

S.16 Planning Application

The Renewal of Planning Approval for Temporary Warehouse
for Storage of Electrical Appliances for a Period of 3 Years
at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B
(Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part),
1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part)
& 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

March 2025

Executive Summary

The application site is situated at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 6,075m².

The application site is subject to the latest planning permission No. A/HSK/370 for temporary warehouse for storage of electrical appliances for a period of 3 years. All planning approval conditions of the latest permission have been complied. In order to continue the use, this planning application under S.16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years on the application site.

According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, the application site is currently zoned ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road”. The planning intention of the “R(A)3”, “R(A)4” and “Road” zone could not be realized in the coming 3 years due to land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

The application site is subject to eleven previous planning permissions for open storage and temporary warehouse for storage purposes since 1996. It is not a development on green site. The latest planning permission No. A/HSK/370 was approved in 2022 for the same use as the applied use of current application.

According to the *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)”*, the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Therefore, sympathetic consideration may be given to the current application.

The proposed development is on temporary basis and will not result in any long-term adverse impacts to the planning intention of the area. Besides, the adjoining land lots are almost wholly occupied for open storage and port back-up uses such as logistics centres, temporary warehouses and open storage yards. In particular, temporary warehouses and logistic centre which are similar in size and uses are found to the immediate west and north of the site. Almost all of them were either in ‘existing use’ or granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years on the application site.

行政摘要

申請地點位於新界元朗廈村丈量約份第 125 約地段第 1835 號(部份)，第 1839 號，第 1840 號(部份)，第 1841 號 A 分段(部份)，第 1841 號 B 分段(部份)，第 1842 號(部份)，第 1854 號，第 1855 號(部份)，第 1856 號(部份)，第 1857 號餘段(部份)，第 1864 號餘段(部份)，第 1889 號(部份)，第 1890 號(部份)，第 1894 號(部份)及第 1895 號餘段(部份)。申請地點的面積約為 6,075 平方米。

申請地點曾獲城市規劃委員會批出規劃許可，編號 A/HSK/370，作為期三年的臨時貨倉存放電器用途。申請人已履行所有先前規劃許可的所有附帶條件。為延續該用途，申請人特此提交本規劃申請，為批給在申請地點作臨時貨倉存放電器用途的規劃許可續期三年。

根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「住宅(甲類) 3」，「住宅(甲類) 4」及「道路」用途。因政府現在還未於申請地點開展收回土地作洪水橋新市鎮發展的關係，「住宅(甲類) 3」，「住宅(甲類) 4」及「道路」地帶的規劃意向於未來三年將難以實現。

申請地點自 1996 年起已十一度獲城市規劃委員會批准作露天存放用途及臨時貨倉作儲存用途，擬議用途並不是在綠地上發展。而最後的規劃許可編號 A/HSK/370 於 2022 年獲城市規劃委員會批准，其獲批用途與本申請用途一致。

根據城市規劃委員會規劃指引編號 13G (擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請) 中所述，擬議發展符合該規劃指引。因為申請地點是曾獲批規劃許可及在先分區計劃大綱圖准許的現有露天貯物及港口後勤用途。因此，申請地點可獲城市規劃委員會從寬批准。

擬議用途只屬臨時性質及不會對此地區的規劃意向帶來長遠的不利影響。此外，考慮到地區環境，申請地點附近的地段現時大多用作露天存放及港口後勤用途如物流中心、臨時貨倉及露天貯物用途。特別是在毗連申請地點的西面及北面已存在相若面積及用途的臨時貨倉及物流中心。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都屬於“現有用途”或已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午七時至下午十一時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准為批給在申請地點作臨時貨倉存放電器用途的規劃許可續期三年

**Supplementary Planning Statement for the Renewal of Planning Approval for
Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years
at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part),
1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part),
1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. TSUI Sum Wah (徐森樺), the occupier of Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. **(Figure 1)**. The applicant would like to solicit the Board's sympathetic consideration for approving the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permission No. A/HSK/370 for the same use. All approval conditions of the latest planning permission have been complied. The relevant approval letters are attached in **Annex I**. In order to continue the use, this planning application under S.16 of the Town Planning Ordinance intended to renew the latest planning approval for a period of 3 years.
- 1.1.3 The applicant intends to demonstrate to the Board that the renewal of planning approval would not generate undesirable impacts to the vicinity. Besides, the applicant has provided a number of mitigation measures as explained in the succeeding paragraphs in order to guarantee that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

1.2 Site Particulars

- 1.2.1 The entire site boundary has been erected with site fencing. The surface of application site is hard paved and possess an area of about 6,075m².
- 1.2.2 The application site is served by a paved 10m wide vehicular access leading from Ping Ha Road **(Figure 2)**. The ingress/egress is situated at the southern part of the application site. Temporary open storage activities have been operated on the application site with planning permissions since 1996.
- 1.2.3 The application site is generally surrounded by open storage and port back-up uses. To the north there are temporary warehouse for storage purposes and two logistics centres. Another temporary warehouse for storage purposes is also found to the

immediate west of the application site. Some similar open storage yards were also found to the east, west and south of the application site. It is noteworthy that these activities are either ‘existing use’ or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance.

1.3 Lease Conditions

- 1.3.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The applicant approached to the Lands Department after the approval of previous planning permission No. A/HSK/370. Short Term Waivers are granted to regularize the temporary structures at the application site.

1.4 Planning Context

- 1.4.1 The application site is zoned ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road” according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (**Figure 2**). Referring to the OZP, the “R(A)3” and “R(A)4” zone are intended for high-density residential developments where commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys, while “R(A)3” and “R(A)4” are subject to the maximum plot ratio of 5.5 and 5 respectively.
- 1.4.2 Although the applied use is not belonged to either column 1 or column 2 of the ‘Residential (Group A)3’ (“R(A)3”) zone and ‘Residential (Group A)4’ (“R(A)4”) zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant’s intention to submit this application to request the Board’s favour to this proposed use with the provision of the following justifications.
- 1.4.3 *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)”* is applicable when considering the current planning application. The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the Guideline. Referring to the Guideline, *“For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous*

approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with.”. Since the application site is subject to a previous planning permission No. A/HSK/370 for the same use, the application site is in line with the TPB PG-No. 13G. Besides, the implementation of NDA development on the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to eleven previous planning permissions since 1996. On 29.11.1996, Town Planning Board approved the application site for temporary open storage of containers for a period of 3 years with conditions (TPB Ref.: A/YL-HT/7).
- 1.5.2 The second to fifth planning permissions were approved by Town Planning Board for temporary open storage of construction machinery and materials for a period of 3 years with conditions on (i) 28.1.2000 (TPB Ref.: A/YL-HT/128), (ii) 1.2.2002 (TPB Ref.: A/YL-HT/216), (iii) 18.3.2005 (TPB Ref.: A/YL-HT/380) & (iv) 7.3.2008 (TPB Ref.: A/YL-HT/534) respectively.
- 1.5.3 The sixth planning permission No. A/YL-HT/716 was approved by Town Planning Board on 15.4.2011 for temporary open storage of construction machinery and materials, recycling materials, scrap metal and used electrical appliances with ancillary packaging activities for a period of 3 years with conditions.
- 1.5.4 The seventh and eighth planning permissions No. A/YL-HT/827 and No. A/YL-HT/993 were approved by Town Planning Board on 11.1.2013 and 8.1.2016 for temporary open storage of construction machinery and materials, and scrap metal with ancillary packaging activities for a period of 3 years with conditions.
- 1.5.5 The ninth planning permission No. A/HSK/122 for temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years was approved on 1.2.2019 with conditions.
- 1.5.6 The tenth planning permission No. A/HSK/177 was approved by Town Planning Board on 6.9.2019 for temporary warehouse for storage of electrical appliances for a period of 3 years with conditions. And the latest planning permission No. A/HSK/370 was approved by Town Planning Board on 10.6.2022 for the same use. The above information shows that the application site has been occupied for open storage and port back-up uses for over twenty years. The proposed development is not a development on green site. The applied use of the current application is the same as the approved use of the latest permission. As the applicant intends to

continue the use on the application site, the current application is submitted for the consideration of the Town Planning Board.

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 6,075m². The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the southern part of the site. The application site is accessible via a vehicular track leading from Ping Han Road (**Figure 2**). The applicant will seek the access right by himself.
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 2 unloading/unloading bays for medium/heavy goods vehicle of 11m x 3.5m and 2 parking spaces of 7m x 3.5m for private car/light goods vehicle are proposed (**Figure 3**).
- 2.1.5 The opening time of the proposed development is 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 2.1.7 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.8 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.
- 2.1.9 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

- 2.2.1 The proposed development is serviced by a vehicular track leading from Ping Ha Road. Site ingress/egress is arranged at the southern part of the application site.
- 2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.5**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow even in peak hours. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.

2.3 Environmental Commitments

- 2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site will be hard paved to avoid any fugitive dust impact due to vehicle movements.

Noise

No operation will be held in-situ during sensitive hours from 11:00 p.m. to 7:00 a.m. next morning. No operation will be held on Sunday and public holidays.

No repairing, dismantling, assembling or other workshop activity is proposed.

Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Commitments

- 2.4.1 The application site is situated to the north of Ping Ha Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.
- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.4.3 All the existing trees in the application site will be preserved. The applicant will also replenish trees along the north and south of site periphery to make the tree available every 4 m to enhance the screening effect.
- 2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:
- (i) No open storage will be carried out within the 1m diameter of all the trees within the site boundary;
 - (ii) Remove climbers and weeds regularly;
 - (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
 - (iv) Irrigate the trees at regular interval; &
 - (v) Replace dead tree, if any.

2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

2.5 Drainage Commitments

2.5.1 The applicant had revised the drainage proposal and thereafter had implemented the accepted drainage proposal and maintained the drainage facilities to comply with planning conditions (f), (g) and (h) imposed to the previous planning permission No. A/HSK/177. Besides, the applicant has submitted the condition record of the existing drainage facilities and regularly cleaned and duly maintained the existing drainage facilities in order to comply with planning conditions (a) and (b) imposed to the latest planning permission No. A/HSK/370.

2.5.2 The applicant has regularly cleaned the surface U-channel to make sure that no obstruction of drainage facilities is resulted. The applicant will take whole responsibility to maintain the implemented drainage facilities at his own expense.

2.5.3 The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**.

Section 3 – Planning Justifications

3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)

3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the abovementioned guideline. Referring to the Guideline, it is stated that “*The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.*” (Section 3.1 of the Guideline).
- (ii) “*For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where*

appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.” (Section 3.2 of the Guideline).

- (iii) The application site is subject to eleven previous planning permissions since 1996. For the latest planning permission No. A/HSK/370, all approvals conditions were complied with. It shows that the applicant is a sincere and consciousness person in complying the regulations stipulated by the Town Planning Board and the application site is in line with the TPB PG-No. 13G. Besides, the implementation of NDA development at the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.
- (iv) The applicant had provided landscape, drainage and fire services facilities at the application site to comply with the planning conditions imposed to previous planning permissions. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas.
- (v) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site.
- (vi) No excessive or on-going operative noise will be emitted from proposed development.

- 3.1.2 The above considerations showed that the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, the application has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality. The Board should therefore give favourable consideration of the application.

3.2 The proposed Development would not Jeopardize the Long Term Planning Intention of the Area

- 3.2.1 The application site is zoned ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road” according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
- 3.2.2 The planning intention of the ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road” could not be realized within the coming 3 years because land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

- 3.2.3 Further, the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road”. Although the planning intention could be hardly realizable at present, the application highly appreciates the long term planning intention of the zone. While the zoning of the land and its planning intention should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources.

3.3 Planning Application in Close Proximity to the Application Site was Approved under the Same Planning Circumstance

- 3.3.1 The current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and port back-up uses. The application is adjoining to a good number of temporary warehouses for storage purposes and logistics centres. It is noteworthy that significant number of them were granted with temporary planning approval by Town Planning Board such as TPB Ref.: A/HSK/387, A/HSK/390, A/HSK/458 & A/HSK/505. On the other hand, temporary open storage activities with planning permission are also found near the subject site such as TPB Ref.: A/HSK/421, A/HSK/433, A/HSK/500, A/HSK/523 & A/HSK/542. The application site is also subject to a latest planning permission for temporary warehouse for storage of electrical appliances approved in 2022 (TPB Ref.: A/HSK/370). The applied use of current application is the same as the approved use of the latest planning permission.
- 3.3.2 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.
- 3.3.3 The proposed development of current application is similar to those open storage yards and port back-up activities previously approved by the Town Planning Board. Also, the environment surrounding the application site no significant change and there will be no major development nearby the application site.
- 3.3.4 The applicant understands and supports the Board’s viewpoint that the Board would assess the individual merits of each application. However, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Furthermore, any potential impact could also be mitigated by imposing appropriate planning conditions. Therefore, Town Planning Board is sincerely requested to deliver similar treatment to the current application.

3.4 The Proposed Development is Compatible with the Surrounding Environment

- 3.4.1 The ‘Residential (Group A)3’ (“R(A)3”) and ‘Residential (Group A)4’ (“R(A)4”)

zone where the application site falls within is currently mainly filled with temporary warehouses, logistics centres and open storage yards.

- 3.4.2 The application site is surrounded by a good number of open storage and port back-up activities at all directions. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. Town Planning Board's approved temporary warehouse for storage of construction machinery, construction material, food and electronic goods for a period of 3 years is found to the immediate west of the application (TPB Ref.: A/HSK/387). To the immediate north of the application, temporary warehouse for storage of spare parts and adblue (TPB Ref.: A/HSK/390) and another temporary logistics centre (TPB Ref.: A/HSK/505) are found. It shows that the vicinity of application site is fully occupied by the temporary structures for open storage and port back-up activities and the current application is compatible with the surrounding environment.

3.5 Insignificant Traffic Impact

- 3.5.1 The application site is serving by a vehicular track leading from Ping Ha Road. Site ingress/egress is arranged at the southern part of the application site. The application site is occupied for open storage and port back-up uses since 1996.
- 3.5.2 The proposed development is intended for temporary warehouse for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

| Type of Vehicle | <u>Average</u> Traffic Generation Rate (pcu/hr) | <u>Average</u> Traffic Attraction Rate (pcu/hr) | Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr) | Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr) |
|--|--|--|--|--|
| Private car/ Light goods vehicle | 0.25 | 0.25 | 2 | 2 |
| Medium/heavy goods vehicle | 0.33 | 0.33 | 2 | 2 |
| Total | 0.58 | 0.58 | 4 | 4 |

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car/light goods vehicle and medium/heavy goods vehicle are taken as 1 and 2 respectively.

Note 3: Morning peak is defined as 7:00a.m.to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

3.5.3 As shown in above estimation, traffic generation and attraction in both peak hours and in average are not significant. It would not affect the traffic condition of Ping Ha Road.

3.5.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.6 Insignificant Environmental Impact

3.6.1 The proposed development is intended for temporary warehouse for storage of electrical appliances for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area. The application site has been approved by Town Planning Board for the open storage use since 1996.

3.6.2 To begin with, the proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of electrical appliances and associated traffic are not frequent and not significant. Besides, the temporary warehouse would shield the noise generated at the application site to a large extent. Similar open storage yards port back-up activities were found in the vicinity. The proposed development is not incompatible with the surrounding environment.

3.6.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:

- (i) No operation between sensitive hours from 11:00 p.m. to 7:00 a.m. next morning;
- (ii) No operation on Sundays and public holidays; &
- (iii) No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.

3.6.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage and port back-up uses such as logistics centre, temporary warehouse and open storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are similar in size, the current application should receive the same sympathetic consideration.

3.6.5 The application site is adjacent to a good number of open storage and port back-up uses and almost all of them were approved by Town Planning Board on temporary

basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as TPB Ref.: A/HSK/387, 390, 421, 433, 458, 500, 505, 523 and 542 which were abutting or in close proximity to the application site.

- 3.6.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.7 Insignificant Drainage Impact

- 3.7.1 The implementation of the approved drainage proposal was accepted by the Town Planning Board for the compliance with approval condition (g) of previous planning permission No. A/HSK/177. After that, the applicant has submitted the condition record and due diligence in maintaining the condition of existing drainage facilities to comply with the planning approval conditions (a) and (b) in the latest planning permission No. A/HSK/370 as well.
- 3.7.2 All the accrued runoff would be intercepted by the existing 600mm surface U-channel along the inner site periphery (**Figure 5**). The intercepted surface runoff will then be transported to the existing 600mm diameter underground pipe at the southern site periphery connecting the public drain. With the implementation of drainage facilities, the proposed development has not generated adverse drainage impact.
- 3.7.2 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

- 4.1 The application site subject to eleven previous planning permissions for open storage use since 1996. For the latest planning approval, Town Planning Board approved the application site for temporary warehouse for storage of electrical appliances, which is the same as the applied use of current application, for a period of 3 years. Besides, the planning circumstance pertaining to the application site remain unchanged since the approval of the last planning permission.
- 4.2 The application site is currently zoned 'Residential (Group A)3' ("R(A)3"), 'Residential (Group A)4' ("R(A)4") and "Road". The planning intention of the zone could not be realized within the coming 3 years because land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

- 4.3 In accordance with the *“Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses” (TPB PG-NO. 13G)*”, the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Besides, the applicant had complied with all the approval conditions in the latest planning permission. Therefore, sympathetic consideration may be given to the current application.
- 4.4 The adjoining land lots are almost wholly occupied for open storage and port back-up uses. It is noteworthy that significantly numbers of them are either ‘existing use’ or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. It makes the proposed development compatible with the surrounding landscape. The adjoining site which has similar size and located at the immediate west of application site is approved by the Board for similar use (TPB Ref.: A/HSK/387).
- 4.5 The Board is hereby respectfully requested to approve the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

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**Planning Department**

Tuen Mun and Yuen Long West
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N.T. Hong Kong

26 June 2023

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| 來函檔號 | Your Reference |
| 本署檔號 | Our Reference () in TPB/A/HSK/370 |
| 電話號碼 | Tel. No. : 2158 6295 |
| 傳真機號碼 | Fax No. : 2489 9711 |



(Attn.: Mr. Cyrus TANG)

Dear Sir/ Madam,

Compliance with Approval Condition (b)
Planning Application No. A/HSK/370

I refer to your submission dated 25.4.2023 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

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**Planning Department**

Tuen Mun and Yuen Long West
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30 September 2022

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| 來函檔號 | Your Reference |
| 本署檔號 | Our Reference () in TPB/A/HSK/370 |
| 電話號碼 | Tel. No. : 2158 6295 |
| 傳真機號碼 | Fax No. : 2489 9711 |



(Attn.: Mr. Cyrus TANG)

Dear Sir/ Madam,

Compliance with Approval Condition (c)
Planning Application No. A/HSK/370

I refer to your submission dated 6.9.2022 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)

for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

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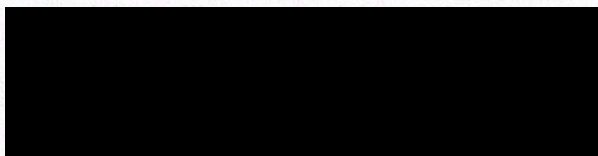


Planning Department

Tuen Mun and Yuen Long West
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N.T. Hong Kong

23 May 2023

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| 傳真機號碼 | Fax No. : 2489 9711 |



(Attn.: Mr. Cyrus TANG)

Dear Sir/ Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/370

I refer to your submission dated 31.3.2023 regarding the implementation of the fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department