporary warehouse for storage of construction equipment for a period of three years at the Site zoned “V” on the OZP. The applied use is not in line with the planning intention of the “V” zone, which is primarily for

development of Small Houses by indigenous villagers. No strong planning justifications have been given in the submission for a departure from the planning intention, even on a temporary basis.

- 11.2 The surrounding area comprises predominantly village houses and residential structures (**Plan A-2**). Although there are scattered open storage/storage yards in the vicinity, they are all suspected UD's subject to possible planning enforcement action. The applied use is generally considered not compatible with the surrounding residential character.
- 11.3 C for T is of the view that information such as traffic trip generation/attraction of the applied use and the size/headroom of the parking and L/UL areas should be provided and that any traffic flow induced on the nearby Tai Shu Ha Road West/Tai Kei Leng Road junction during peak hours is undesirable. In this connection, there is no relevant information provided in the submission to address the comments of the C for T and to demonstrate that the applied use will not generate adverse traffic impact. DLO/YL, LandsD also has grave concerns on the application given there are unauthorized building works and/or uses on the Site which are currently subject to lease enforcement actions. Other relevant departments, including Director of Environmental Protection, Chief Engineer/Mainland North of Drainage Services Department and Director of Fire Services have no objection to/no adverse comments on the application.
- 11.4 There is one similar application (No. A/YL-TT/145) within the subject "V" zone, which was rejected by the Committee in 2003 mainly on the grounds that the development was not in line with the planning intention of the "V" zone and not compatible with the surrounding residential and rural character, amongst other grounds. Such considerations are generally relevant to the current application.
- 11.5 There are three public comments objecting to/opining to the application received during the statutory publication period as summarised in paragraph 10 above. The planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department does not support the application for the following reasons:
 - (a) the applied use is not in line with the planning intention of the "V" zone, which is primarily for development of Small Houses by indigenous villagers. No strong planning justifications have been given in the submission for a departure from the planning intention, even on a temporary basis; and
 - (b) the applied use is not compatible with the surrounding residential character.
- 12.2 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 23.12.2025. 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 23.6.2023;
- (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 23.9.2023;
- (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 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 23.6.2023;
- (e) in relation to (d) 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 23.9.2023;
- (f) 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; and
- (g) if any of the above planning condition (a), (b), (d) or (e) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 13.3 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.

14. Attachments

Appendix I	Application Form with Attachments received on 3.11.2022
Appendix Ia	SI received on 10.11.2022
Appendix II	Similar Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendices V-1 to V-3	Public Comments
Drawing A-1	Vehicular Access Plan
Drawing A-2	Site Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
DECEMBER 2022**

此文件在 2022年 11月 3日 收到，城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 3 NOV 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

22/10

27/10

2202735 25/10 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/PL-77/578
	Date Received 收到日期	- 3 NOV 2022

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

1. Name of Applicant 申請人姓名/名稱

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

ConCut Engineering 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)

Conrad Tang & Associates 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 936 in D.D.118, No. 66, Nam Hang Tsuen, Yuen Long
(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 265.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 189.1 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 Tai Tong OZP No. S/YL-TT/18
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Warehouse for Construction Equipment (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"ⁱⁱⁱ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」ⁱⁱⁱ (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"ⁱⁱⁱ (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」ⁱⁱⁱ (請夾附業權證明文件)。
- ☐ is not a "current land owner"ⁱⁱⁱ.
並不是「現行土地擁有人」ⁱⁱⁱ。
- ☐ 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)"ⁱⁱⁱ.
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」ⁱⁱⁱ。

(b) The applicant 申請人 -

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）
- _____
- _____
- _____
- _____

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
 use(s)/development
 擬議用途/發展

Temporary Warehouse for Construction Equipment

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 76.1 sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 189.1 sq.m ☒ About 約

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

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

Proposed non-domestic floor area 擬議非住用樓面面積 189.1 sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 189.1 sq.m ☒ About 約

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

1 storey in height, used for warehouse with ancillary office and toilet.
 (See Drawing 1)

Structure 1/Canopy 1 - 3.00m., Structure 2/Canopy 2 - 4.03m.,
 Structure 3/Canopy 3 - 3.50m., Structure 4/Canopy 5 - 2.93m., Canopy 4 - 2.90m.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 1

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Light Van Spaces 1

Proposed operating hours 擬議營運時間 <u>8:00 a.m. to 6:00 p.m. from Mondays to Saturdays</u> <u>(excluding public holidays)</u>																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Tai Shu Ha Road West</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <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 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="margin-top: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

7. Justifications 理由

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

See Planning Statement

8. Declaration 聲明

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

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

Signature
簽署

Tang Hong Wai Conrad
.....
Tang Hong Wai Conrad

Name in Block Letters
姓名（請以正楷填寫）

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

Director
.....

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

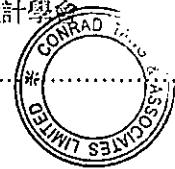
Conrad Tang & Associates Limited
.....

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

Date 日期

24/10/2022
.....

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to consultants, uploaded to the Town Planning Board's Website for browsing and free downloading by the public 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 936 in D.D. 118, Nam Hang Tsuen
Site area 地盤面積	265.2 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 Tai Tong OZP No S/YL-TT/18
Zoning 地帶	"Village Type Development"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for Construction Equipment 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	189.1m ² <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	Min. 2.9m to Max. 4.03m 米 <input type="checkbox"/> (Not more than 不多於)	
		<input checked="" type="checkbox"/> 1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	71.3 % <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		1
	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) <hr/>		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <u>Light Van Spaces</u> <hr/>		1

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

The Application Site and Zoning

1. The Application site (the Site) is located at the eastern portion of Nam Hang Tsuen. It falls within an area zoned "Village Type Development" ("V") on the approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18 (**Plan 1**). According to the covering 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 (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently hard-paved, fenced off and used for warehouse without planning permission.

Background

2. Some structures within the Site were already in existence prior to the first gazetting of the Tai Tong Interim Development Permission Plan in 1990 and Tai Tong Development Permission Area Plan in 1991 (**Plans 3a and 3b**) and some are covered by squatter records. Since an extension building has been erected for operational need of the warehouse, lease enforcement action is being considered by the Lands Department. The applicant therefore intends to regularize the current warehouse use on the Site via planning application. Once planning approval has been given, the applicant will apply to District Lands Officer/Yuen Long for a Short Term Waiver to permit the temporary warehouse use and the buildings on the Site.

The Proposal

3. The major development parameters of the current application are as follows:

Site Area	265.2m ²
Total GFA (non-domestic)	189.1 m ² (GFA under Canopy 1 = 44.9 m ²) (GFA under Canopy 2 = 63.1 m ²) (GFA under Canopy 3 = 40.5 m ²) (GFA under Canopy 4 = 12.7 m ²) (GFA under Canopy 5 = 27.9 m ²)
Site Coverage	71.3%
No. of Structures	4
Height of Structures	one-storey (Min. 2.90m to Max. 4.03m)
Parking Space	1 for private Car (5m x 2.5m)

**Loading/
Unloading Space**

1 for light van (5m x 2.5m)

Operation Hours

8:00 a.m. to 6:00 p.m. from Mondays to Saturdays
(excluding public holidays)

4. The development involves 4 one-storey structures and some shelters used for storage of construction equipment and ancillary office (**Plan 2**). The storage materials mainly include drilling equipment like core-bits and core drills, tools and parts, and two forklifts (**Plan 4**). They are stored within the structures or under shelters. The equipment is small, light and can be hand-carried. The forklifts are not used within the Site but in work sites outside.
5. No workshop activities would be carried out within the Site.

Compliance with the "Owner's Consent/Notification Requirements"

6. The applicant is the sole "current land owner". Ownership proof obtained from the Land Registry is attached at **Appendix 1**.

Town Planning Board Guidelines

7. According to the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (Code of Practice) issued by EPD, "Open Storage" ("OS") is defined as OS use comprising activities carried out on a site for which the greater part of the site coverage, generally assumed to be more than 50%, is uncovered and used for storage, repair or breaking other than container-related uses. However, the proposed development is more akin to a conventional warehouse as its site coverage of 71.3% far exceeds 50% and the storage materials are mainly placed within enclosed structures. Hence, Town Planning Board Guidelines (No. 13F) for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance may not be of direct relevance to the application.

Justifications

8. The proposed development has been operating at the Site for a long time since 2008 without inviting any significant complaints. According to the aerial photo taken in 1990, the Site was covered by roofed structures and some trees. According to the applicant, some storage uses were in existence at the Site in 1990s. According to the covering Notes of the OZP, no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the IDPA plan conform to the OZP, provided that such use has continued since it came into existence. Hence, sympathetic consideration may be given to the application.

9. The Site is suitable for the applied use in terms of size and scale. The "OS" zones within the Tai Tong area are fully occupied. The proposed development will help meet the increasing demand for warehouses in the area.
10. The proposed development would not jeopardize the long-term planning intention of the "V" zone. It is not entirely incompatible with the surrounding land uses, and no adverse traffic, environmental, drainage, visual and landscape impacts are envisaged. More detailed assessments are provided below:

Planning Intention

11. The planning intention of the "V" zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
12. There is no Small House application approved or under processing at the Site. Hence, the proposed development would not jeopardize the long-term planning intention of the "V" zone.

Land Use Compatibility

13. The Site is located at the eastern fringe of the "V" zone. The proposed storage use is virtually a warehouse and the proposed scale of development, mainly includes a few one-storey structures, is considered not entirely incompatible with the surrounding areas, which are predominantly rural in character intermixed with residential dwellings, vehicle parks, vacant/unused land, temporary structures and storage in the neighbouring OU(Rural Use) zone (Plan 2).
14. The Site is quite small and the proposed temporary warehouse for drilling equipment would allow this residual land parcel to be better utilized. It is also noted that on some New Town OZPs, planning of industrial buildings (where 'warehouse' excluding 'Dangerous Goods Store' is always permitted) in the vicinity of "V" zone or "Residential" zone are not uncommon (See extracts of Sha Tin and Tai Po OZPs on Plans 5a & 5b).
15. On the Sha Tin OZP, Chun Yeung Estate (zoned "R(A)2") and Choi Wo Court (zoned "R(A)3") are found adjacent to "Industrial" zone, while there are warehouse developments in close proximity to the "V" zone of Wo Liu Hang Village. Likewise, on the Tai Po OZP, industrial buildings zoned "OU(Business)" is found in the vicinity of the "V" zone of Nam Hang. The above examples help demonstrate that warehouse and residential/village type development are not incompatible uses.

Development Intensity

16. With a GFA of 189.1 m² and a plot ratio of about 0.71, the development is considered comparable with the low-rise low-density village type developments in the area. Assuming the Site is developed for two Small Houses, the total GFA would be about 390.2 m². The development intensity of this temporary warehouse is therefore not excessive.

Traffic Aspects

17. Vehicular access to the Site is via a local track leading to Tai Shu Ha Road West (**Plan 2**). This track is partly 'Government' land and partly owned by Lots No. 979RP and 978. The applicant would obtain the concerned owners' consent to continue using it as the vehicular access to the Site.
18. In general, there is one light van entering the Site for transporting small-scale drilling equipment to works areas. No medium/heavy goods vehicles would be used. No staff has been assigned to watch over the Site in normal times. There would be less than 5 vehicle trips per day made by the manager's private car and the company's light van. Therefore one parking space and one loading/unloading bay have been provided within the Site (**Drawing 1**). The light van usually avoids peak hours and arrives at 3:00 p.m. to 4:00 p.m. to transport the drilling equipment. The length of stay is about one hour. The manager in average drives to the Site three times per week. The traffic flow arising from the proposed development is therefore small and below that for a typical "V" development at the Site (assumed two Small Houses can be built). Tai Shu Ha Road West is within capacity and no adverse traffic impact caused by the proposed development is expected.
19. There is sufficient space within the Site for manoeuvring of vehicles. In addition, there would be no parking, queuing and reverse movement of vehicles on the access track.

Environmental Aspects

20. The proposed development is small in scale. The materials stored are mainly inside the roofed structures within the Site or under shelter. No open storage and workshop activities would be carried out. It will not generate significant environmental impacts. It is evident from the aerial photo (**Plan 3b**) that the open area is very clean and tidy. There are no substantiated pollution issues concerning the Site since its operation in 2008 and no environmental complaints have been lodged to EPD in the past few years.

Air Quality

21. The Site has been properly hard paved to avoid any fugitive dust impacts due to vehicle movements. Moreover, the storage materials are mainly drilling equipment kept within structures. No dusty operations would be involved. As such, no adverse air quality impacts from the proposed development are expected.

Noise

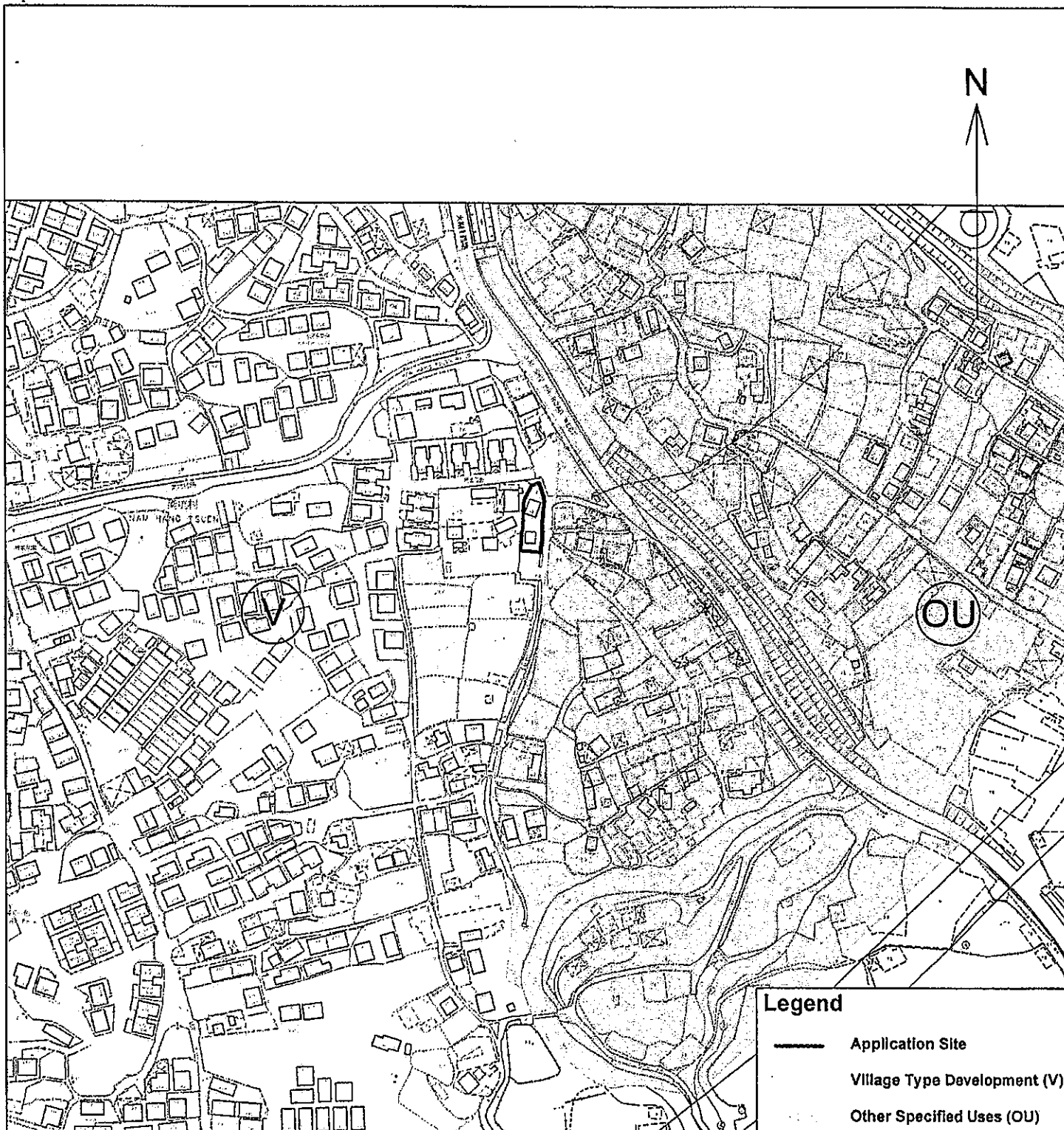
22. Only infrequent loading/unloading of the storage materials would be carried out within the Site with no noise generating activities involved. Furthermore, 2.5m high fencing has been erected around the Site. Hence, no noise nuisance is expected.

Drainage/Sewage Impacts

23. The proposed development would neither obstruct overland flow nor adversely affect any existing natural streams, village drains, ditches and the adjacent areas.
24. Sewage discharge from the Site is directed to a septic tank within the Site. No untreated waste, oils, fuels and chemical fluid would be discharged from the Site. Adverse drainage/sewage impacts are not expected.
25. To avoid any possible environmental nuisance generated by the development, the applicant would agree to the imposition of approval conditions restricting the operation hours, vehicle types and workshop activities. Any non-compliance with the approval conditions would be subject to revocation of the planning permission. Besides, the applicant would follow the EPD's Code of Practice.

Landscape and Visual Impacts

26. The Site is fully hard paved with four fruit trees at its four corners (**Drawing 1**). These trees would be retained to enhance the landscape setting. Significant adverse landscape impact arising from the development is not envisaged. The applicant is willing to provide additional tree planting, if CTP/UDUR considers necessary.
27. As mentioned above, 2.5m high fencing has been erected around the Site. Hence, the proposed development is not visible from outside. Moreover, the structures within the Site are only one storey in height and mostly covered with corrugated sheets painted in green colour, which help mitigate the visual impact to the nearby residential developments and blend in well with the rural environment.
28. To conclude, the proposed warehouse is not incompatible with adjoining land uses, and no traffic, environmental, drainage, visual and landscape impacts are envisaged. It is considered that it could be tolerated for a period of 3 years. In view of the strong justifications given above, sympathetic consideration may be given to the application.



Location Plan

Job No.: YL/CT/153

Reference No. : S/YL-TT/18

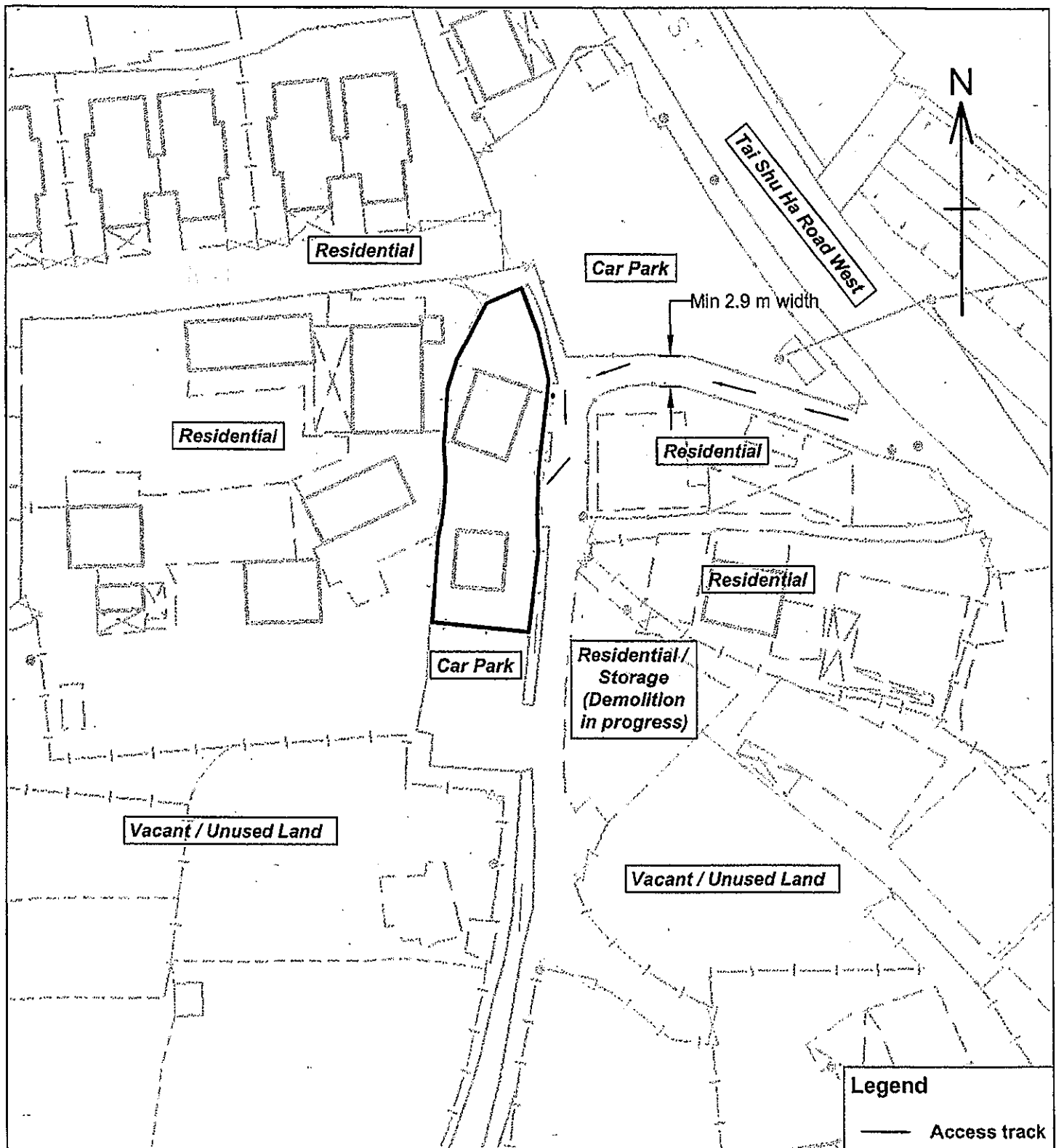
Survey Sheet Nos. : T6-NW-20C & T6-NW-20D revised on 03 August 2022

Scale: 1:2500



CONRAD TANG & ASSOCIATES LIMITED

Plan 1



Surrounding Land Use of the application site

Job No.: YL/CT/153

Reference Plan No. : IB1000 Nos. T6-NW-20C & T6-NW-20D revised on 03 August 2022

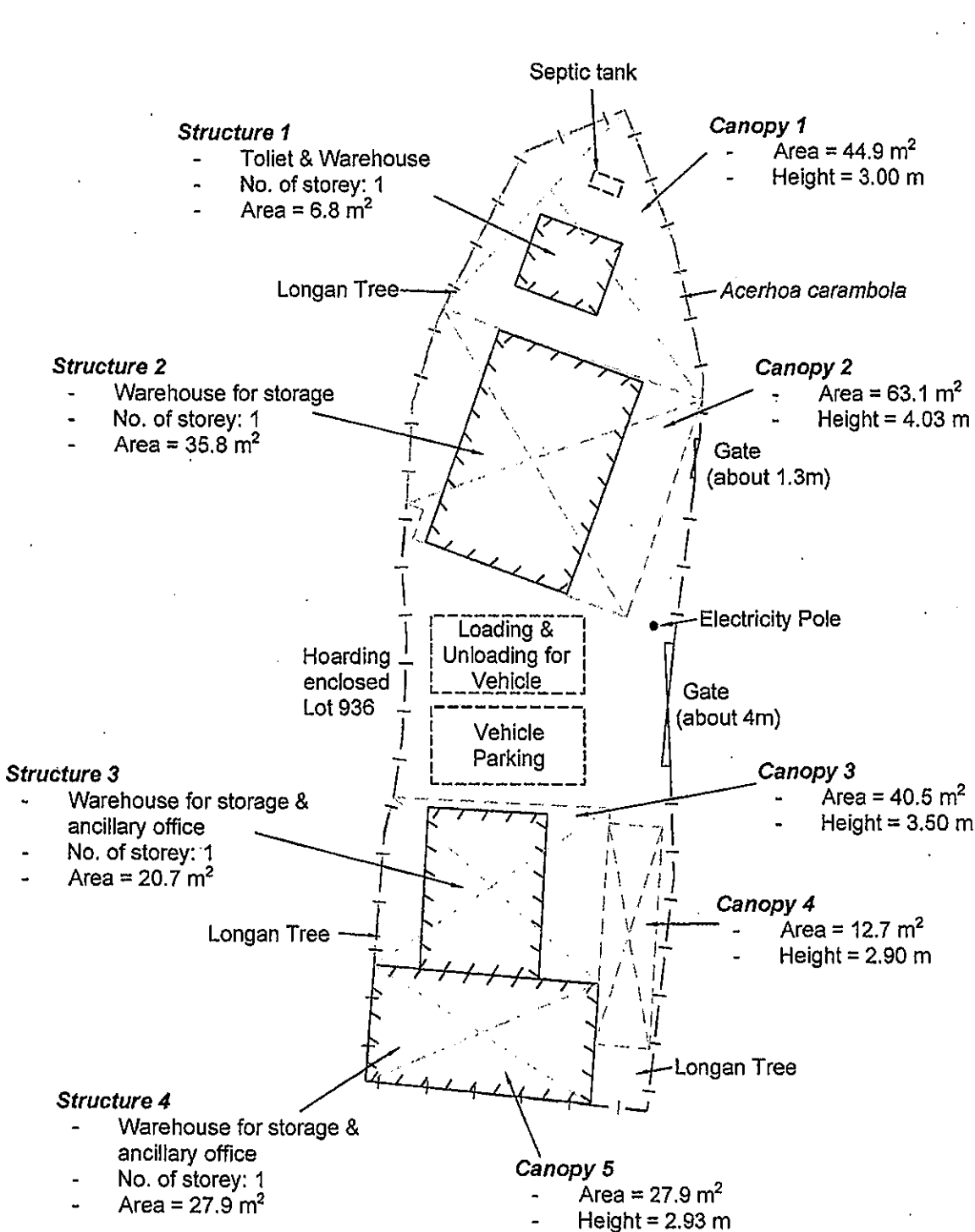
Scale: 1:500

Remarks: Site inspection conducted on 15 September 2022



CONRAD TANG & ASSOCIATES LIMITED

Plan 2



Layout Plan

Job No.: YL/CT/153

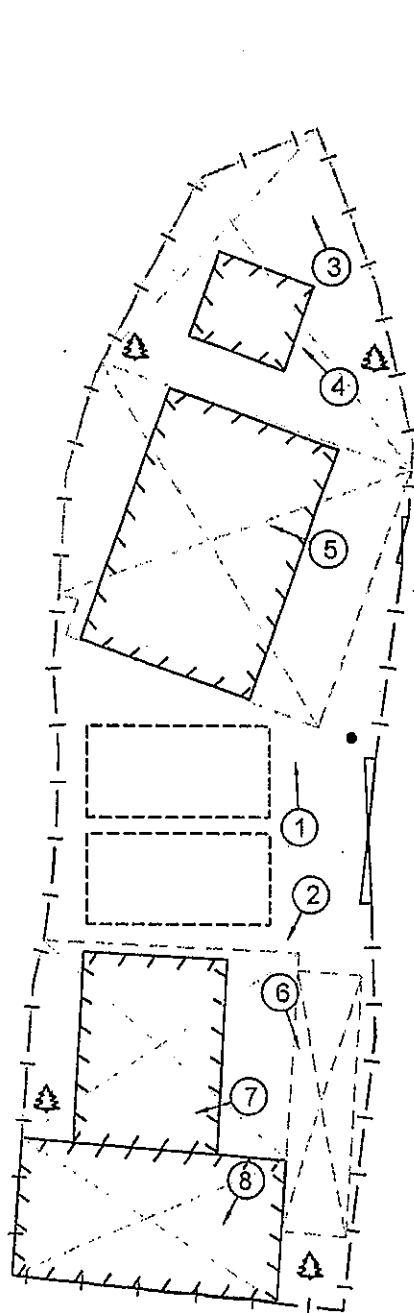
Reference No. :-

Scale: -



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Drawing 1



Legend

— Photo direction

① Photo number

Photo index

Job No.: YL/CT/153

Reference No. : -

Scale: -



CONRAD TANG & ASSOCIATES LIMITED

Drawing 2



Application site superimposed on aerial photo 1990

Job No.: YL/CT/153

Reference No. : A22974 taken on 05 October 1990

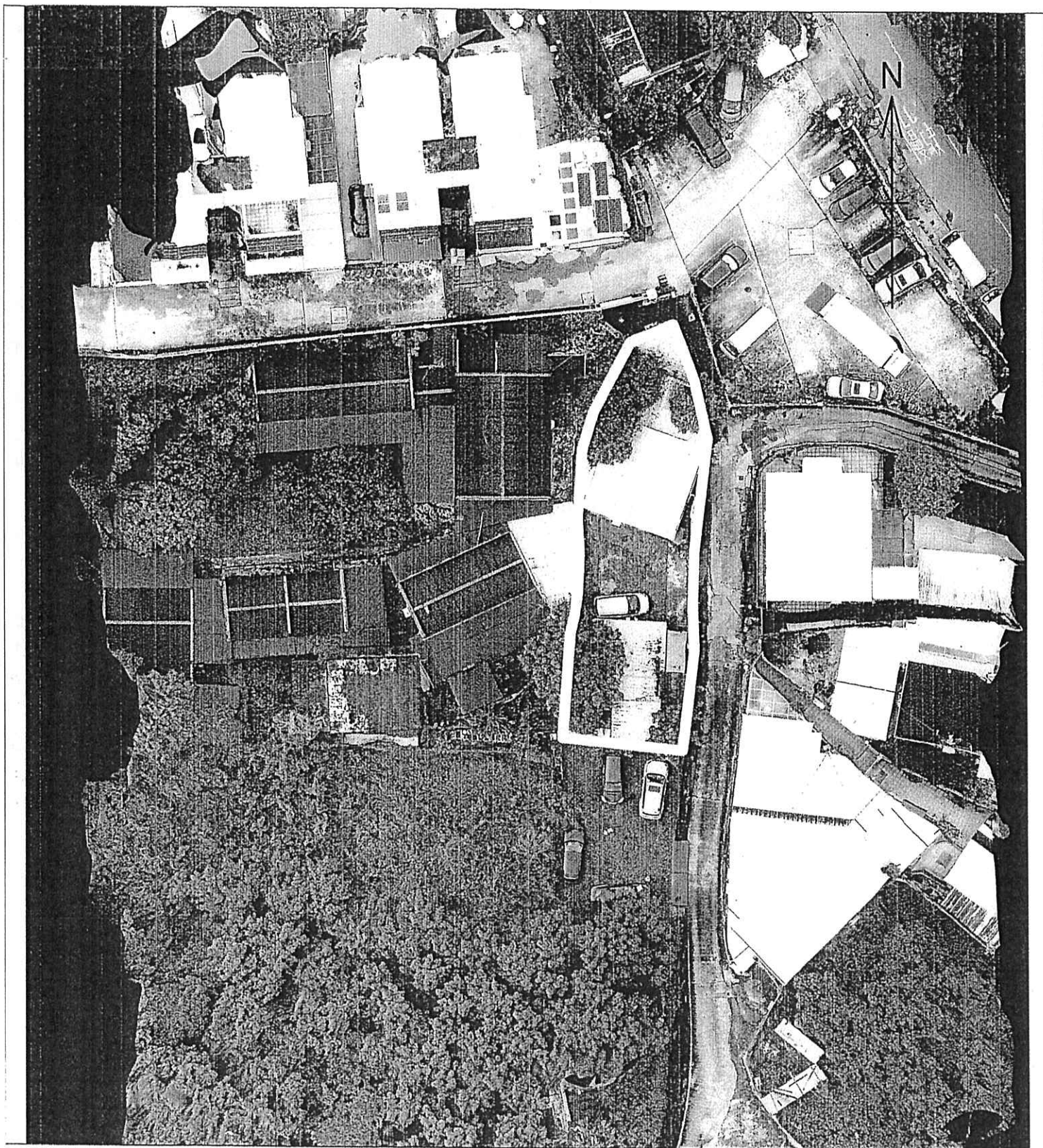
Scale: 1:600

Remark: Aerial photo collected in HKMS 2.0



CONRAD TANG & ASSOCIATES LIMITED

Plan 3a



Application site superimposed on digital orthophoto 2021

Job No.: YL/CT/153

Reference No. : -

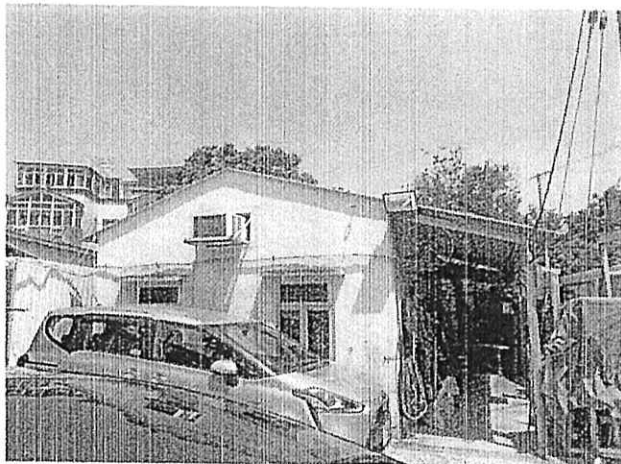
Scale: 1:400

Remarks: Aerial survey conducted on 09 August 2021

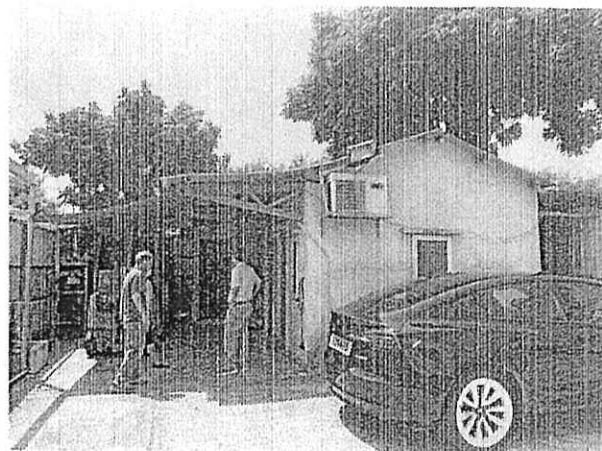


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Plan 3b



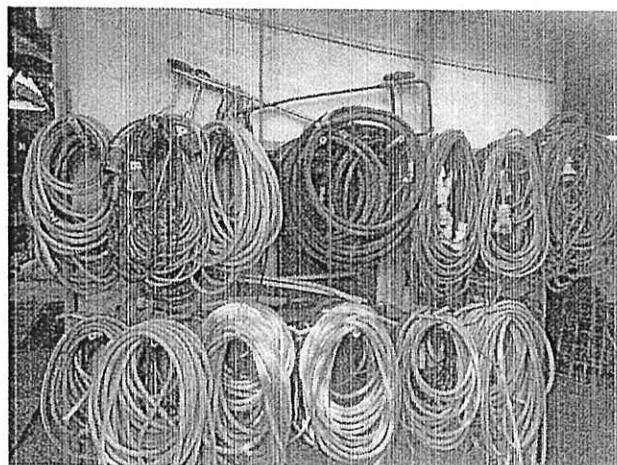
Site Photo 1



Site Photo 2



Site Photo 3



Site Photo 4

Site Photos

Job No.: YL/CT/153

Reference No.: -

Remarks: Site photos taken on 15 September 2022



CONRAD TANG & ASSOCIATES LIMITED

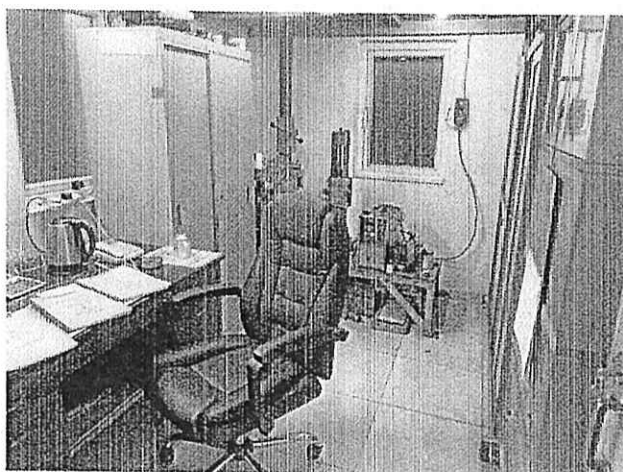
Plan 4a



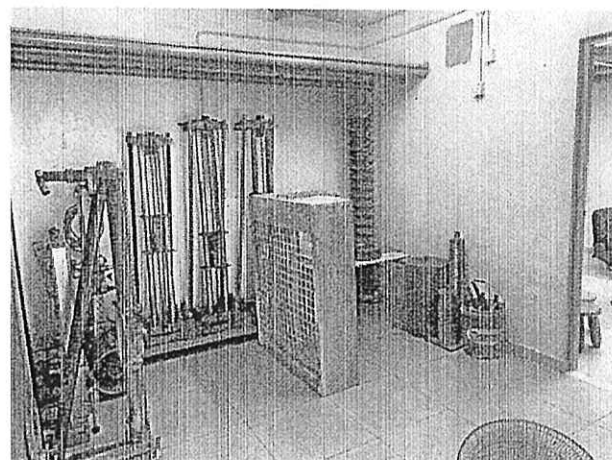
Site Photo 5



Site Photo 6



Site Photo 7



Site Photo 8

Site Photos

Job No.: YL/CT/153

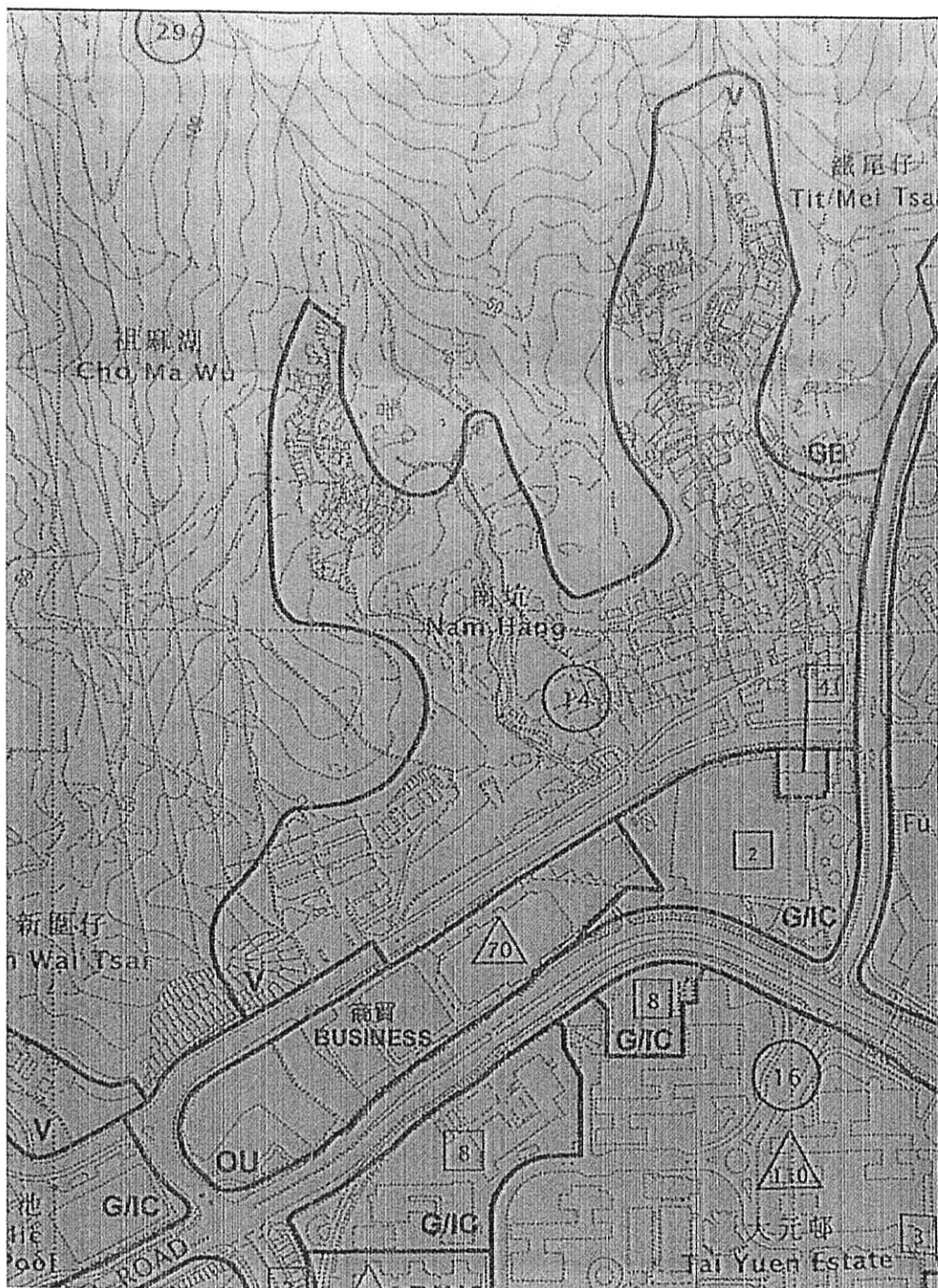
Reference No.: -

Remarks: Site photos taken on 15 September 2022



CONRAD TANG & ASSOCIATES LIMITED

Plan 4b



Job No.: YL/CT/153

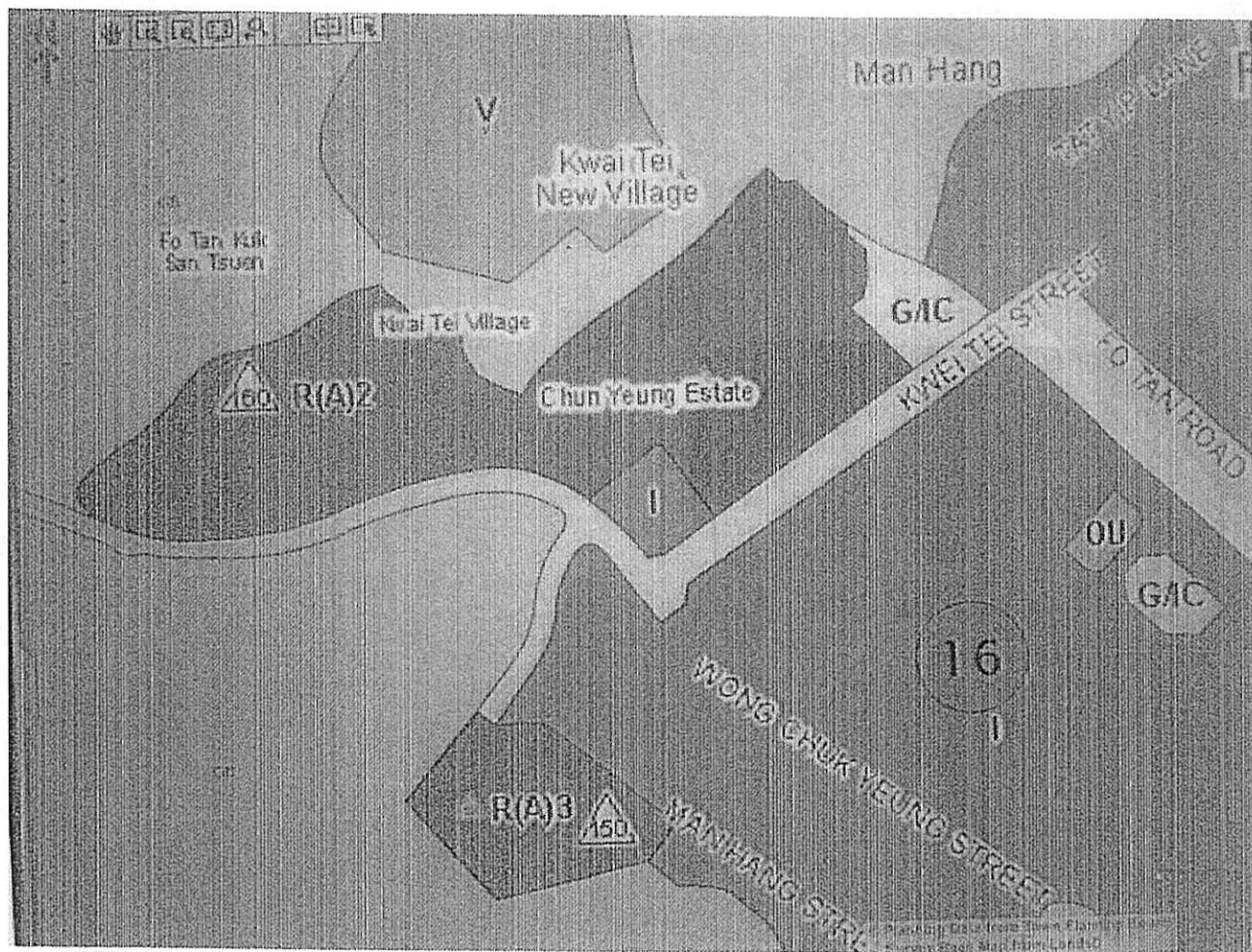
Reference: Extract of Tai Po OZP

Scale: -



CONRAD TANG & ASSOCIATES LIMITED

Plan 5a



Job No.: YL/CT/153

Reference: Extract of Sha Tin OZP

Scale: -

 CONRAD TANG & ASSOCIATES LIMITED

Plan 5b

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



Fw: TT/578
06/12/2022 17:32

From:
To:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 10/11/2022 10:37 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Date: 10/11/2022 09:34
Subject: FW: TT/578

From: [REDACTED]
Sent: Thursday, November 10, 2022 9:16 AM
To: tpbpd@pland.gov.hk
Cc: [REDACTED]
Subject: TT/578

As requested by Ms. Joyce Tam of TMYLDPO, I append the amendment pages of the application form and planning statement for your further action.

Regards,

Dr Conrad Tang
Director of CTA



tt578.pdf

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
 use(s)/development
 擬議用途/發展

Temporary Warehouse for Construction Equipment

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 76.1 sq.m ☒ About 約
 Proposed covered land area 擬議有上蓋土地面積 189.1 sq.m ☒ About 約
 Proposed number of buildings/structures 擬議建築物/構築物數目 45
 Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約
 Proposed non-domestic floor area 擬議非住用樓面面積 189.1 sq.m ☒ About 約
 Proposed gross floor area 擬議總樓面面積 189.1 sq.m ☒ About 約

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

1 storey in height, used for warehouse with ancillary office and toilet.
 (See Drawing 1)
 Structure 1/Canopy 1 - 3.00m, Structure 2/Canopy 2 - 4.03m,
 Structure 3/Canopy 3 - 3.50m, Structure 4/Canopy 5 - 2.93m, Canopy 4 - 2.90m

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 1
 Motorcycle Parking Spaces 電單車車位
 Light Goods Vehicle Parking Spaces 輕型貨車泊車位
 Medium Goods Vehicle Parking Spaces 中型貨車泊車位
 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位
 Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位
 Coach Spaces 旅遊巴車位
 Light Goods Vehicle Spaces 輕型貨車車位
 Medium Goods Vehicle Spaces 中型貨車車位
 Heavy Goods Vehicle Spaces 重型貨車車位
 Others (Please Specify) 其他 (請列明)
 Light Van Spaces 1

Planning Statement

The Application Site and Zoning

1. The Application site (the Site) is located at the eastern portion of Nam Hang Tsuen. It falls within an area zoned "Village Type Development" ("V") on the approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/18 (**Plan 1**). According to the covering 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 (the Board) notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently hard-paved, fenced off and used for warehouse without planning permission.

Background

2. Some structures within the Site were already in existence prior to the first gazetting of the Tai Tong Interim Development Permission Plan in 1990 and Tai Tong Development Permission Area Plan in 1991 (**Plans 3a and 3b**) and some are covered by squatter records. Since an extension building has been erected for operational need of the warehouse, lease enforcement action is being considered by the Lands Department. The applicant therefore intends to regularize the current warehouse use on the Site via planning application. Once planning approval has been given, the applicant will apply to District Lands Officer/Yuen Long for a Short Term Waiver to permit the temporary warehouse use and the buildings on the Site.

The Proposal

3. The major development parameters of the current application are as follows:

Site Area	265.2m ²
Total GFA (non-domestic)	189.1 m ² (GFA under Canopy 1 = 44.9 m ²) (GFA under Canopy 2 = 63.1 m ²) (GFA under Canopy 3 = 40.5 m ²) (GFA under Canopy 4 = 12.7 m ²) (GFA under Canopy 5 = 27.9 m ²)
Site Coverage	71.3%
No. of Structures	15 (including structure and canopy)
Height of Structures	one-storey (Min. 2.90m to Max. 4.03m)
Parking Space	1 for private Car (5m x 2.5m)

Similar Application within the subject “V” Zone
on the Tai Tong OZP

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-TT/145	Temporary Storage of Furniture and Miscellaneous Items for a Period of 3 Years	25.7.2003	(1), (2), (3), (4)

Rejection Reasons

1. not in line with the planning intention of the "Village Type Development" ("V") zone.
2. not compatible with the surrounding residential and rural character with village houses and fallow agricultural land.
3. there was no information to demonstrate why suitable sites/units within “Open Storage” zones/flatted factories could not be made available for the development.
4. approval of the application would set an undesirable precedent.

Government Departments' General Comments

1. Traffic

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

- no adverse comment on the application.

2. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- no environmental complaint concerning the application site (the Site) received in the past three years.

3. Drainage

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

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

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Building Matters

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

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

6. District Officer's Comments

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

- his office has not received any comment from the village representatives in the vicinity.

7. Other Departments

- Chief Engineer/Construction, Water Supplies Department, Project Manager (West), Civil Engineering and Development Department and Commissioner of Police have no comment on the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the Site comprises an 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
 - (ii) the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West;
- (e) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans; and

- (iii) 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.

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

參考編號

Reference Number:

221121-163542-63349

提交限期

Deadline for submission:

02/12/2022

提交日期及時間

Date and time of submission:

21/11/2022 16:35:42

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/578

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，郊區設倉庫及工場必會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數。

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/YL-TT/578

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet, if necessary)

現在大樹下西路都已經非常塞車，現已人車爭路，如果再多貨倉的話
會令交通更加阻塞，以及多了貨倉用地之後會產生治安問題，令到
經常有其他人仕出入，影響附近村民居住環境，故此本人反對
本次申請。

陳兆年
CHAN SUI NIN

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

簽署 Signature

日期 Date

28-11-2022

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



A/YL-TT/578 DD 118 Nam Hang Tsuen
02/12/2022 01:57

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-TT/578

Lot 936 in D.D. 118, No.66 Nam Hang Tsuen, Yuen Long

Site area: About 265.2sq.m

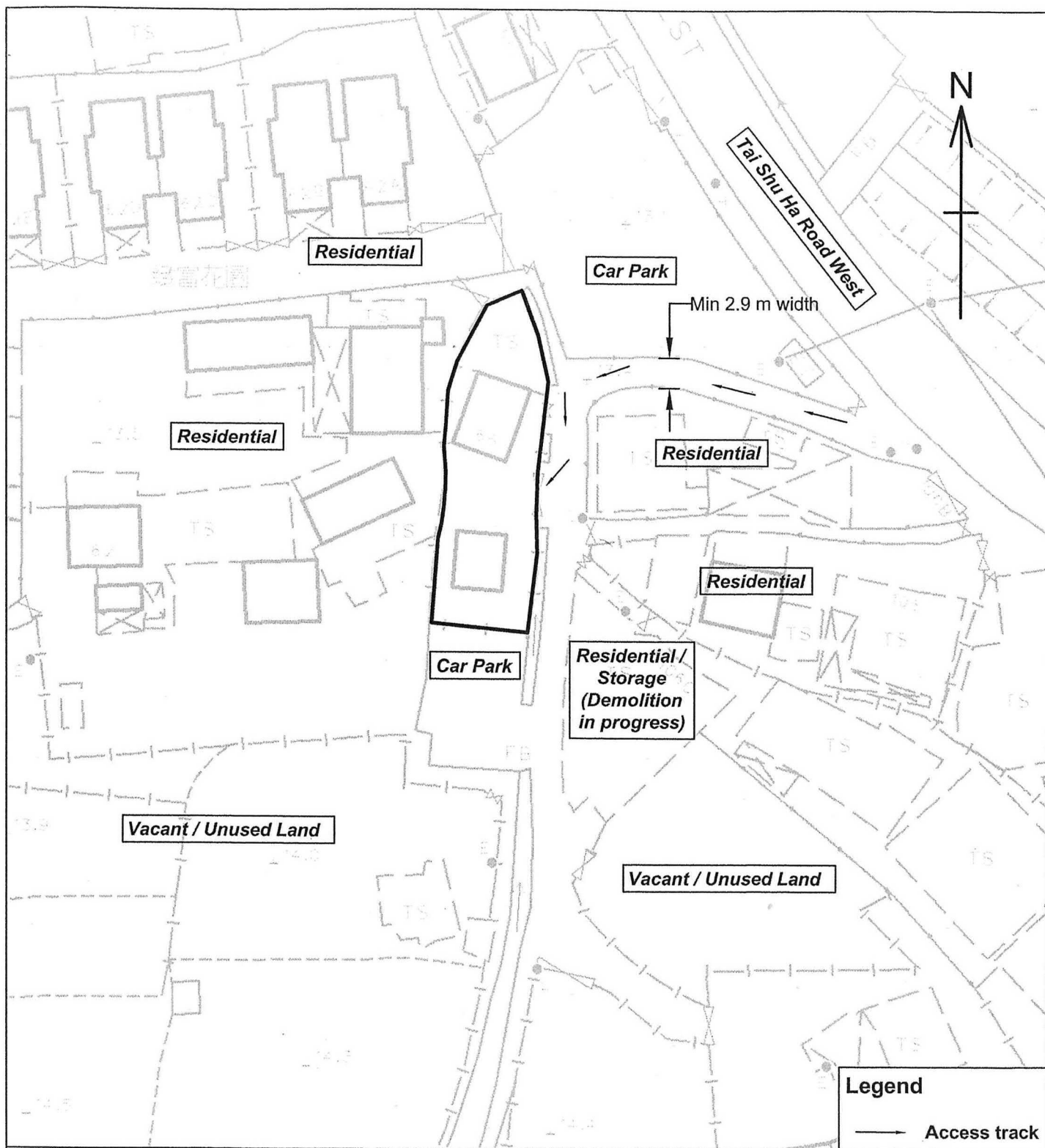
Zoning: "VTD"

Applied use: Warehouse for Storage of Construction Equipment / 2 Vehicle Parking

Dear TPB Members,

A warehouse with the possibility of increasing traffic of large goods vehicles is not compatible with the zoning and a lot so close to residential units.

Mary Mulvihill



Surrounding Land Use of the application site

Job No.: YL/CT/153

Reference Plan No. : iB1000 Nos. T6-NW-20C & T6-NW-20D revised on 03 August 2022

Scale: ~~1:500~~

Remarks: Site inspection conducted on 15 September 2022



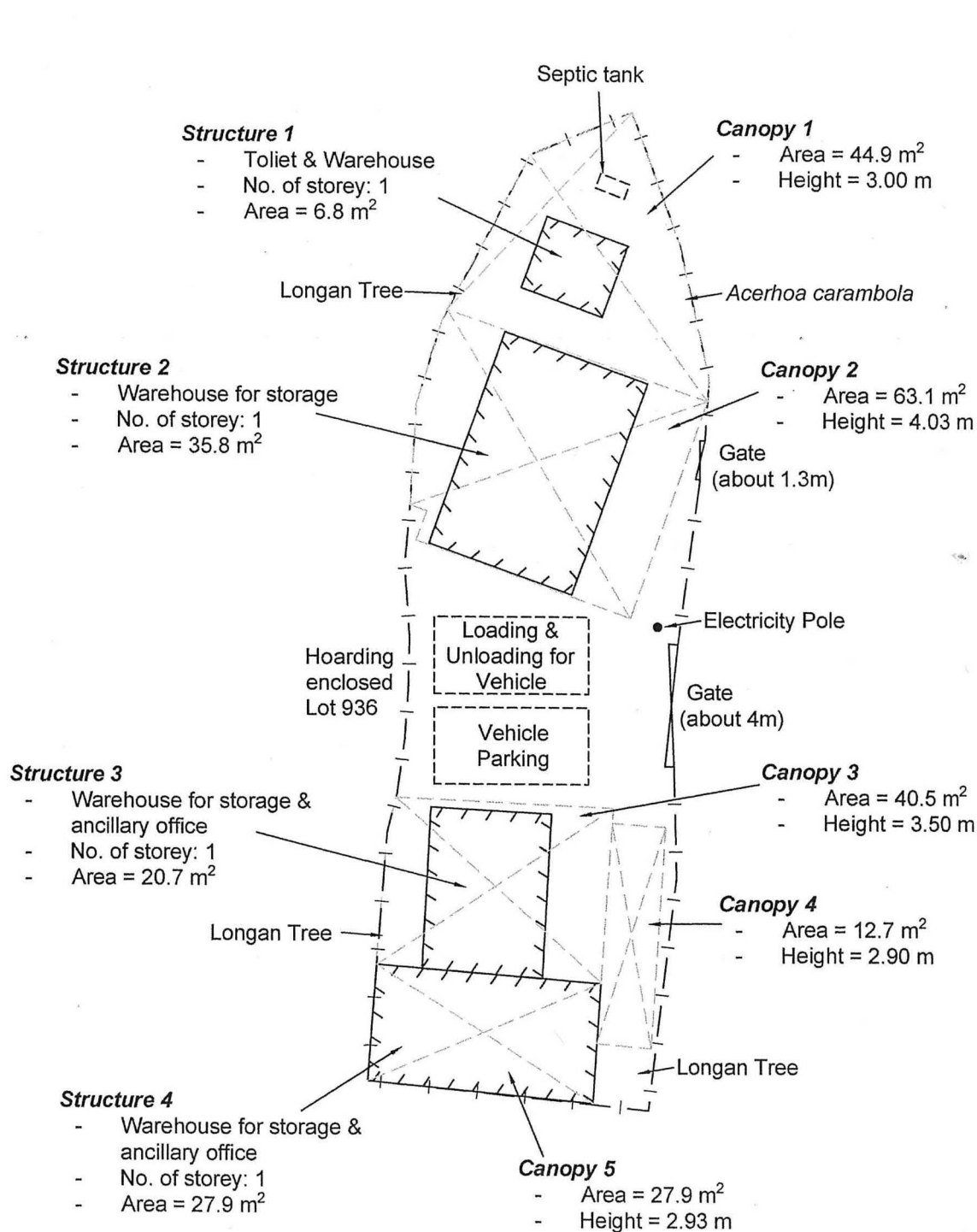
CONRAD TANG & ASSOCIATES LIMITED

Plan 2

(摘錄自申請人於 3.11.2022 呈交的申請書)
(Extract from Applicant's
Submission of 3.11.2022)

參考編號
REFERENCE No.
A/YL-TT/578

繪圖 DRAWING
A-1



Layout Plan

Job No.: YL/CT/153

Reference No. :-

Scale: -



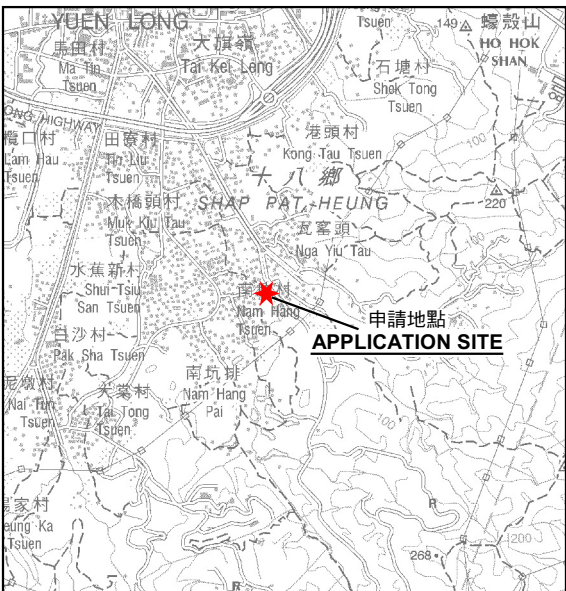
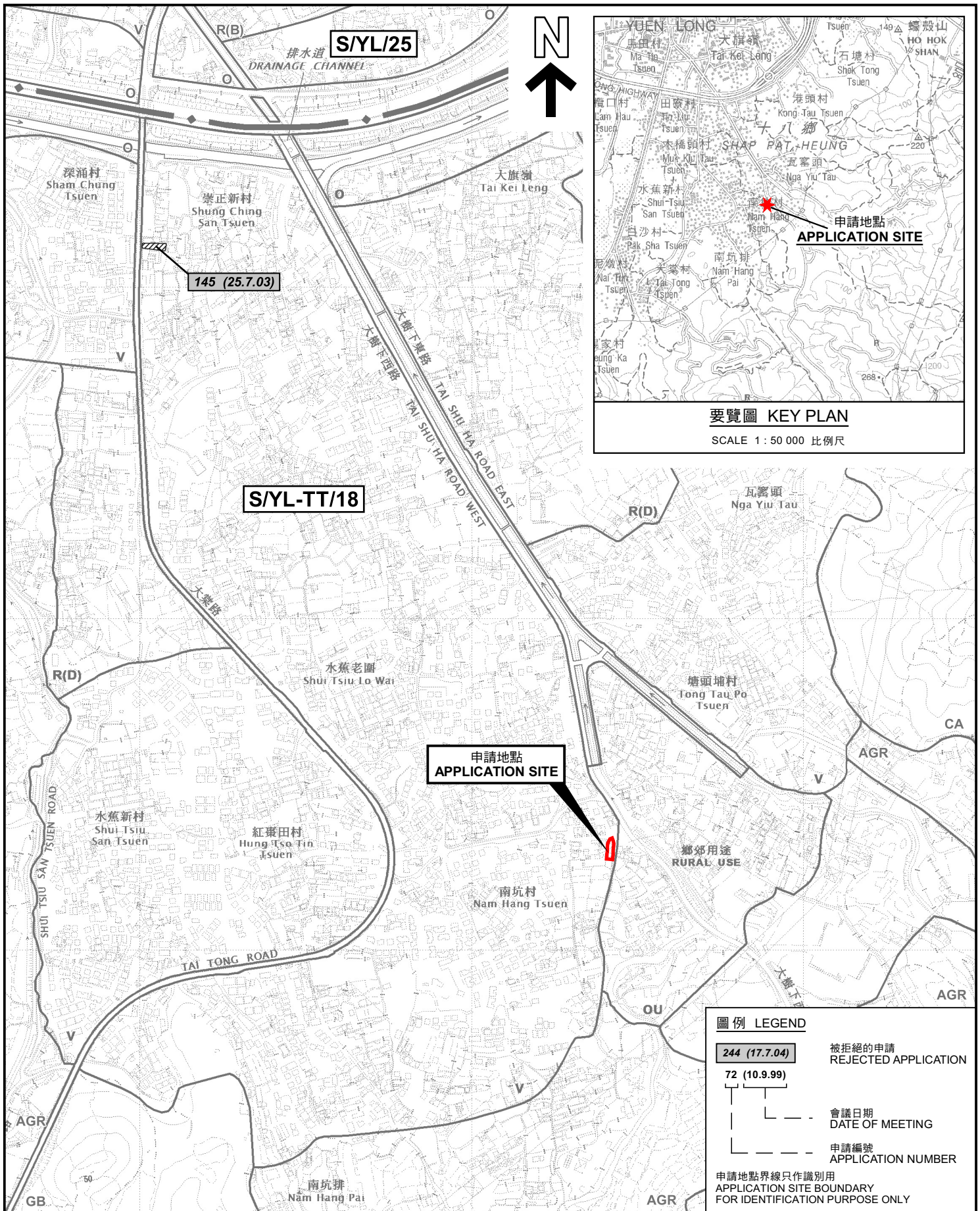
CONRAD TANG & ASSOCIATES LIMITED

Drawing 1

(摘錄自申請人於 3.11.2022 呈交的申請書)
(Extract from Applicant's
Submission of 3.11.2022)

參考編號
REFERENCE No.
A/YL-TT/578

繪圖 DRAWING
A-2



要覽圖 KEY PLAN

SCALE 1:50 000 比例尺

圖例 LEGEND

- 244 (17.7.04) 被拒絕的申請
REJECTED APPLICATION
- 72 (10.9.99) 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

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

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATION

臨時貨倉存放建築設備(為期3年)
元朗南坑村66號丈量約份第118約地段第936號
TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION EQUIPMENT FOR A PERIOD OF 3 YEARS
LOT 936 IN D.D.118, No.66 NAM HANG TSUEN, YUEN LONG

SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

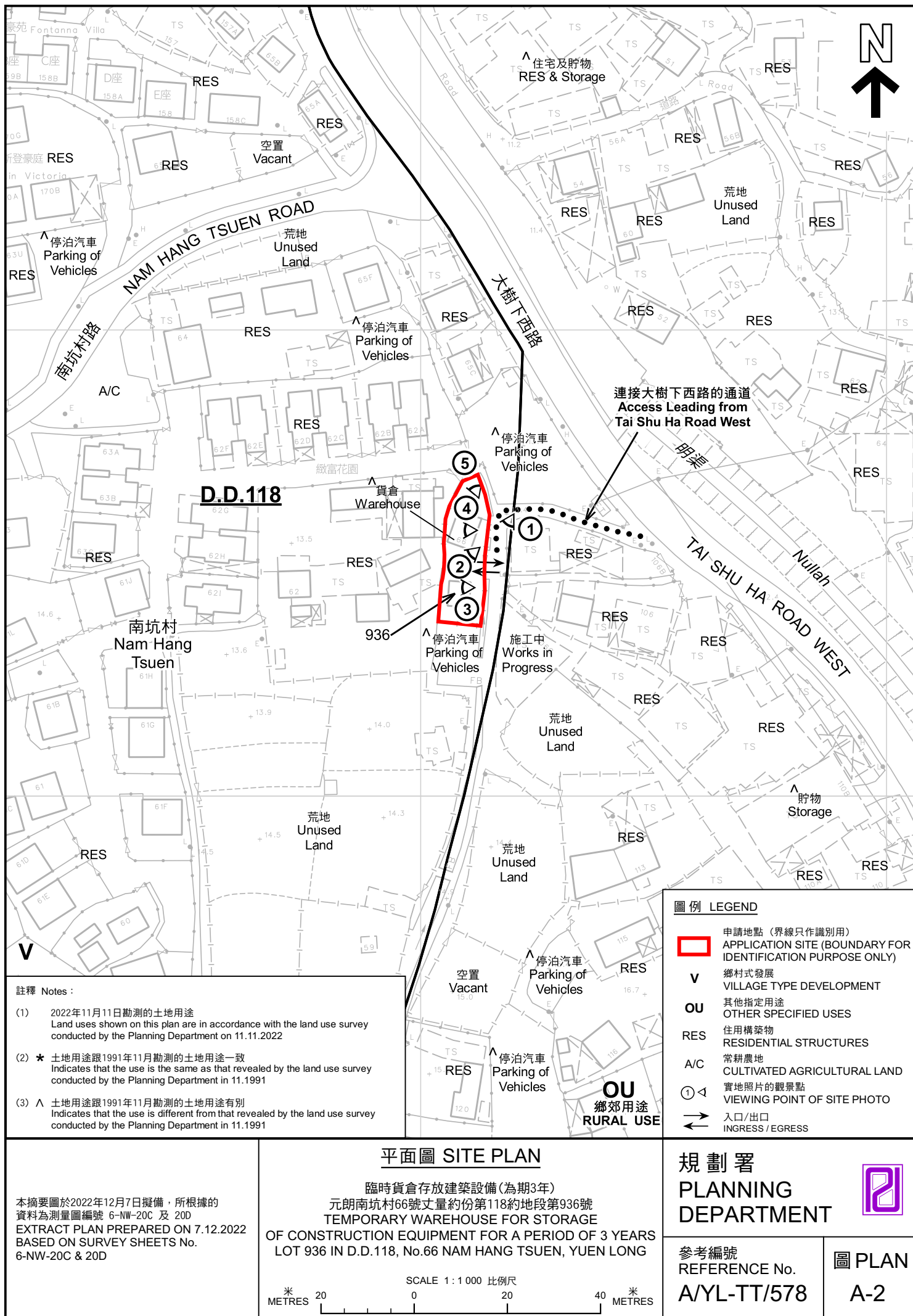
本摘要圖於2022年12月7日擬備，
所根據的資料為於2021年8月10日
核准的分區計劃大綱圖編號 S/YL-TT/18
EXTRACT PLAN PREPARED ON 7.12.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-TT/18 APPROVED ON 10.8.2021

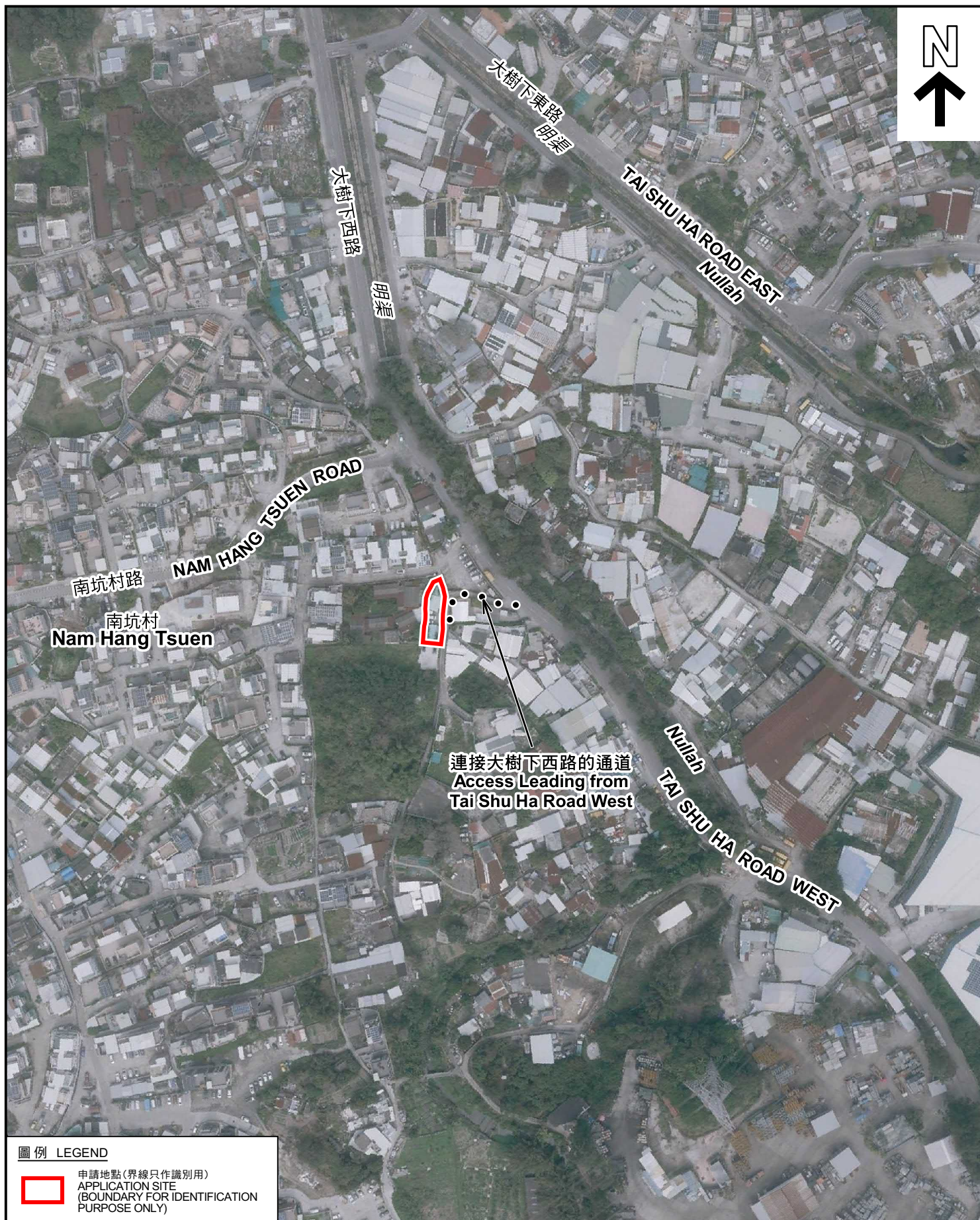
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/578

圖 PLAN
A-1





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2022年12月7日擬備，所根據
的資料為地政總署於2022年2月14日拍得
的航攝照片編號 E148389C
EXTRACT PLAN PREPARED ON 7.12.2022
BASED ON AERIAL PHOTO No.
E148389C TAKEN ON 14.2.2022 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

臨時貨倉存放建築設備(為期3年)
元朗南坑村66號丈量約份第118約地段第936號
TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION EQUIPMENT FOR A PERIOD OF 3 YEARS
LOT 936 IN D.D.118, No.66 NAM HANG TSUEN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/578

圖 PLAN
A-3

1



2



3



實地照片 SITE PHOTOS

臨時貨倉存放建築設備(為期3年)
元朗南坑村66號丈量約份第118約地段第936號
TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION EQUIPMENT FOR A PERIOD OF 3 YEARS
LOT 936 IN D.D.118, No.66 NAM HANG TSUEN, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/578

圖 PLAN
A-4a

本圖於2022年12月6日擬備，所根據的資料為攝於2022年11月11日的實地照片
PLAN PREPARED ON 6.12.2022
BASED ON SITE PHOTOS
TAKEN ON 11.11.2022

4



5



實地照片 SITE PHOTOS

臨時貨倉存放建築設備(為期3年)
元朗南坑村66號丈量約份第118約地段第936號
TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION EQUIPMENT FOR A PERIOD OF 3 YEARS
LOT 936 IN D.D.118, No.66 NAM HANG TSUEN, YUEN LONG

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-TT/578

圖 PLAN
A-4b

本圖於2022年12月6日擬備，所根據的資料為攝於2022年11月11日的實地照片
PLAN PREPARED ON 6.12.2022
BASED ON SITE PHOTOS
TAKEN ON 11.11.2022

Extract of Minutes of the RNTPC Meeting Held on 23.12.2022

- 68 -

could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 60

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-TT/578 Temporary Warehouse for Storage of Construction Equipment for a
Period of 3 Years in "Village Type Development" Zone, Lot 936 in
D.D. 118, No.66 Nam Hang Tsuen, Yuen Long
(RNTPC Paper No. A/YL-TT/578)

Presentation and Question Sessions

144. With the aid of some plans, Ms Carol K.L. Kan, STP/TMYLW, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

145. Members had no question on the application.

Deliberation Session

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

- “(a) the applied use is not in line with the planning intention of the “Village Type Development” zone, which is primarily for development of Small Houses by indigenous villagers. No strong planning justifications have been given in the submission for a departure from the planning intention, even on a temporary basis; and

- (b) the applied use is not compatible with the surrounding residential character.”

Agenda Item 61

Section 16 Application

[Open Meeting]

A/YL-TT/579 Religious Institution (Temple) in “Agriculture” Zone, Lots 1445 RP (Part), 1446, 1609 (Part), 1610 (Part), 1612 S.B ss.1 and 1612 S.B RP (Part) in D.D. 116 and Adjoining Government Land, Tai Tong, Yuen Long
(RNTPC Paper No. A/YL-TT/579)

147. The Committee noted that the applicant requested on 15.12.2022 deferment of consideration of the application for two months so as to allow more time to provide supplementary information. It was the first time that the applicant requested deferment of the application.

148. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[The Chairman thanked Ms Janet K.K. Cheung, Mr Eric C.Y. Chiu and Ms Carol K.L. Kan, STPs/TMYLW, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

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

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Post & Fax (3705 9314)

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-TT/578

13 January 2023

Conrad Tang & Associates Ltd.



(Attn.: Tang Hong Wai Conrad)

Dear Sir/Madam,

**Temporary Warehouse for Storage of Construction Equipment
for a Period of 3 Years in "Village Type Development" Zone,
Lot 936 in D.D. 118, No.66 Nam Hang Tsuen, Yuen Long**

I refer to my letter to you dated 10.11.2022.

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

- (a) the applied use is not in line with the planning intention of the "Village Type Development" zone, which is primarily for development of Small Houses by indigenous villagers. No strong planning justifications have been given in the submission for a departure from the planning intention, even on a temporary basis; and
- (b) the applied use is not compatible with the surrounding residential character.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/710_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 23.12.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.2.2023). 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 Town Planning 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 Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Carol Kan of Tuen Mun & Yuen Long West District Planning Office at 2158 6291.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Leticia', written in a cursive style.

(Leticia LEUNG)
for Secretary, Town Planning Board



Review of Application No.TPB/A/YL-TT/57802/02/2023 11:38

From: Conrad Tang <[REDACTED]>

To: lcsleung@pland.gov.hk

Cc: ocmwong@pland.gov.hk, jhltam@pland.gov.hk, [REDACTED]
[REDACTED]

History:

This message has been forwarded.

1 Attachment



Supplementary Info Lot936.pdf

Dear Sir/Madam,

On 13 January 2023, we received the rejection letter from TPB. We wish to seek a review of RNTPC's decision. The supplementary information for the review of Application No.A/YL-TT/578 is attached. Please advise the numbers of hard or soft copies of the supplementary information required.

Regards,

Dr Conrad Tang, Director of Conrad Tang & Associates Limited
Authorized agent for this application

Supplementary Information for Review of Application No. A/YL-TT/578

1. The captioned application was rejected by RNTPC on 23.12.2022 for the following reasons:

(a) the applied use is not in line with the planning intention of the “V” zone, which is primarily for development of Small Houses by indigenous villagers. No strong justifications have been given in the submission for a departure from the planning intention, even on a temporary basis; and

(b) the applied use is not compatible with the surrounding residential character.

2. The supplementary information provides responses to the reasons of rejection and departmental/public comments below:

Planning Intention

3. According to our search, a number of applications for temporary use within “V” zone, while also not in line with its planning intention, had been approved by RNTPC. In general, if no Small House applications have been received within the application sites, the planning assessments would mention that approval of the applied use on a temporary basis for, say three years, would not frustrate the long-term planning intention of the area.
4. There is no Small House application approved or under processing at the Site. Hence, the proposed development would not jeopardize the long-term planning intention of the “V” zone.

No Strong Justifications Given

5. In fact, strong planning justifications have been given. They were briefly mentioned in paragraph 2 of the RNTPC paper but had not been fully reflected, particularly for the issue on land use compatibility, in the planning assessments. In this regard, site photos and extract OZPs have been submitted below to further substantiate the justifications.

Land Use Compatibility

6. It is noted that on some New Town OZPs, planning of industrial buildings (where ‘warehouse’ excluding ‘Dangerous Goods Store’ is always permitted) in the vicinity of “V” zone or “Residential” zone are not uncommon (See extracts of Tai Po and Sha Tin OZPs on **Plans R1a, R2a & R3a**).

7. On the Sha Tin OZP, Chun Yeung Estate (zoned “R(A)2”) (**Plan R2b**) and Choi Wo Court (zoned “R(A)3”) (**Plan R2c**) are found adjacent to “Industrial” zone, while there are warehouse developments in close proximity to the “V” zone of Wo Liu Hang Village (**Plan R3b**). Likewise, on the Tai Po OZP, industrial buildings zoned “OU(Business)” is found in the vicinity of the “V” zone of Nam Hang (**Plan R1b**). The above examples help demonstrate that warehouse and residential/village type development are not incompatible uses.

Responses to Comments of Transport Department

8. TD commented that hourly trip generation and trip attraction of the applied development should be provided.

Development Traffic of the Application Site

9. Based on the current operation schedule, the operation traffic for the Site involves operation of 1 private car and 1 light van serving a total of 4 vehicle trips per day (equivalent to a two-way traffic of 6pcus/day). For conservative, it is assumed that the maximum hourly traffic is around 3pcu/hr (i.e. 50% of the daily traffic)

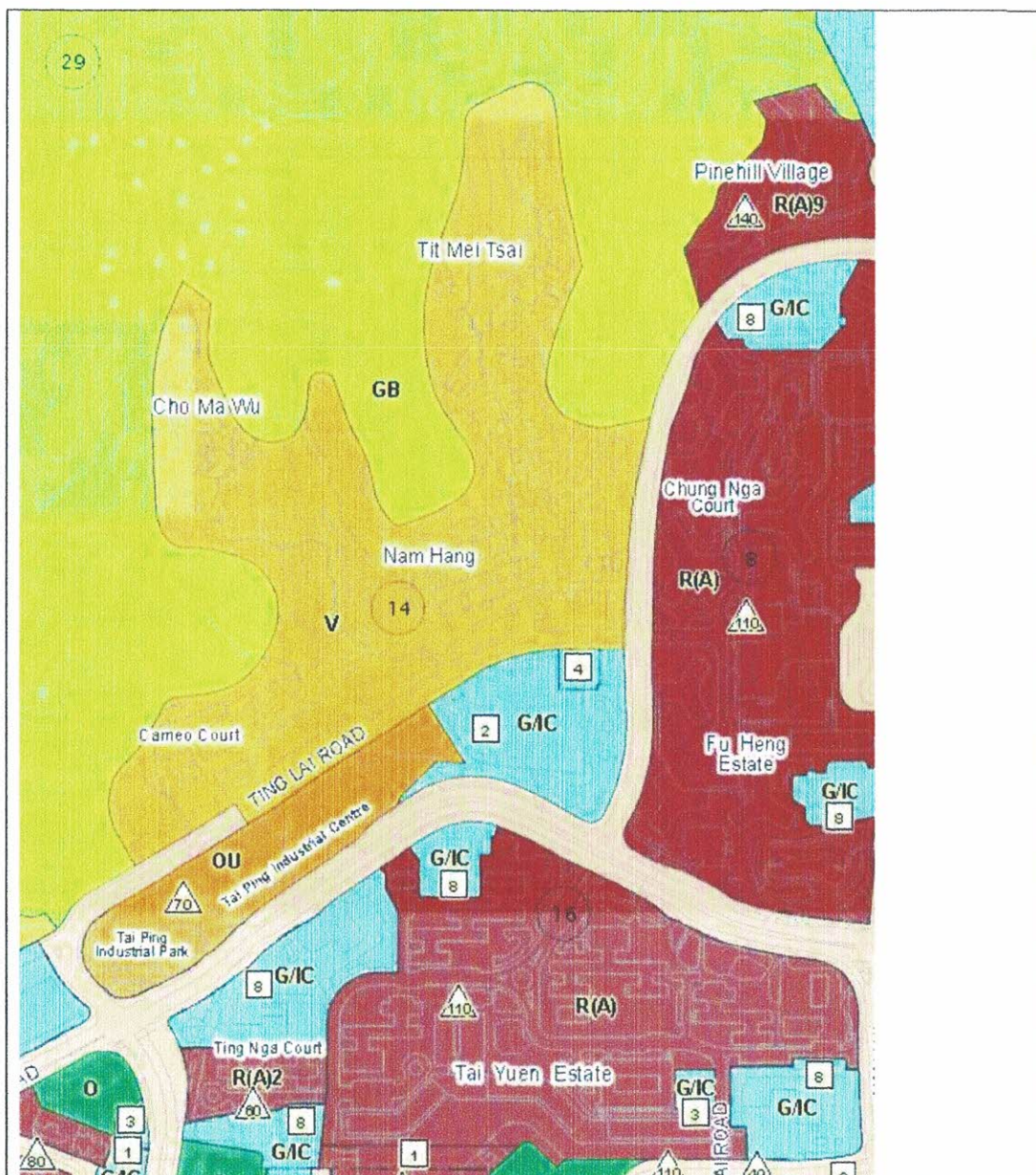
Development Traffic Impact to the nearby Road Network

10. With minimal development traffic of 3pcu/hr expected, development traffic impact to the nearby road network is trivial.
11. To further minimize the development traffic impact to the nearby road network (particularly to the nearby critical junction at J/O Tai Shu Ha Road West/Tai Kei Leng Road), prohibition development of traffic entering/leaving the Site during peak hours (with peak hours identified as 0700 - 0900 and 1700 - 1900 making reference to the daily traffic profile for Station 5025 obtained from Annual Traffic Census 2021) is also proposed if considered necessary.
12. The size of the private car and light van parking spaces are both 2.5m x 5.0m as specified in the planning statement. The parking spaces are provided in the open area and the minimum headroom requirement of 2.4m could readily be met.

Responses to Public Comments

13. *Concern on Traffic Congestion* – As shown in the trip generation above, development traffic impact to the nearby road network is minimal. Besides, no heavy goods vehicles would be used and vehicles usually avoid entering/leaving the Site at peak hours. No adverse traffic impact caused by the proposed development is expected.
14. *Concerns on environmental pollution, fire safety and security* – It is noted that concerned Government departments including DEP, D of FS and Commissioner of Police have no adverse comments on the application. DEP advises that no environmental complaint concerning the Site was received in the past three years.

15. According to the Explanatory Statement of the concerned OZP, planning applications to the Town Planning Board will be assessed on individual merits. On the issue on land use compatibility, the development has been operating at the Site for a long time since 2008 without inviting any significant complaints. Concerned Government departments consulted have no adverse comments on the application and DO(YL) has not received any comment from the village representatives in the vicinity. A development getting along well with its neighbours for so many years and generating no adverse environmental, visual and landscape impacts should be acceptable in terms of land use compatibility and merits special considerations. In view of the justifications given above, sympathetic consideration may be given to the application.



Job No.: YL/CT/153

Reference: Extract of Tai Po OZP from:

<https://www2.ozp.tpb.gov.hk/>

Scale: -

Date: Feb 1 2023

Plan R1a

Village Type Development and Industrial Buildings at Tai Po Nam Hang

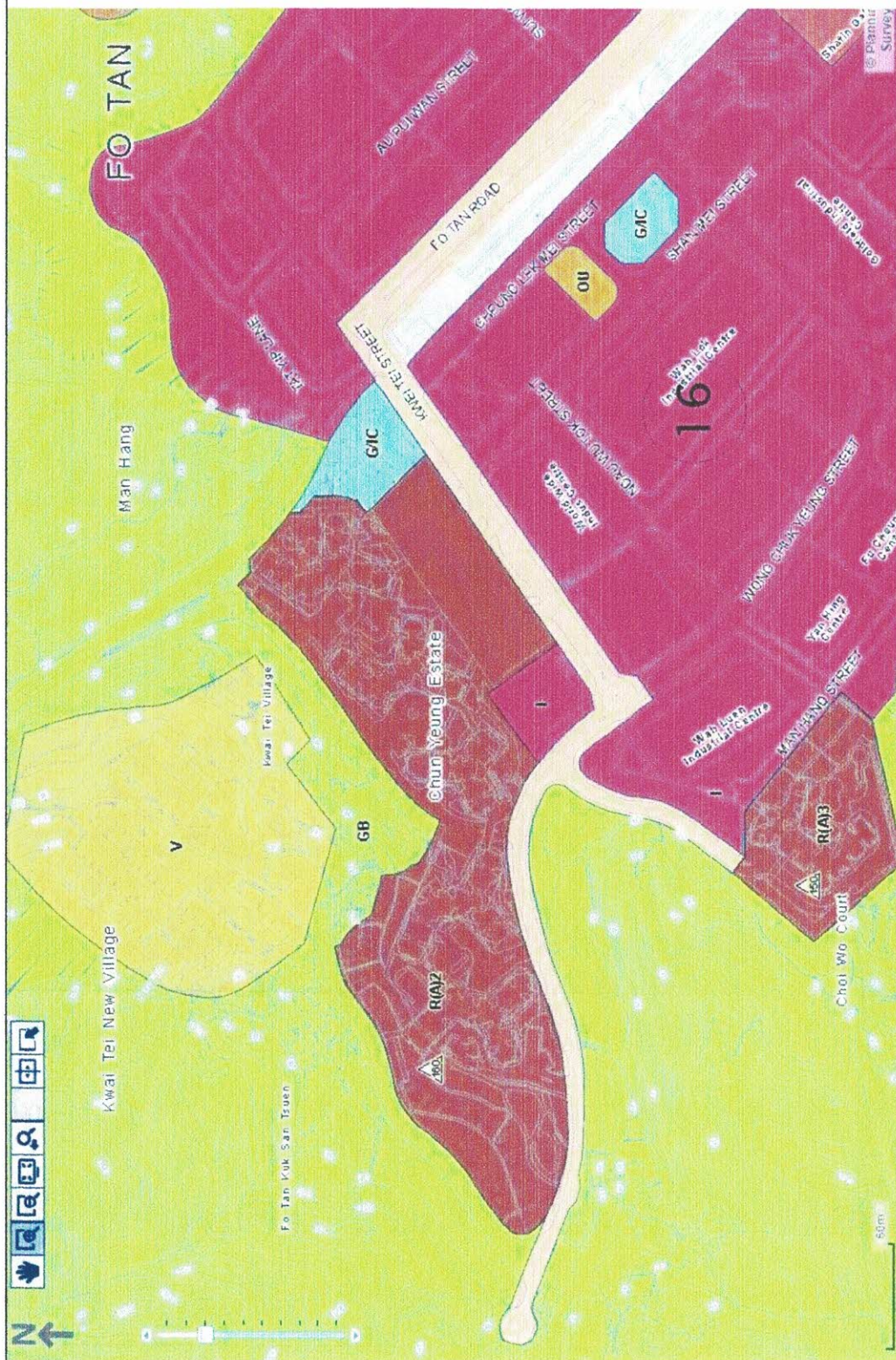
Photo 1



Photo 2



Plan R1b



Job No.: YL/CT/153

Reference: Extract of Sha Tin OZP from:

<https://www2.ozp.tpb.gov.hk/>

Scale: -

Date: Feb 1 2023

Plan R2a

Industrial Buildings and Chun Yeung Estate at Fo Tan

Photo 3



Photo 4



Plan R2b

Industrial Building and Choi Wo Court at Fo Tan

Photo 5



Plan R2c

Village Type Development and Warehouse Building at Wo Liu Hang, Fo Tan

Photo 6



Plan R3b

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted



Fw: Further Information for Review of Application No. A/YL-TT/578

26/06/2023 16:32

From: tmylwdpo_pd/PLAND/HKSARG
To: Ophelia Cheuk Man WONG/PLAND/HKSARG@PLAND
Cc: Ling Chi CHEUNG/PLAND/HKSARG@PLAND, Danny Hoi Hei NG/PLAND/HKSARG@PLAND
File Ref:

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 26/06/2023 16:32 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 26/06/2023 16:26
Subject: FW: Further Information for Review of Application No. A/YL-TT/578

From: [REDACTED]
Sent: Monday, June 26, 2023 4:12 PM
To: [REDACTED]; lcsleung@pland.gov.hk; jhltam@pland.gov.hk; ocmwong@pland.gov.hk; tpbpd@pland.gov.hk
Subject: Re: Further Information for Review of Application No. A/YL-TT/578

Dear Leticia,

Regarding the captioned planning application, we submit the following further information (FI) in response to departmental comments:

- (i) Further justifications; and
- (ii) Layout plan and photos as requested by TD.

Regards,
Conrad Tang
Director of CTA (authorized agent for TT578)

[REDACTED] 於 2023年6月26日 週一 下午4:03寫道：

Dear Leticia,

Regarding the captioned planning application, we submit the following further information (FI) in response to departmental comments:

- (i) Further justifications; and
- (ii) Layout plan and photos as requested by TD.

Regards,
Conrad Tang



Director of CTA (authorized agent for TT578) 2023-6-25 TT578.pdf

Further Information for A/YL-TT/578

There were approved applications for temporary warehouse use within/partly within “V” zone in recent years (**Plans R4a and R4b**). A comparison with the current application is summarized as follows:

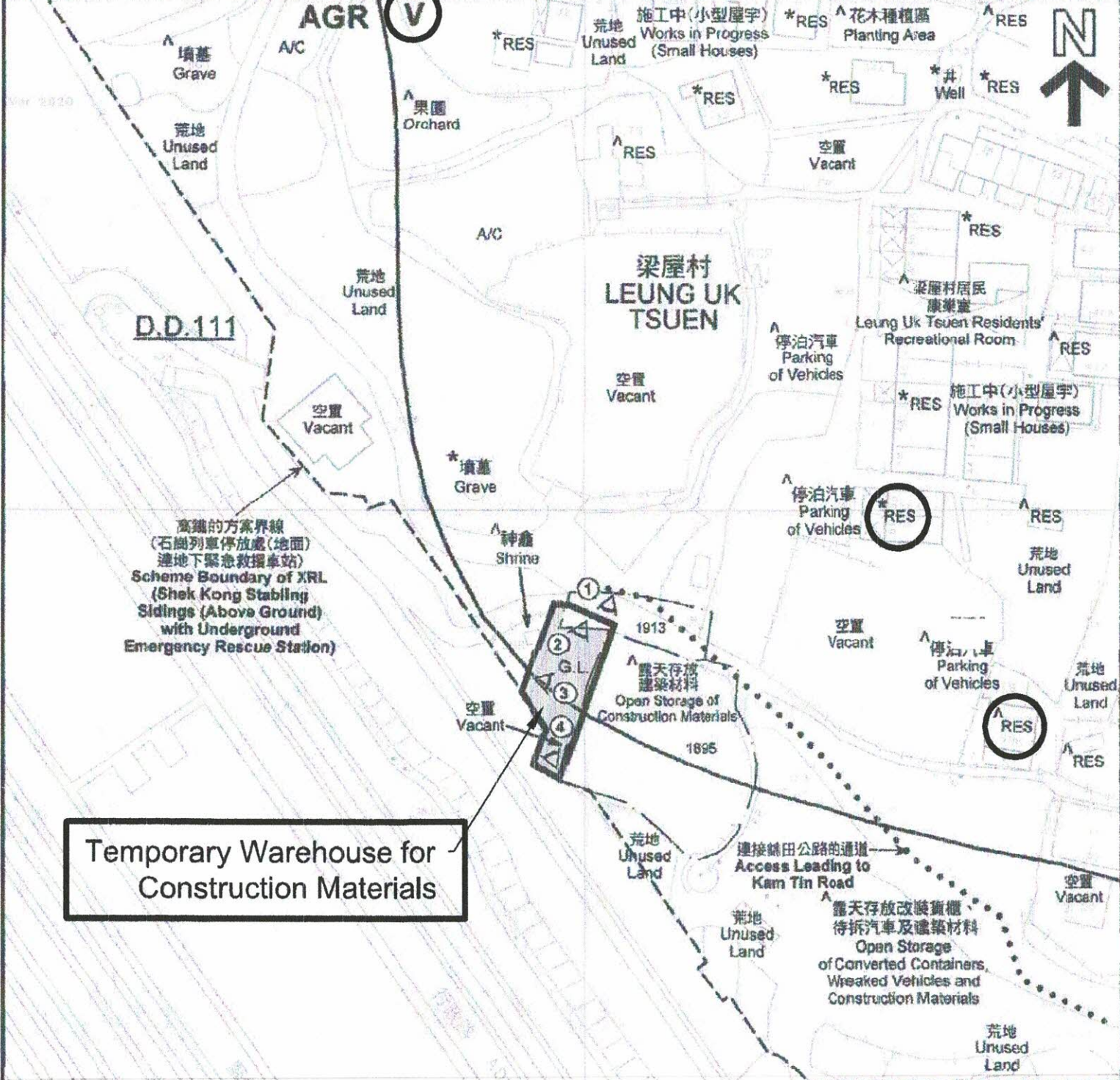
Development Characteristics	Approved Application No. A/YL-PH/844 (Approved on 10.7.2020)	Approved Application No. A/YL-TYST/1123 (Approved on 10.12.2021)	Current Application No. A/YL-TT/578 (Rejected on 23.12.2022)
Proposed/Applied Use	Proposed Temporary Warehouse for Construction Materials for a Period of 3 Years	Proposed Temporary Warehouse and Open Storage of Construction Materials for a Period of 3 Years	Proposed Temporary Warehouse for Construction Materials for a Period of 3 Years
Items under Storage	Construction materials	Construction materials	Light construction equipment
Location	at fringe of “V” zone of Leung Uk Tsuen	at fringe of “V” zone of Shan Ha Tsuen	at fringe of “V” zone of Nam Hang Tsuen
Small House Application within Site	Nil	Nil	Nil
Residential Use in the Vicinity	Yes	Yes	Yes
Environmental Complaint	No environmental complaint concerning the site received in the past 3 years	No substantiated environmental complaint concerning the site received in the past 3 years	No environmental complaint concerning the site received in the past 3 years
Vehicular Access	via a local access road	via a local access road	via a local access road
No. of L/UL Space(s)	1 for LGV (7m x 3.5m)	2 for MGV (11m x 3m each)	1 van-type LGV (5m x 2.5m)
Operation Hours	9:00 a.m. to 6:00 p.m., with no operation on Sundays and public holidays	9:30 a.m. to 7:00 p.m., with no operation on Sundays and public holidays	8:00 a.m. to 6:00 p.m., with no operation on Sundays and public holidays

Further Justifications

- (a) **Planning Intention** – For the approved applications, PlanD’s general assessment was that there was no Small House application under processing/approved at the sites. As such, approval of the applications on a temporary basis for three years would not jeopardize the long-term planning intention of the “V” zone. For Application No. A/YL-PH/844, PlanD considered that the proposed temporary warehouse for construction materials would allow this residual land parcel to be better utilized. The current application with the same locational characteristic and nil Small House application should warrant the same considerations.
- (b) **Compatibility** - For the approved applications, PlanD’s general assessment was that although there were residential structures in the vicinity, the proposed use/development is generally not incompatible with the surrounding uses. Our previous submission of February 2023 also demonstrates that residential and warehouse are not incompatible uses.
- (c) **Traffic** – The approved applications make use of MGW or LGV for loading/unloading of goods. Van-type LGV is proposed for the current application, which is expected to generate less traffic impact.
- (d) **Environmental** – The storage of light construction equipment under the current application is far less likely to generate environmental nuisance than the approved applications, particularly A/YL-TT/1123 with **open storage** of construction materials (including tiles, marble and furniture).
- (e) **TPB PG-No. 13G** – This Town Planning Board Guidelines have been revised recently, with the “OU(Rural Use)” zone to the immediate east of the Site re-categorized from Cat. 3 to Cat. 2 areas, where planning permission for open storage and port back-up uses could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. The current application receiving no adverse departmental comments and local objections may merit special considerations.

Responses to TD

The photos and layout plan as requested by TD are provided **Drawing R1** and **Plan R5**.



高鐵的方案界線
(石崗列車停放處(地面)
連地下緊急救援車站)
Scheme Boundary of XRL
(Shek Kong Stabling
Sidings (Above Ground)
with Underground
Emergency Rescue Station)

Temporary Warehouse for
Construction Materials

- 註釋 Notes:
- (1) 2020年5月26日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 26.5.2020
 - (2) * 土地用途與1991年12月17日勘測的土地用途一致
Indicates that the use is the same as that revealed by the land use survey conducted by the Planning Department on 17.12.1991
 - (3) ^ 土地用途與1991年12月17日勘測的土地用途有別
Indicates that the use is different from that revealed by the land use survey conducted by the Planning Department on 17.12.1991

圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
AGR	農業 AGRICULTURE
G.L.	政府土地 GOVERNMENT LAND
RES	住宅建築物 RESIDENTIAL STRUCTURES
A/C	常耕農地 CULTIVATED AGRICULTURAL LAND
①	當地照片的觀景點 VIEWING POINT OF SITE PHOTO

Extract Plan based on
Plan A - 2 of
A/YL-PH/844

Plan R4a

平面圖 SITE PLAN

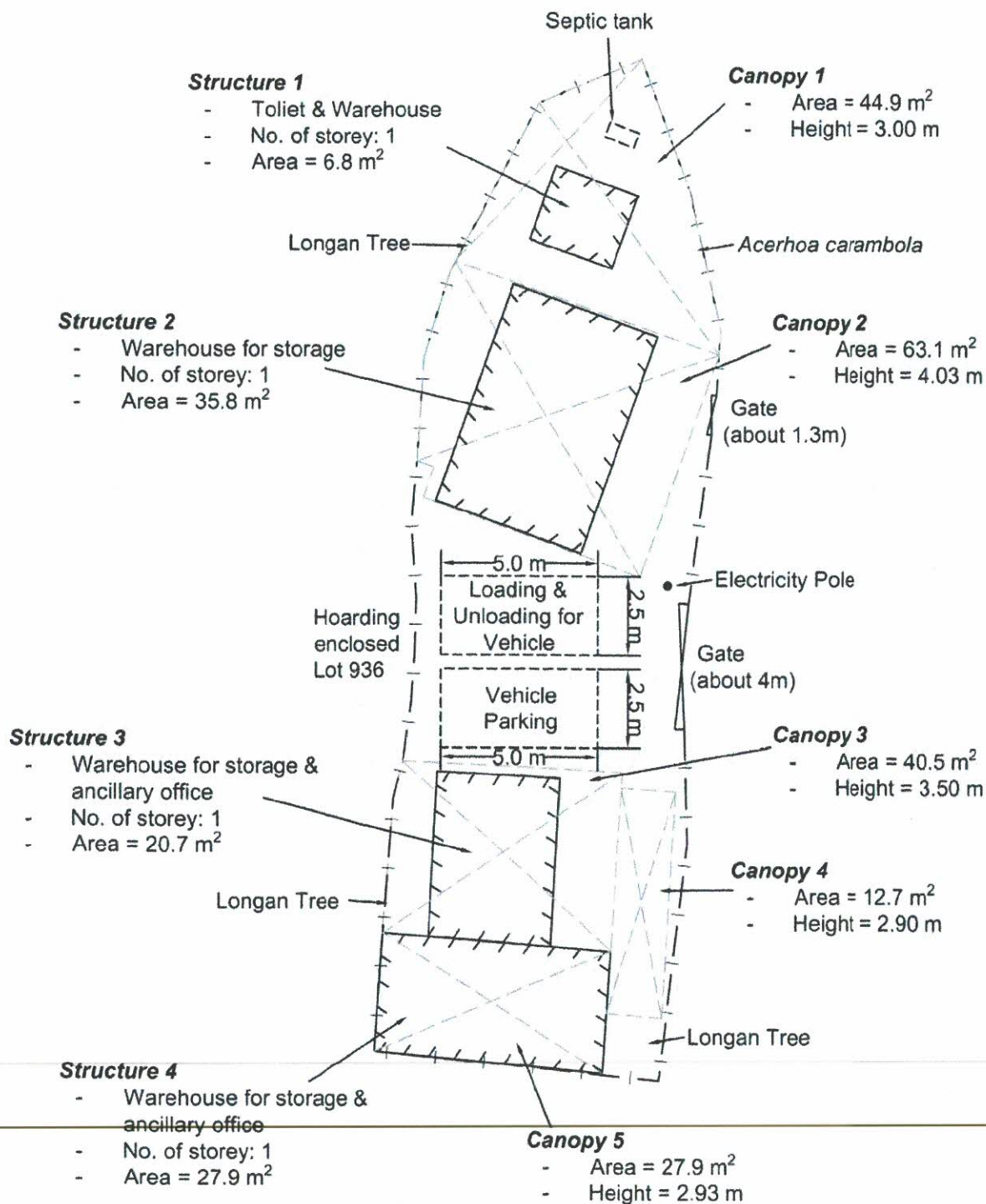
臨時建築材料倉庫 (為期 3 年)
元朗八鄉梁屋村丈量約份第111約地段第1895號(部分)
及第1913號(部分)和毗連政府土地
TEMPORARY WAREHOUSE FOR CONSTRUCTION MATERIALS
FOR A PERIOD OF 3 YEARS
LOTS 1895 (PART) AND 1913 (PART) IN D.D. 111 AND ADJOINING
GOVERNMENT LAND, LEUNG UK TSUEN, PAT HEUNG, YUEN LONG

SCALE 1:1 000 比例尺

20 0 20 40
METRES METRES METRES

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
A/YL-PH/844



Layout Plan

Job No.: YL/CT/153

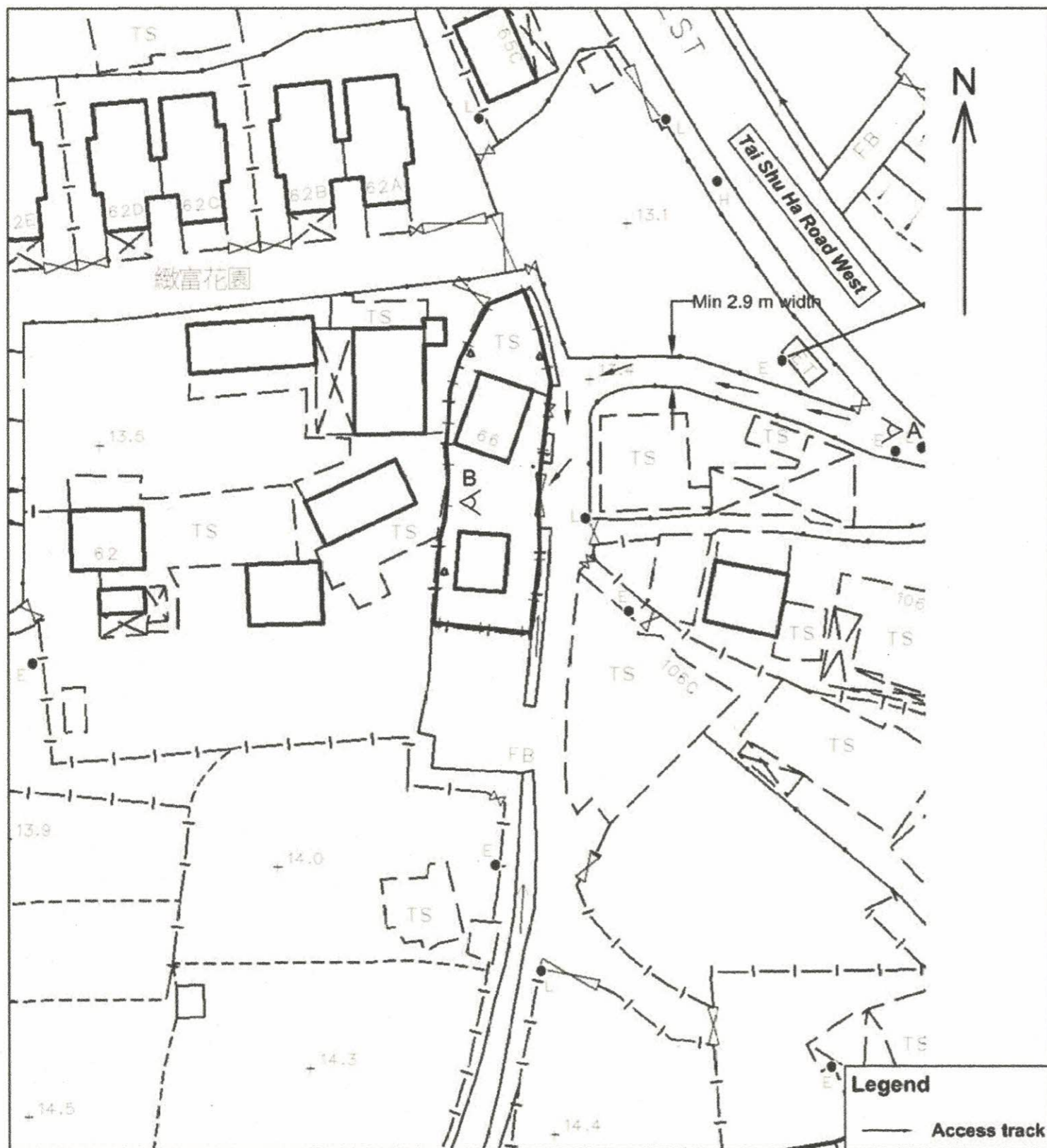
Reference No. :-

Scale: -



CONRAD TANG & ASSOCIATES LIMITED

Drawing R1



Vehicular Access Plan

Job No.: YL/CT/153

Reference Plan No. : iB1000 Nos. T6-NW-20C & T6-NW-20D revised on 03 August 2022

Scale: 1:500

Photo taken on 25.4.2023



CONRAD TANG & ASSOCIATES LIMITED

Plan R5

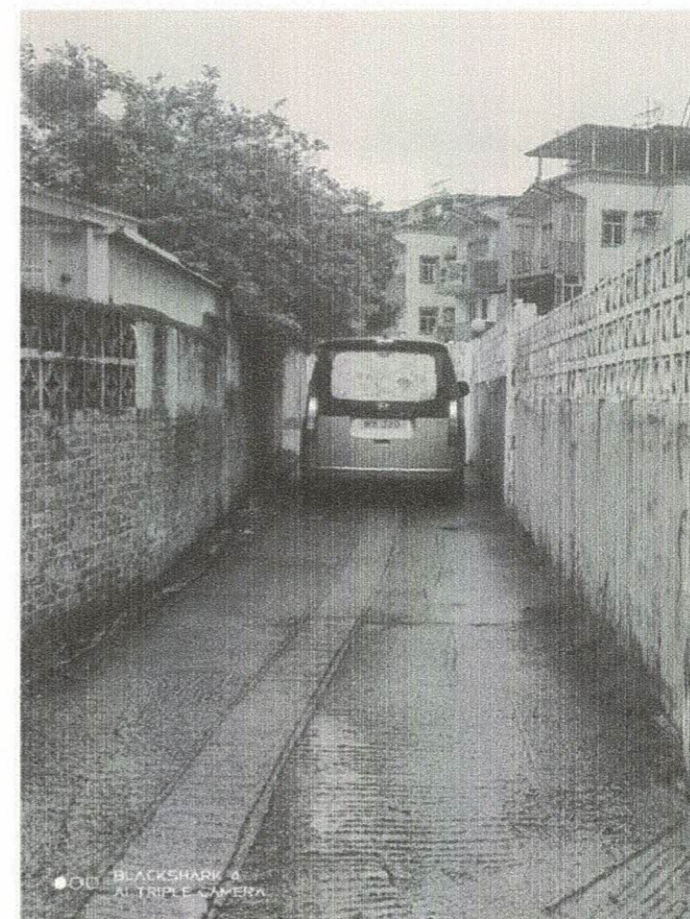


Photo A



Photo B

**Similar s.16 Application within the subject “Village Type Development” Zone
on the Tai Tong Outline Zoning Plan**

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-TT/145	Temporary Storage of Furniture and Miscellaneous Items for a Period of 3 Years	25.7.2003	(1), (2), (3), (4)

Rejection Reasons

1. not in line with the planning intention of the "Village Type Development" ("V") zone.
2. not compatible with the surrounding residential and rural character with village houses and fallow agricultural land.
3. there was no information to demonstrate why suitable sites/units within “Open Storage” zones/flatted factories could not be made available for the development.
4. approval of the application would set an undesirable precedent.

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



Re: A/YL-TT/578 DD 118 Nam Hang Tsuen
02/03/2023 02:54

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

R-1

Dear TPB Members,

Rejected on 23 Dec 2022: the applied use is not compatible with the surrounding residential character."

Indeed. No justification for review. The good health and safety of residents must be protected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 2 December 2022 1:57 AM CST
Subject: A/YL-TT/578 DD 118 Nam Hang Tsuen

A/YL-TT/578

Lot 936 in D.D. 118, No.66 Nam Hang Tsuen, Yuen Long

Site area: About 265.2sq.m

Zoning: "VTD"

Applied use: Warehouse for Storage of Construction Equipment / 2 Vehicle Parking

Dear TPB Members,

A warehouse with the possibility of increasing traffic of large goods vehicles is not compatible with the zoning and a lot so close to residential units.

Mary Mulvihill

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department that:
 - (i) the Site comprises an 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
 - (ii) the lot owner(s) will need to apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by his department acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by his department;
- (c) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing parties of the local track should be obtained for using it as the vehicular access to the Site; and
 - (ii) sufficient space should be provided within the Site for manoeuvring of vehicles. No parking, queuing and reverse movement of vehicles on public road are allowed;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Tai Shu Ha Road West is not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with Tai Shu Ha Road West;
- (e) to note the comments of the Director of Environmental Protection that:

the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” should be followed to minimise any potential environmental nuisances on the surrounding area;
- (f) to note the comments of the Director of Fire Services that:
 - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Relevant layout plans incorporated with the proposed FSIs should be submitted to his department for approval;
 - (ii) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, the location of where the proposed FSIs to be installed should also be clearly marked on the layout plans; and

- (iii) 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;
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) 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 BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage.