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Moon Leong KOK/PLAND

寄件者: Christian Chim [REDACTED]
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收件者: tpbpd/PLAND
副本: Moon Leong KOK/PLAND; Bon Tang; Matthew Ng; Louis Tse; Danny Ng; Grace Wong
主旨: S.16 Application No. A/HSK/533 - Supplementary Information (SI)
附件: A_HSK_533_Supplementary Statement_Page 1 (20240812).pdf

類別: Internet Email

Dear Sir,

Enclosed herewith **the revised Page 1 of the Supplementary Statement** for the subject application.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Christian CHIM | Town Planner
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 2061, 2062 (Part), 2063 RP (Part) and 2064 (Part) in D.D. 124 and adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (the proposed development) (**Plans 1 to 3**).
- 1.2 In view of the increasing demand for indoor storage space, the applicant would like to utilize the Site for warehouse use in order to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Village Type Development" ("V") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is not column 1 nor 2 use within the "V" zone, which requires permission from the Board.
- 2.2 The applied use is considered not incompatible with surrounding storage and workshop uses. Although the Site falls within the "V" zone which is to designate both existing recognized villages and areas of land considered suitable for village expansion, the temporary basis of the proposed development would not frustrate the long-term planning intention of the "V" zone and can better utilize precious land resources in the New Territories. The building height of the proposed structures is lower than that of nearby village houses in its surrounding within the "V" zone (i.e. maximum building height of 3 storeys (8.23 m)), therefore, it is considered not incompatible with the surrounding environment.
- 2.3 The Site is subject of a previous planning application (No. A/HSK/376) for different applied use. Several similar applications for 'warehouse' use (Nos. A/HSK/156, 351, 424 and 467) were previously approved by the Board within or straddling the "V" zone on the same OZP from 2021 to 2023. Therefore, approval of the current application would not set an undesirable precedent within the "V" zone.