

Total: 5 pages

Date: 20 May 2024

TPB Ref.: A/HSK/521

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lots 2420 RP (Part), 2422 RP (Part), 2442 (Part), 2443 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

We are glad to submit the updated page 8 (i.e. justifications) and page 10 of the S.16-III application form, proposed layout plan and FSI plan for your further processing of the captioned planning application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

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。

1. The last tenant has been retreated so that a tenant for storage of wooden pillars for supply of electricity at rural area has been replaced the last tenant. A fresh planning application is therefore submitted.
2. The application site subjects to nine planning permissions since 2000.
3. The proposed development is situated within the Hung Shui Kiu and Ha Tsuen New Development Area (NDA) so that existing port back-up uses may be given sympathetic consideration until the site is required for the implementation of the NDA development according to the Town Planning Board Guidelines for application for open storage and port back-up uses under section 16 of Town Planning Ordinance (TPB PG-No.13G).
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with.
8. No workshop activities will be carried out at the application site.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the no operation will be held during sensitive hours.
12. Insignificant drainage impact because surface U-channel is provided at the application site.
13. The proposed development is not adjacent to any residential development so that its impact to the surrounding area would be minimal.
14. The proposed development will be occupied for the storage of wooden pillars for supply of electricity only.
15. The application site is subject to previous planning permissions for storage of vehicle which is in line with Town Planning Board Guideline No. 13G.

Gist of Application 申請摘要

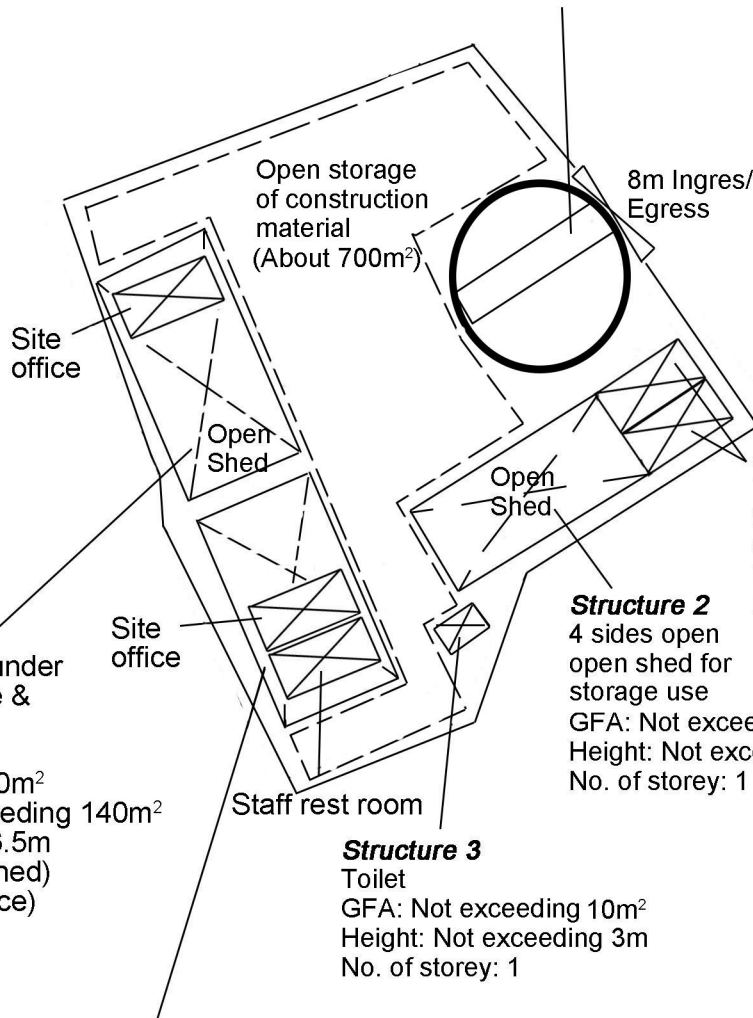
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 2420 RP (Part), 2422 RP (Part), 2442 (Part) and 2443 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long
Site area 地盤面積	1,256.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 45.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Village Type Development' ("V") and 'Open Space' ("O")
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 Open Storage of Construction Material for a Period of 3 Years



One 11m x 3.5m loading/
unloading bay for
medium goods vehicle
on mechanical turntable



Structure 4
Stacked up containers under
open shed for office use &
storage use
(4 sides open)
GFA: Not exceeding 160m²
Covered area: Not exceeding 140m²
Height: Not exceeding 6.5m
No. of storey: 1(Open shed)
2 (site office)

Structure 1
Two converted containers
for guard room use
GFA: Not exceeding 40m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2
4 sides open
open shed for
storage use
GFA: Not exceeding 90m²
Height: Not exceeding 3.5m
No. of storey: 1

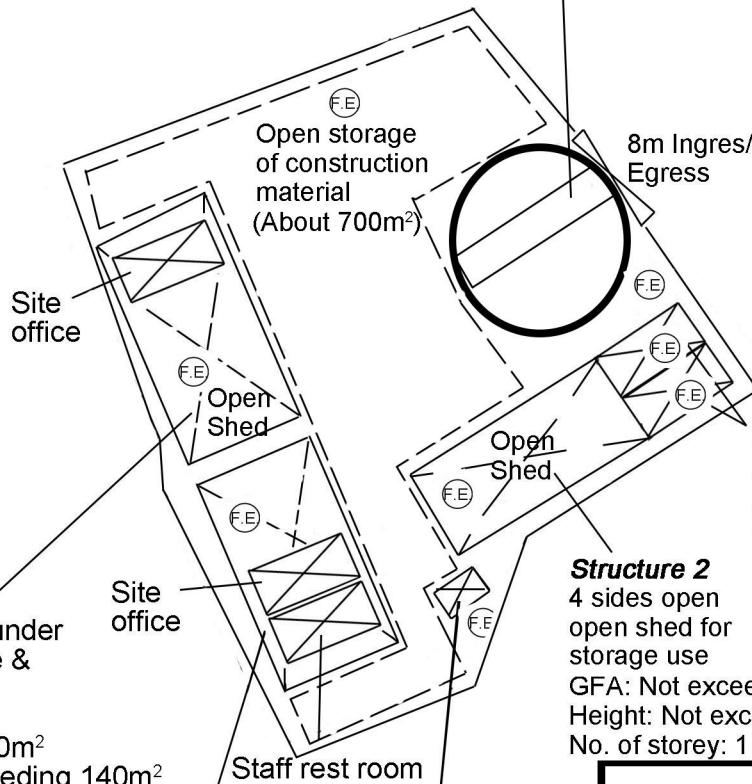
Structure 3
Toilet
GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5
Stacked up containers under
open shed for office use &
storage use & staff rest room
(4 sides open)
GFA: Not exceeding 170m²
Covered area: Not exceeding 130m²
Height: Not exceeding 6.5m
No. of storey: 1(Open shed)
2 (Staff rest room)
2 (site office)

Project 項目名稱: Proposed Temporary Open Storage of Construction Material for a Period of 3 Years at Lots 2420 RP (Part), 2422 RP (Part), 2442 (Part), 2443 RP (Part) in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.	Drawing Title 圖名: Proposed Layout Plan	Remarks 備註:
	Drawing No. 圖號: Figure 3	Scale 比例: 1:500



One 11m x 3.5m loading/
unloading bay for
medium goods vehicle
on mechanical turntable



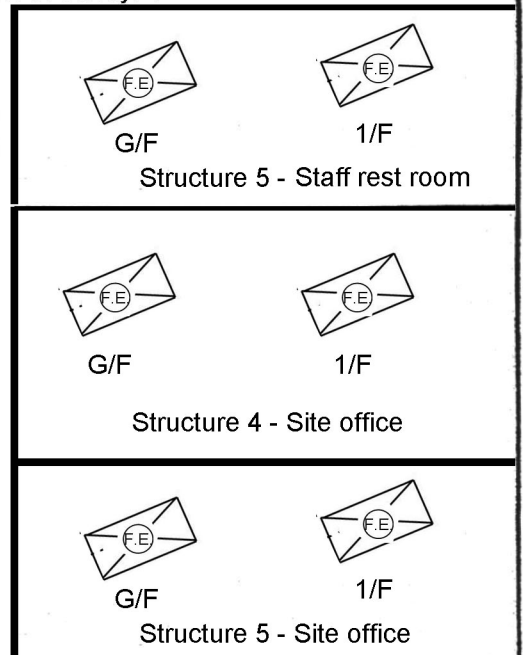
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Stacked up containers under
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(4 sides open)
GFA: Not exceeding 160m²
Covered area: Not exceeding 140m²
Height: Not exceeding 6.5m
No. of storey: 1(Open shed)
2 (site office)

Structure 3
Toilet
GFA: Not exceeding 10m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5
Stacked up containers under
open shed for office use &
storage use & staff rest room
(4 sides open)
GFA: Not exceeding 170m²
Covered area: Not exceeding 130m²
Height: Not exceeding 6.5m
No. of storey: 1(Open shed)
2 (Staff rest room)
2 (site office)

Structure 2
4 sides open
open shed for
storage use
GFA: Not exceeding 90m²
Height: Not exceeding 3.5m
No. of storey: 1

Structure 1
Two converted containers
for guard room use
GFA: Not exceeding 40m²
Height: Not exceeding 3m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Open Storage of
Construction Material for a Period of 3 Years
at Lots 2420 RP (Part), 2422 RP (Part),
2442 (Part), 2443 RP (Part) in D.D.129 and
Adjoining Government Land, Ha Tsuen,
Yuen Long, N.T.

Drawing Title 圖名:

Proposed Fire Service
Installations Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

(F.E.) 9 litre water type
fire extinguisher

Scale 比例:

1:500