

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Warehouse (excluding Dangerous Goods Godown) in
“Other Specified Uses” annotated “Port Back-up Uses”
 (“OU(PBU)”) Zone at Lot 185RP(Part) in DD52, Fu Tei Au,
Sheung Shui, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Everland Hong Kong
Development Limited and
Asia Tact Planning &
Consultant Co. Limited

Planning Consultant:



Top Bright Consultants Ltd.

August, 2024

Executive Summary

This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Everland Hong Kong Development Limited and Asia Tact Planning & Consultant Co. Limited (the “Applicants”) to seek planning permission for warehouse (excluding dangerous goods godown) at Lot 185RP(Part) in DD52, Fu Tei Au, Sheung Shui, New Territories (the “Application Site”). The Applicants are the current land owners of the Application Site.

The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for the same applied use (Warehouse (Excluding Dangerous Goods Godown) which was approved by the Town Planning Board (the “Board”) on 20.11.2015. All approval conditions of the previous application had been complied with. Upon approval of the previous application, the Applicants had applied to the Lands Department (LandsD) for a Short Term Waiver (STW) in 2016. On 6.5.2024, the Applicants were informed by the LandsD that the STW application cannot be proceeded as the validity period of the previous planning application has been lapsed on 20.11.2019.

The current application aims to seek planning approval from the Board such that the Applicants will be given an opportunity to continue utilising the Application Site for the same applied use under the circumstances that there would be no substantial changes in the development parameters, the nature/operation of the applied use and the overall physical setting surrounding the Application Site. The Applicants will liaise with the LandsD to seek their approval for STW upon approval of the current application.

The Application Site falls within an area zoned “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use within the “OU(PBU)” zone which requires planning permission from the Board.

The Application Site comprises two structures for warehouse and other structures for ancillary uses including rain shelter, meter room, storeroom, F.S. pump room and water tank. The roof of the warehouse structure is equipped with solar panels. One loading/unloading bay for light goods vehicle (not exceeding 5.5 tonnes) (3.5m x 7m) is provided within the site. A vehicular access of 7m wide and a pedestrian access of 1m wide are located on the southern boundary. No open storage and workshop activities will be carried out on the premises.

The justifications of this application are: in line with planning intention of “OU(PBU)” zone; meeting the demand for storage space in the Northern Metropolis; site with previous planning approval for the same use; genuine efforts in compliance with all the approval conditions; compatible with surrounding land uses; compliance with TPB PG-No. 13G; no adverse environmental, visual and drainage impacts; no additional traffic generated and approval of similar applications. The Applicant respectfully requests that the Board give favourable consideration and approve this application.

行政摘要

這宗規劃申請乃代表恒地香港發展有限公司及港宏規劃顧問有限公司(“申請人”)向城市規劃委員會(“城規會”)呈交，在新界上水虎地坳丈量約份第 52 約地段第 185 號餘段(部份)(“申請地點”)，用作貨倉(危險品倉庫除外)用途。

申請地點涉及一宗規劃申請(申請編號 A/NE-FTA/157)，於 2015 年 11 月 20 日獲城規會批准同樣用途(貨倉(危險品倉庫除外))。申請人已履行該規劃許可的所有附帶條件。自上次規劃許可獲批後，申請人已於 2016 年向地政處申請短期豁免書。於 2024 年 5 月 6 日，申請人接獲地政處通知指因該規劃許可有效期已於 2019 年 11 月 20 日到期，不會處理有關短期豁免書的申請。

鑑於申請人欲繼續使用申請地點作同樣用途，而有關目前的規劃狀況、申請用途的性質及營運、申請地點附近環境情況均沒有重大改變，故向城規會遞交是次申請。待規劃申請再獲批准後，申請人將與地政處溝通，繼續處理有關短期豁免書的申請事宜。

申請地點座落於虎地坳及沙嶺分區計劃大綱核准圖編號 S/NE-FTA/18 中的“其他指定用途”註明“港口後勤用途”地帶。“貨倉(危險品倉庫除外)”屬該地帶的第二欄用途，須向城規會提出申請。

申請地點內設有兩個構築物用作貨倉，其他構築物均用作附設用途，包括雨棚、電錶房、貯物室、消防泵房及水缸，貨倉頂部設有太陽能板。申請地點亦設有一個供輕型貨車(不超過 5.5 噸)使用的上落貨位(3.5 米 x 7 米)，車輛出入口(約 7 米闊)及行人出入口(約 1 米闊)則設於南面。申請地點內不會進行任何露天貯物及工場活動。

這宗規劃申請的理由為：符合“其他指定用途”註明“港口後勤用途”地帶的規劃意向；迎合北部都會區內對倉庫貯存空間的需求；申請地點曾獲同樣用途的規劃許可；申請人已履行上次規劃許可的所有附帶條件；與附近土地用途協調；符合城規會指引編號 13G；不會產生不良的環境、視覺及排水影響；不會產生額外交通流量；及同類申請已獲規劃許可。因此，申請人希望城規會從優考慮及批准是項申請。

SUMMARY OF APPLICATION

Applicant	: Everland Hong Kong Development Limited and Asia Tact Planning & Consultant Co. Limited
Applied Use	: Warehouse (excluding Dangerous Goods Godown)
Existing Use	: Same as the Applied Use
Location	: Lot 185RP (Part) in DD52, Fu Tei Au, Sheung Shui, New Territories
Site Area	: 776 square metres (about)
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 gazetted on 19.4.2024
Zoning	: "Other Specified Uses" annotated "Port Back-Up Uses" ("OU(PBU)")
Previous Application	: A/NE-FTA/157 approved on 20.11.2015

1. INTRODUCTION

- 1.01 This planning statement is prepared by Top Bright Consultants Ltd. on behalf of Everland Hong Kong Development Limited and Asia Tact Planning & Consultant Co. Limited (the “Applicants”) to seek planning permission for warehouse (excluding dangerous goods godown) at Lot 185RP(Part) in DD52, Fu Tei Au, Sheung Shui, New Territories (the “Application Site”). The Applicants are the current land owners of the Application Site.
- 1.02 The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for the same applied use (Warehouse (Excluding Dangerous Goods Godown) which was approved by the Town Planning Board (the “Board”) on 20.11.2015. All approval conditions of the previous application had been complied with. Upon approval of the previous application, the Applicants had applied to the Lands Department (LandsD) for a Short Term Waiver (STW) in 2016. On 6.5.2024, the Applicants were informed by the LandsD that the STW application cannot be proceeded as the validity period of the previous planning application has been lapsed on 20.11.2019 (see **Appendix A**). The Applicants admitted that they had not submitted the application for extension of time for commencement of development on time due to limited awareness of the town planning and land administration procedures.
- 1.03 The current application aims to seek planning approval from the Board such that the Applicants will be given an opportunity to continue utilising the Application Site for the same applied use under the circumstances that there would be no substantial changes in the development parameters, the nature/operation of the applied use and the overall physical setting surrounding the Application Site. The Applicants will liaise with the LandsD to seek their approval for STW upon approval of the current application.
- 1.04 The Application Site falls within an area zoned “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan (OZP) No. S/NE-FTA/18. According to the Notes of the OZP, ‘Warehouse (excluding Dangerous Goods Godown)’ is a Column 2 use within the “OU(PBU)” zone which requires planning permission from the Board.
- 1.05 The Application Site, with an area of about 776 sq.m., is currently used as a warehouse (excluding dangerous goods godown). Compared with the previous application, the development parameters of the applied use is minor adjusted to reflect the as-built condition. Other planning circumstances (i.e. the applied use, zoning, surrounding land uses) are largely remain unchanged.
- 1.06 This supplementary planning statement aims to provide a brief description of the Application Site, details of the applied use and justifications to facilitate the Board’s consideration of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located at the outskirts of Sheung Shui New Town in Fu Tei Au. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of about 776 square metres and is mainly occupied by two 1-storey warehouse structures (see **Figure 2**). Other structures are used for ancillary uses, including meter room, storeroom, F.S. pump room and water tank. Fire service installations (FSIs) have been provided within the Application Site. The Application Site has been hard paved and fenced off by 2.5 - 3 metres high corrugated metal sheets.

Surrounding Land Uses

- 2.03 The Application Site is surrounded by a mixture of land uses, including warehouses, open storages/storage yards, logistics centre, active/fallow agricultural land and vacant land. **Figure 3** shows the Application Site in the context of its local surrounds.
- 2.04 To the east of the Application Site is a temporary logistics warehouse (Application No. A/NE-FTA/236). To the immediate west is a temporary cargo handling and forwarding facility (Application No. A/NE-FTA/227). To the northeast is a temporary warehouse for storage of construction materials and equipment (Application No. A/NE-FTA/235). To the further north is a vegetated knoll scattered with some graves zoned "Green Belt" on the OZP. To the south is a local track leading to Man Kam To Road.

Access

- 2.05 The Application Site is accessible from a local track to its south leading to Man Kam To Road. The pedestrian and vehicular entrance to the Application Site is from the south and has been hard paved. A plan showing the vehicular access to the Application Site is at **Figure 3**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises of Lot 185RP(Part) in DD52, Fu Tei Au, Sheung Shui, New Territories. The Applicants are the current land owners of the Application Site. A plan showing the configuration of the Application Site is at **Figure 2**.

- 3.02 The subject lot is held under Block Government Lease and demised as agricultural land with lease terms expiring on 30.6.2047. There are no user restrictions in the lease except the standard non-offensive trade clause. A STW application was submitted to the LandsD in 2016. The Applicants will continue to liaise with the LandsD on the application for STW should this application be approved.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18 gazetted on 19.4.2024, the Application Site falls within an “Other Specified Uses” annotated “Port Back-up Uses” (“OU(PBU)”) zone (see **Figure 4**). The planning intention of the “OU(PBU)” zone is intended primarily for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of container vehicles, including container trailers and tractors and other port back-up uses.
- 4.02 According to the Notes of the OZP, “Warehouse (excluding Dangerous Goods Godown)” is a Column 2 use within the “OU(PBU)” zone which requires planning permission from the Board.

Town Planning Board Guidelines No. 13G (TPB PG-No. 13G)

- 4.03 The Application Site falls within ‘Category 1’ areas under Town Planning Board Guidelines No. 13G for ‘Application for Open Storage and Port Back-up Uses’ under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G). ‘Category 1’ areas are areas considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

Previous Application

- 4.04 The Application Site is the subject of a previous planning application (No. A/NE-FTA/157) for warehouse (excluding dangerous goods godown) which was approved by the Board on 20.11.2015. All approval conditions, including provision of boundary fence, submission and implementation of drainage, landscape and FSIs proposals, of the previous application had been complied with (see **Table 4.1** below). The validity period of the previous application has been lapsed on 20.11.2019.

**Table 4.1 Records of Compliance with Approval Conditions of
Previous Application No. A/NE-FTA/157**

Approval Conditions	Compliance Date	Approved Proposals/ Approval Letters
(a) the provision of boundary fence	4.9.2017	see Appendix B
(b) the submission and implementation of drainage proposal	4.5.2017	see Appendix C
(c) the submission and implementation of landscape proposal	Proposal 28.3.2017 Implementation 14.12.2018	see Appendix D
(d) the design and provision of water supplies for fire-fighting and fire service installations	Proposal 29.6.2017 Implementation 14.5.2018	see Appendix E

Similar Applications

- 4.05 The Board has approved a number of applications for similar port back-up uses within the “OU(PBU)” zone on the Fu Tei Au and Sha Ling OZP. A summary of these applications is shown below:

Table 4.2 Similar Applications

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/NE-FTA/236	26.1.2024	Temporary Logistics Warehouse for a Period of 3 Years	3 years
A/NE-FTA/235	27.10.2023	Proposed Temporary Warehouse for Construction Materials and Equipment	3 years
A/NE-FTA/227	8.12.2023	Temporary Cargo Handling and Forwarding Facility	3 years
A/NE-FTA/203	23.7.2021	Temporary Warehouse for Storage of Electronic Goods	3 years
A/NE-FTA/155	23.10.2015	Proposed Warehouse (Excluding Dangerous Goods)	-

5. DEVELOPMENT PROPOSAL

Applied Use

- 5.01 The Applicants seek planning permission for warehouse (excluding dangerous goods godown) use at the Application Site. No open storage and workshop activities will be carried out on the premises.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the site configuration which is similar to the previous application. The Application Site comprises two structures for warehouse (with floor area of 199m² and 203m² and height of not exceeding 5.9m) and other structures for ancillary uses including rain shelter, meter room, storeroom, F.S. pump room and water tank. The roof of the warehouse structure is equipped with solar panels. One loading/unloading bay for light goods vehicle (not exceeding 5.5 tonnes) (3.5m x 7m) is provided within the site. A vehicular access of 7m wide and a pedestrian access of 1m wide are located on the southern boundary.
- 5.03 As compared with the previous application, the development parameters are minor adjusted to reflect the as-built condition on the Application Site. A comparison of the current and the previous application (No. A/NE-FTA/157) is as follows

Table 5.1: Differences between the Current and Previous Application

	Previous Application (No. A/NE-FTA/157)	Current Application	Difference
Applied Use	Warehouse (excluding Dangerous Goods Godown)	Warehouse (excluding Dangerous Goods Godown)	-
Application Area	About 766m ²	About 766m ²	-
Total Floor Area	Warehouse: about 387m ² Ancillary Uses: about 1.2m ²	Warehouse: about 402m ² Rain Shelter: about 24m ² Ancillary Uses: about 12.1m ²	+15m ² +24m ² +10.9m ²
No. of Structures	3 - 2 warehouses - 1 mobile toilet	7 - 2 warehouses - 1 rain shelter - 1 meter room - 1 storeroom - 1 F.S. water tank - 1 F.S. pump room	+ 4
Height of Structures	Not exceeding 5.5m (1 storey)	Not exceeding 5.9m (1 storey)	+0.4m
Loading/	1 (light goods vehicle)	1 (light goods vehicle)	-

Unloading bay	(3.5m x 7m)	(3.5m x 7m)	
Operation Hours	7:00am to 11pm Mondays to Saturdays	7:00am to 11pm Mondays to Saturdays	-

Site Operations

- 5.04 The warehouse is currently used for storage of electronic appliances. No dangerous goods will be stored within the Application Site. The hours of operation at the Application Site would remain the same as the previous application (No. A/NE-FTA/157), i.e. between 7:00am and 11:00pm on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.
- 5.05 The Application Site is accessible from Man Kam To Road via a local track. Only light goods vehicles will be used to deliver the storage materials. There will be no change on vehicular trips to/from the Application Site for goods delivery (i.e. 3 to 4 trip per day).

Boundary Fence

- 5.06 The Application Site is currently fenced off by corrugated metal sheets of 2.5-3m high. The provision of boundary fencing of the previous application is considered satisfactory by the Planning Department for compliance with approval condition (a) (see **Appendix B**). The Applicants will maintain the existing fencing for the current application.

Drainage Proposal

- 5.07 The existing drainage facilities within the Application Site have been constructed for compliance with approval condition (b) of the previous planning application, including a 750mm drainage channel running along the western and southern boundaries of the Application Site to collect surface runoff from the Application Site and discharge to the existing underground drain. The submission and implementation of the drainage proposal were approved by Drainage Services Department (see **Appendix C**). The Applicants will maintain the drainage facilities for the current application.

Landscape Proposal

- 5.08 The submission and implementation of landscape proposal for compliance with approval condition (c) of the previous application were considered satisfactory by the Planning Department (see **Appendix D**). Some of the existing trees on site are dead. The Applicants will provide replacement plantings and provide routine horticultural maintenance for the tree planting should this application be approved.

Fire Service Installations Proposal

- 5.09 The Applicants had provided FSIs including fire service water tank, pump room, fire pump control panel, hose reel system, fire alarm system, sand buckets, fire extinguishers, emergency lights, exit signs, etc. within the Application Site to the satisfaction of Fire Services Department for compliance with approval condition (d) of the previous application (see **Appendix E**). As the applied use (i.e. warehouse) will remain unchanged, the Applicants will maintain the FSIs for the current application.

Environmental Consideration

- 5.10 The following measures will be adopted to minimize any potential impact on the surrounding areas:
- (a) Maintaining the 2.5-3m high boundary fence around the Application Site to minimize the dust, noise and visual impacts of the applied use;
 - (b) Replacing the dead trees and maintaining the landscape plantings on the Application Site;
 - (c) Maintaining the drainage facilities on the Application Site: and
 - (d) No open storage and workshop activities will be carried out within the Application Site.

6. JUSTIFICATIONS

In Line with the Planning Intention of “OU(PBU)” Zone

- 6.01 According to the Fu Tei Au and Sha Ling OZP, the Application Site falls within “OU(PBU)” zone which is to cater for accommodating the anticipated increasing cross-boundary freight traffic, especially the parking of the container vehicles, including container trailers and tractors, and other port back-up uses. The locality of the Application Site is recognized as an area to accommodate services supporting cross-boundary trade. With its geographical proximity to the boundary crossing, the applied use which is cater for the demand for cross-boundary trade is therefore in line with the planning intention of “OU(PBU)” zone.

Meeting the Demand for Storage Space in the Northern Metropolis

- 6.02 As part of the Government’s long-term development plan for Hong Kong, there will be a transformation of the northern part of the New Territories into a new international innovation and technology hub known as the Northern Metropolis. This project will require over 65% of existing brownfield operators to be relocated to facilitate high-rise and infrastructure development. It is estimated that the relocation of brownfield operators will create 30 million sq.ft. of demand for different types of industrial properties (Source: CBRE Research, March 2024).
- 6.03 Due to the pressing demand for storage space near the boundary crossing area, its proximity to Man Kam To boundary crossing makes the Application Site an attractive choice for the

Applicants. The importance that this strategically located storage facility play in serving the cross-boundary trade, particularly in light of the current shortfall and gradually reduction of suitable port back-up land, should not be overlooked and deserves sympathetic consideration by the Board. The applied use would meet the genuine demand of storage space of the Applicants.

Site with Previous Planning Approval for the Same Use

- 6.04 The Board previously approved an application for the same applied use on the Application Site on 20.11.2015. The Board's decision to approve the previous application on the same site and a number of similar port back-up uses in the vicinity indicates that the applied use is acceptable within the "OU(PBU)" zone. The current warehouse on the Application Site, which has been in operation for nearly 9 years, is well-established and various site improvement works had been implemented. There are no substantial changes in planning circumstances since the previous planning application was approved.

Genuine Efforts in Compliance with All the Approval Conditions

- 6.05 All approval conditions of the previous planning application (No. A/NE-FTA/157) had been complied with, including the provision of boundary fencing, submission and implementation of drainage, landscape and FSIs proposals. The required site improvement works had already been implemented and approved by the relevant Government departments, which indicates the Applicants' determination in operating the applied use in a lawful manner. The Applicants will continue to seek approval of STW from the LandsD upon approval of this planning application.

Compatible with Surrounding Land Uses

- 6.06 The surrounding developments, which are mainly accommodated in low-rise temporary structures, include warehouses, open storage/storage yards, logistics centre, cargo handling and forwarding facility which are of a similar nature to the applied use. In fact, similar storage and port back-up uses can be found to the east, west and northeast of the Application Site. The applied use is therefore compatible with the surrounding land uses.

Compliance with TPB PG-No. 13G

- 6.07 The Application Site falls within the 'Category 1' area under TPB PG-No. 13G and is considered suitable for the development of open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas. The applied use also complies with the following assessment criteria for applications for open storage and port back-up uses:
- (a) There are no sensitive receivers nearby;
 - (b) The Application Site has good access to the strategic road network via Man Kam To Road;

- (c) Suitable fencing have been provided to minimize any potential visual intrusion;
- (d) All approval conditions of the previous application were complied with;
- (e) The applied use would not have any adverse drainage, traffic, visual or environmental impacts; and
- (f) The Application Site is not in a flood prone area and would not obstruct natural drainage channels and overland flow.

No Adverse Environmental or Visual Impact

6.08 Owing to the nature and scale of the applied use, no adverse noise, air pollution or visual impacts are anticipated. In addition, the noise impact will also be negligible as the warehouses are fully enclosed, and no workshop activities will be carried out on the premises. Notwithstanding the above, the entire site is hard paved and perimeter fencing had been provided to minimize the chance of noise and dust emissions from the Application Site. Hence, the potential environmental impact from the applied use is limited.

No Adverse Drainage Impact

6.09 There is an existing drainage system for the Application Site and there have been no flooding problems or relevant complaints over the past 9 years. It is conceived that the approval of this application would not change the drainage condition of the Site. As previously mentioned, the Applicants had provided drainage facilities on the Application Site to the satisfaction of Drainage Services Department. Therefore, no adverse drainage impacts are anticipated.

No Additional Traffic Generated

6.10 The applied use, as with most other passive storage facility, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be similar to the previous application (about 3-4 trips per day) and the goods will be transported to and from the Application Site by light goods vehicles under 5.5 tonnes only. In this regard, no additional traffic will be generated from the Application Site and there will be no adverse traffic impact to the surrounding areas.

Approval of Similar Applications

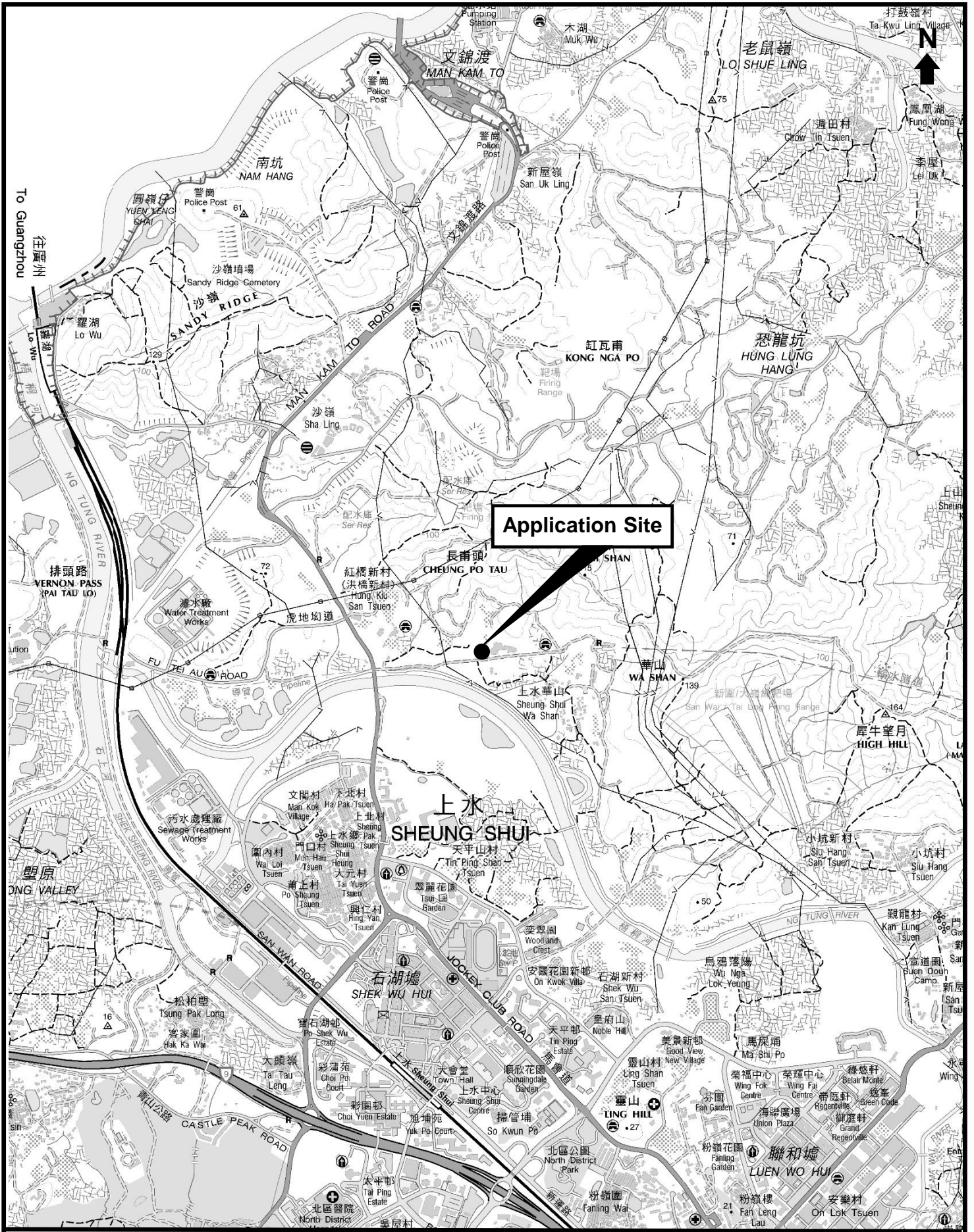
6.11 As mentioned in Paragraph 4.05 above, a number of similar applications have been approved by the Board within the "OU(PBU)" zone under the Fu Tei Au and Sha Ling OZP. This indicates that the Application Site is suitable for warehouse use.

7. CONCLUSION

- 7.01 The Application Site falls within “OU(PBU)” zone on the Fu Tei Au and Sha Ling OZP and, as evidenced by the existing surrounding land uses, has been a popular location for storage, warehouse and logistics uses. The Board has approved the same use on the Application Site and a number of similar applications within the “OU(PBU)” zone, indicating that such use is both compatible and suitable in land use terms.
- 7.02 Compared with the previous application, there are no substantial changes in planning circumstances and the nature/operation of the applied use. The applied use is solely a storage facility, which does not involve any noise generating, visually intrusive or environmentally detrimental activities, such as open storage and workshops, and would not generate additional traffic. There is no complaint about the warehouse operation at the Application Site in the past.
- 7.03 As the previous planning permission had already lapsed and the Applicants aim to seek approval of STW from LandsD to regularize the current use on the Application Site, the Applicant respectfully requests that the Board give favourable consideration and approve this application.

Top Bright Consultants Ltd.

August 2024



 **Top Bright Consultants Ltd.**

Extract Plan Based on Map
Series HM20C of Sheets 2 & 3

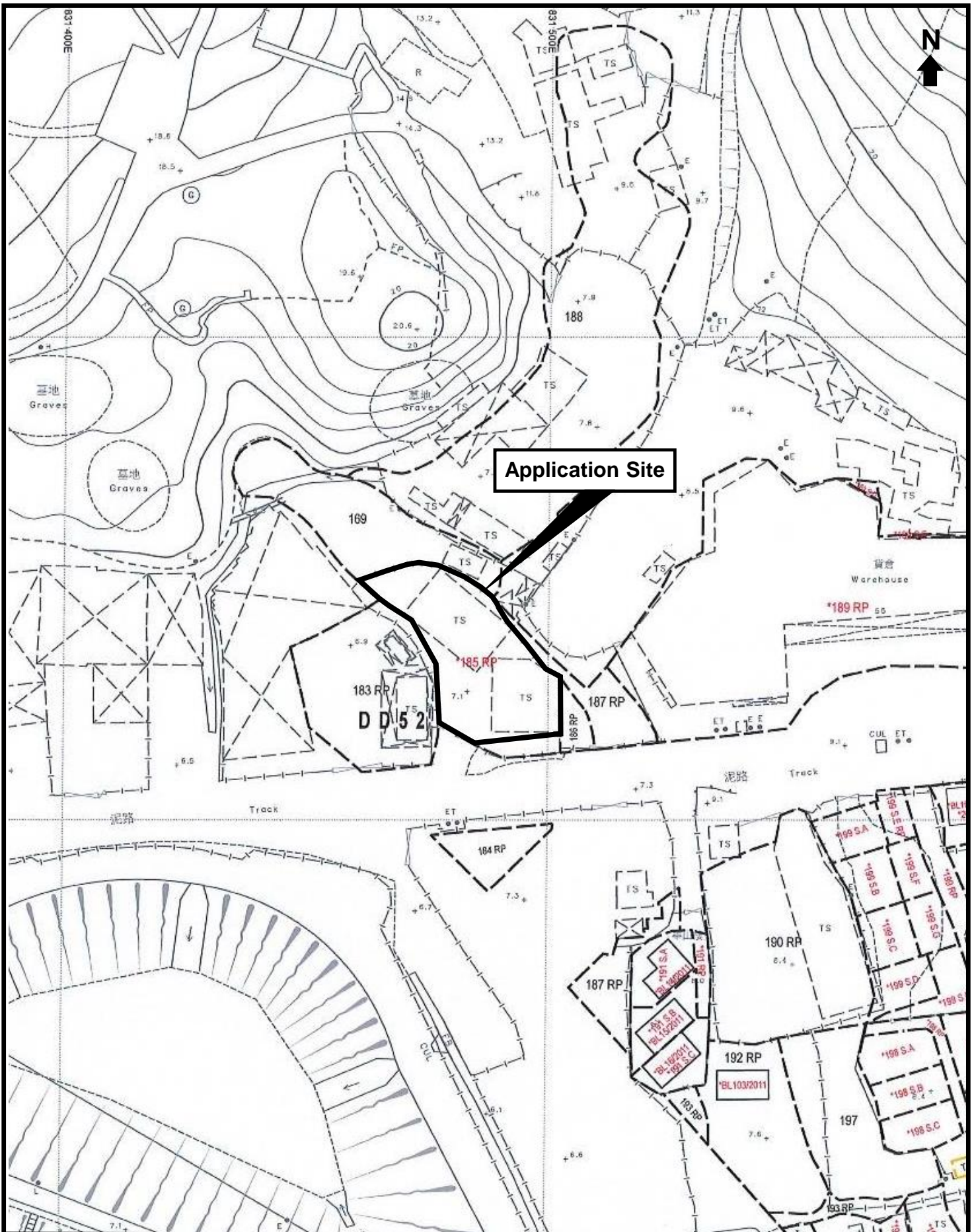
Location Plan

Scale 1 : 20 000

FIGURE 1

For Identification Purpose

Date: 9.7.2024



Application Site



Top Bright Consultants Ltd.

Extracted from Lot Index
Plan Nos. 3-NW-21D, 22C &
3-SW-1B, 2A

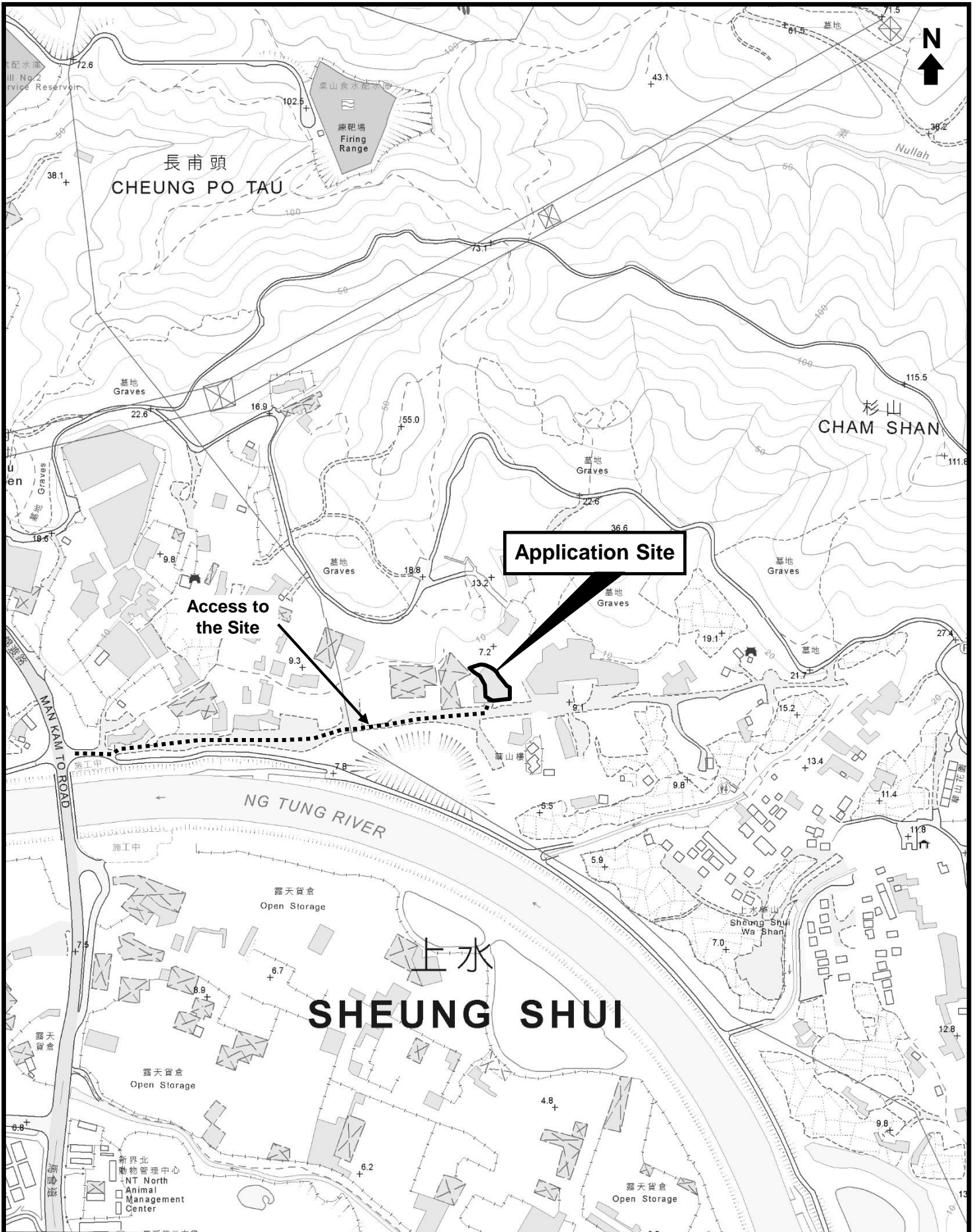
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 9.7.2024



Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
3-SW-A & 3-NW-C

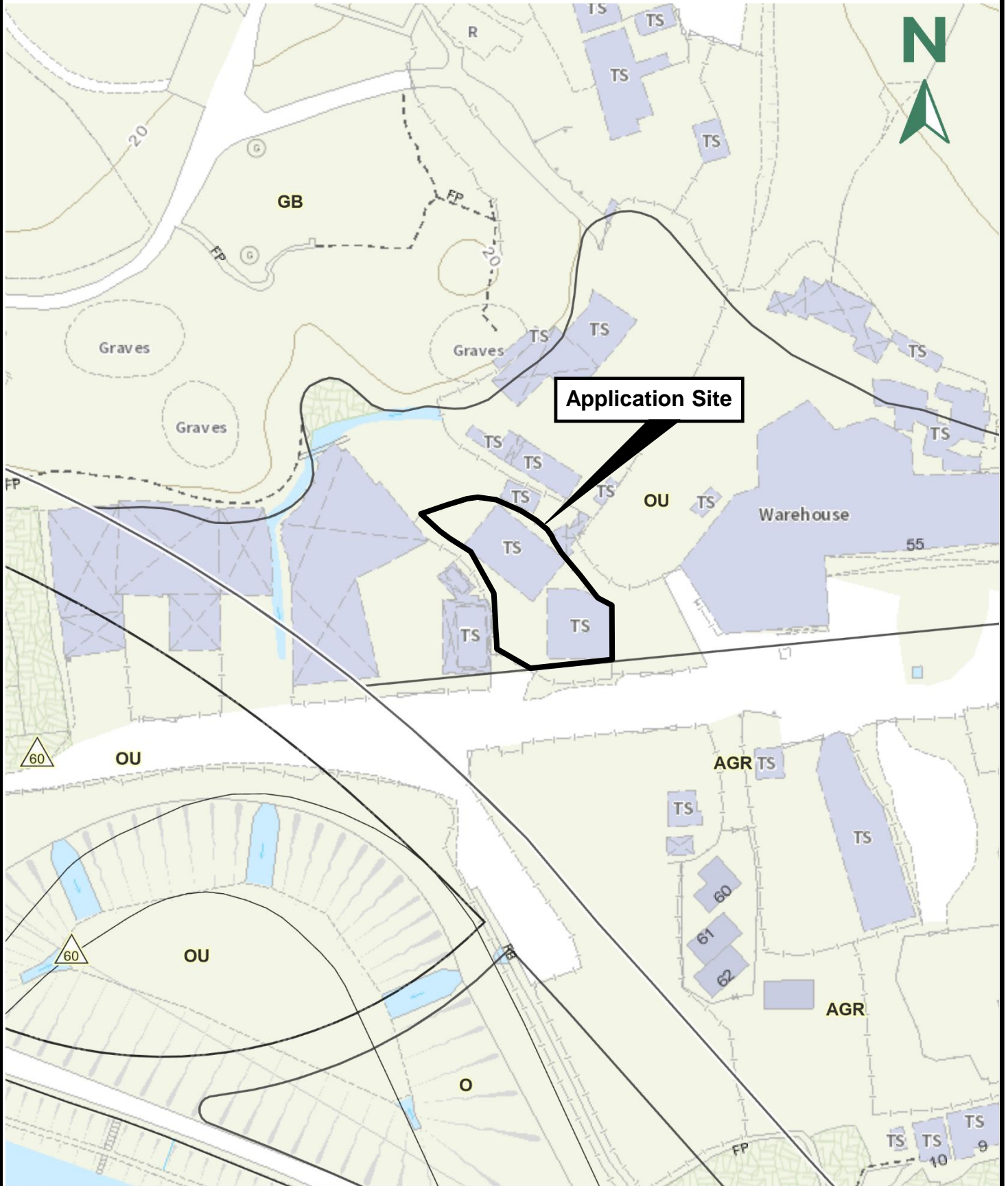
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 9.7.2024



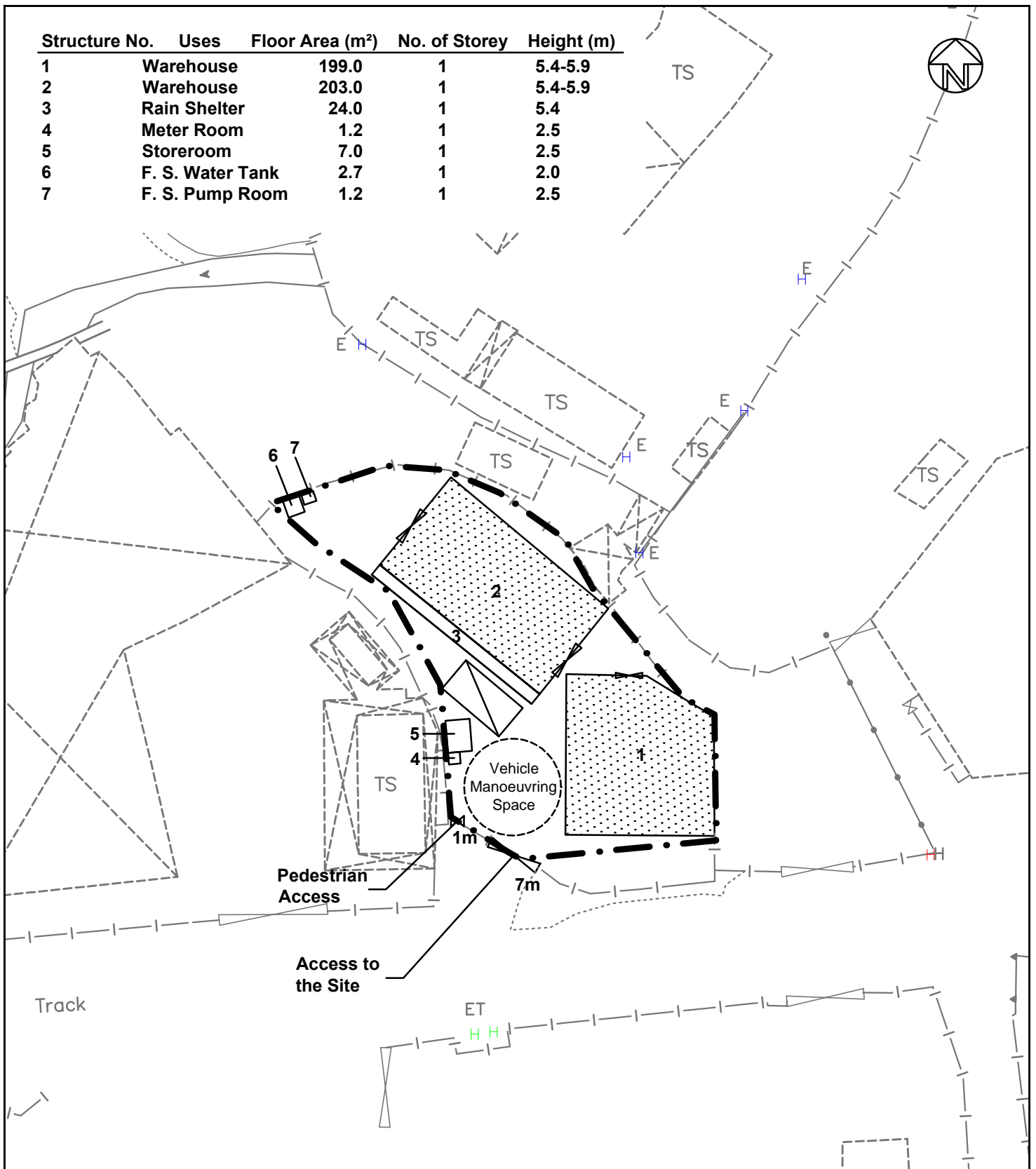
**Extract from Fu Tei Au & Sha Ling Outline Zoning
Plan No. S/NE-FTA/18 gazetted on 19.4.2024**

FIGURE 4

For Identification Purpose

Date: 9.7.2024

Structure No.	Uses	Floor Area (m ²)	No. of Storey	Height (m)
1	Warehouse	199.0	1	5.4-5.9
2	Warehouse	203.0	1	5.4-5.9
3	Rain Shelter	24.0	1	5.4
4	Meter Room	1.2	1	2.5
5	Storeroom	7.0	1	2.5
6	F. S. Water Tank	2.7	1	2.0
7	F. S. Pump Room	1.2	1	2.5



LEGEND:

-  Application Site (Area = about 776 sq.m.)
-  Warehouse (excluding Dangerous Goods Godown)
-  Loading/Unloading Bay for Light Goods Vehicle (1 no.)



Top Bright Consultants Ltd.

Drawing No. :TB/24/850/05

Layout Plan

Lot 185RP (Part) in DD52,
Fu Tei Au, Sheung Shui, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 9.7.2024

Scale: 1 : 500 (A4)

Appendix A

Letter from the Lands Department dated 6.5.2024



地政總署
北區地政處
DISTRICT LANDS OFFICE, NORTH
LANDS DEPARTMENT

電話 Tel: 2675 1745
圖文傳真 Fax: 2675 9224
電郵地址 Email:
本署檔號 Our Ref: (90) in DLON 210/NAT/13
來函檔號 Your Ref:

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

新界粉嶺璧峰路三號北區政府合署六樓
6/F., NORTH DISTRICT GOVERNMENT OFFICES
3 PIK FUNG ROAD, FANLING, NEW TERRITORIES

網址 Website : www.landsd.gov.hk

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

新界粉嶺
靈山路靈山村 147H
港宏規劃顧問有限公司
(經辦人：吳志強先生)

10 MAY 2024

吳先生：

申請短期豁免書
丈量約份第 52 約地段第 185 號餘段

就標題申請，本處現回覆如下：

本處得悉你／你們未有履行規劃許可(A/NE-FTA/157)附帶的所有條件，因此本處未能處理你的短期豁免書申請。

本信不損害任何一方權益，本處保留對任何違反批地契約條款的情況採取適當行動的權利。

如果你／你們對本信內容有疑問，請致電 2675 1745 與本信代行人聯絡。

北區地政專員

(范明輝  代行)

2024 年 5 月 6 日

Appendix B

Approval Letter for Compliance with Approval Condition (a) of the
Previous Application

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No.: 2158 6220
傳真機號碼 Fax No.: 2691 2806 / 2696 2377

By Post and Fax (2562 1420)

4 September 2017

Asia Tact Planning & Consultant Co. Ltd.
147H Ling Shan Tsuen
Ling Shan Road
Fanling, New Territories

(Attn.: Mr. NG)

Dear Sir,

**Proposed Warehouse (excluding Dangerous Goods Godown)
in "Other Specified Uses" annotated "Port Back-up Uses" Zone,
Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui**

(Compliance with Approval Condition (a) for Application No. A/NE-FTA/157)

I refer to your submission dated 4.8.2017 enclosing photos records for compliance with approval condition (a) in relation to the provision of boundary fence under the captioned planning application which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board on 20.11.2015.

Our site inspection revealed that the fencing works currently implemented on-site are generally satisfactory, and hence approval condition (a) has been complied with. Nevertheless, please note that, without detailed land survey, our acceptance to the implemented fencing works does not imply that the current fenced boundary is a complete reflection of the application site boundary. Should any discrepancy be noticed in future, you may still be required to rectify the boundary fencing to tally with the application site boundary.

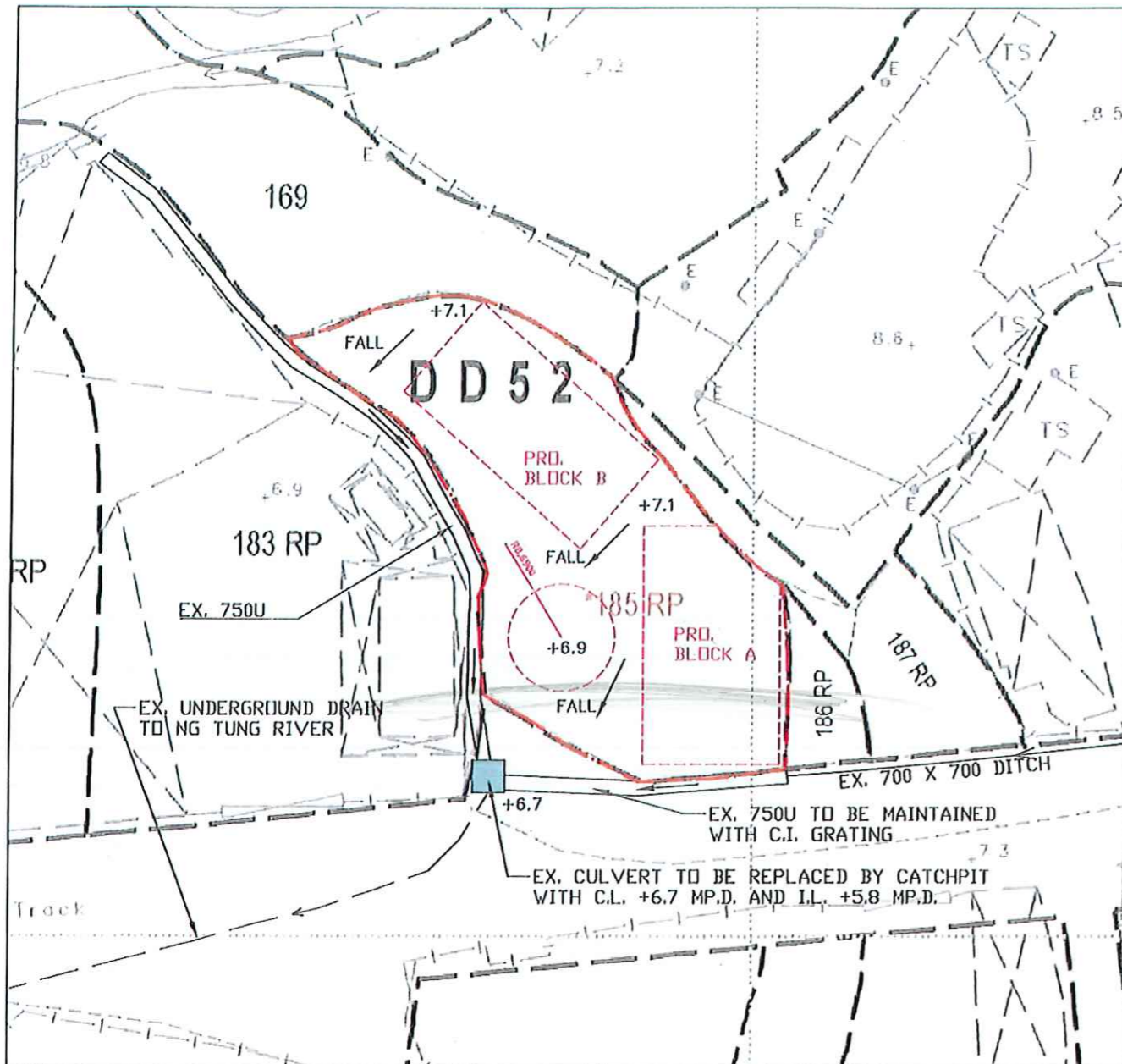
Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

Appendix C

Approved Drainage Proposal and Approval Letter for Compliance with
Approval Condition (b) of the Previous Application



GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS ARE IN METRES ABOVE THE PRINCIPAL DATUM.
3. ALL LOT BOUNDARIES, DIMENSIONS AND LEVELS ARE FOR INDICATION ONLY.
4. ALL CONCRETE WORKS SHOULD BE GRADED 30C.
5. PERMISSION OF DLO SHOULD BE SOUGHT AS APPROPRIATE BEFORE EXCAVATION ON PUBLIC LAND FOR THE DRAINAGE WORKS.
6. THE LOT OWNER SHALL BE RESPONSIBLE TO EFFECT ANY SUBSEQUENT UPGRADING OF THESE WORKS AND SYSTEM IN RESPECT OF DESIGN, CONSTRUCTION AND MAINTENANCE, AS MAY BE REQUIRED BY DLO.

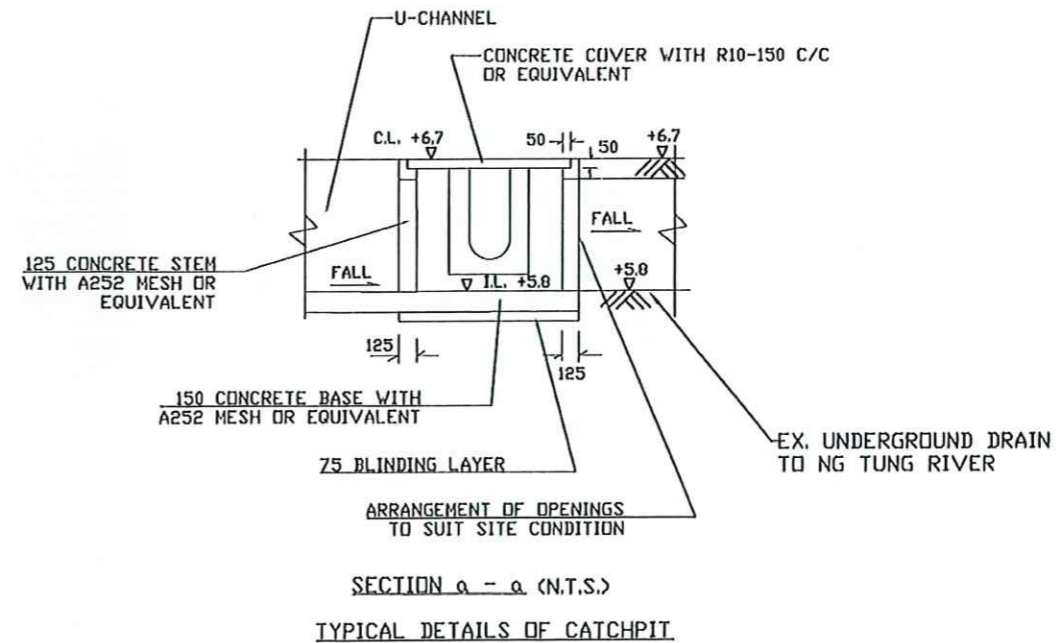
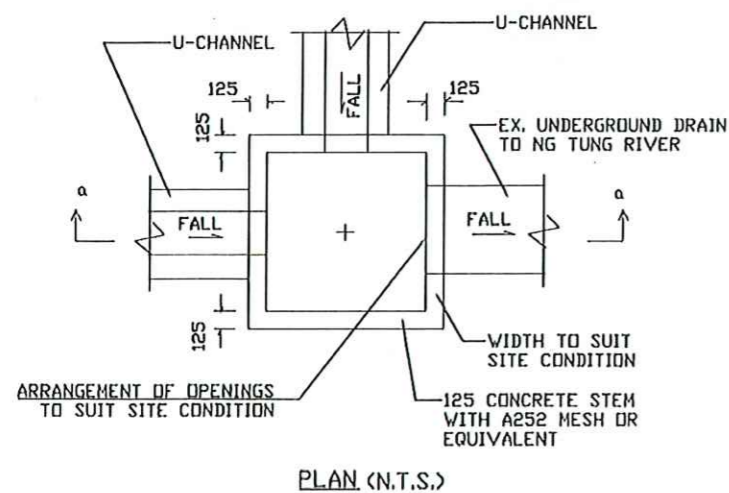
LEGEND

- - - - - LOT BOUNDARIES OF 185RP
- +7.3 EXISTING GROUND LEVEL
- — — — — EXISTING SURFACE CHANNEL
- [Red dashed line] PROPOSED WAREHOUSE BLOCK A AND B (FOR INDICATION ONLY)
- [Blue square] PROPOSED CATCH PIT

CALCULATION OF RUNOFF CAPACITY OF THE SITE

1. CATCHMENT AREA OF THE SITE, A = 900 sq. m (app.)
2. AVERAGE FALL, H = 1 m/100m
3. LONGEST DISTANCE TRAVELLED, L = 60 m (app.)
4. TIME OF CONCENTRATION, t = 4.40 min.
5. DESIGN RAINSTORM RETURN PERIOD = 1 IN 200 YEARS
6. MEAN RAINFALL INTENSITY, I = 320 mm/hr
7. MAXIMUM RUNOFF, Q = (I)(A)/3600 = 4,800 litre/min.
8. CAPACITY OF EXISTING 750U = 85,000 litre/min > Q, O.K.

STORMWATER DRAINAGE PLAN (1 : 500)



TPB REF:	TPB/A/NE-FTA/157	
	NAME	DATE
DRAWN:	JY	4/5/2016
CHECKED:	WL	4/5/2016

PROJECT
 PROPOSED WAREHOUSE ON LOT 185 RP (PART) IN D.D. 52, FU TEI AU, SHEUNG SHUI, N.T.

DRAWING TITLE
STORMWATER DRAINAGE PLAN

DRAWING NO.	SCALE
J173SDP1	AS SHOWN (A3 SIZE)
	DATE
	4/5/2016

LI YU & ASSOCIATES LIMITED

TEL : 6383 1231 FAX : 2345 6705
 EMAIL : mrjamesyu@yahoo.com.hk

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

本函檔號 Your Reference J173TPBL2
署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

By Post and Fax (2345 6705)
4 May 2017

Li Yu & Associates Ltd.
4/F, 167 Tai Nan Street
Sham Shui Po,
Kowloon, Hong Kong
(Attn.: Mr. James YU)

Dear Mr. YU,

**Proposed Warehouse (excluding Dangerous Goods Godown)
in "Other Specified Uses" annotated "Port Back-up" Zone,
Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui
(Compliance with Approval Condition (b) for Application No. A/NE-FTA/157)**

I refer to your letter dated 23.3.2017 for compliance with approval condition (b) in relation to the submission and implementation of drainage proposal under the planning application No. A/NE-FTA/157 which was approved with conditions by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board on 20.11.2015.

The Chief Engineer/Mainland North, Drainage Services Department (CE/MN. DSD) (Contact person: Mr. Anthony L. C. WONG; Tel. 2300 1274) has been consulted and he considered that the drainage works have been implemented to his satisfaction. Hence, approval condition (b) has been complied with. You are reminded to maintain the drainage facilities properly.

However, we notice that the scheme as shown in the drainage plan is not entirely tally with that approved under the RNTPC on 20.11.2015. Please take note of this and rectify the discrepancy. Should you have any queries, please feel free to contact Ms Cindy K. F. WONG of this department at 2158 6241.







Yours faithfully,

(Ms. Jessica CHU)
for and on behalf of
Director of Planning

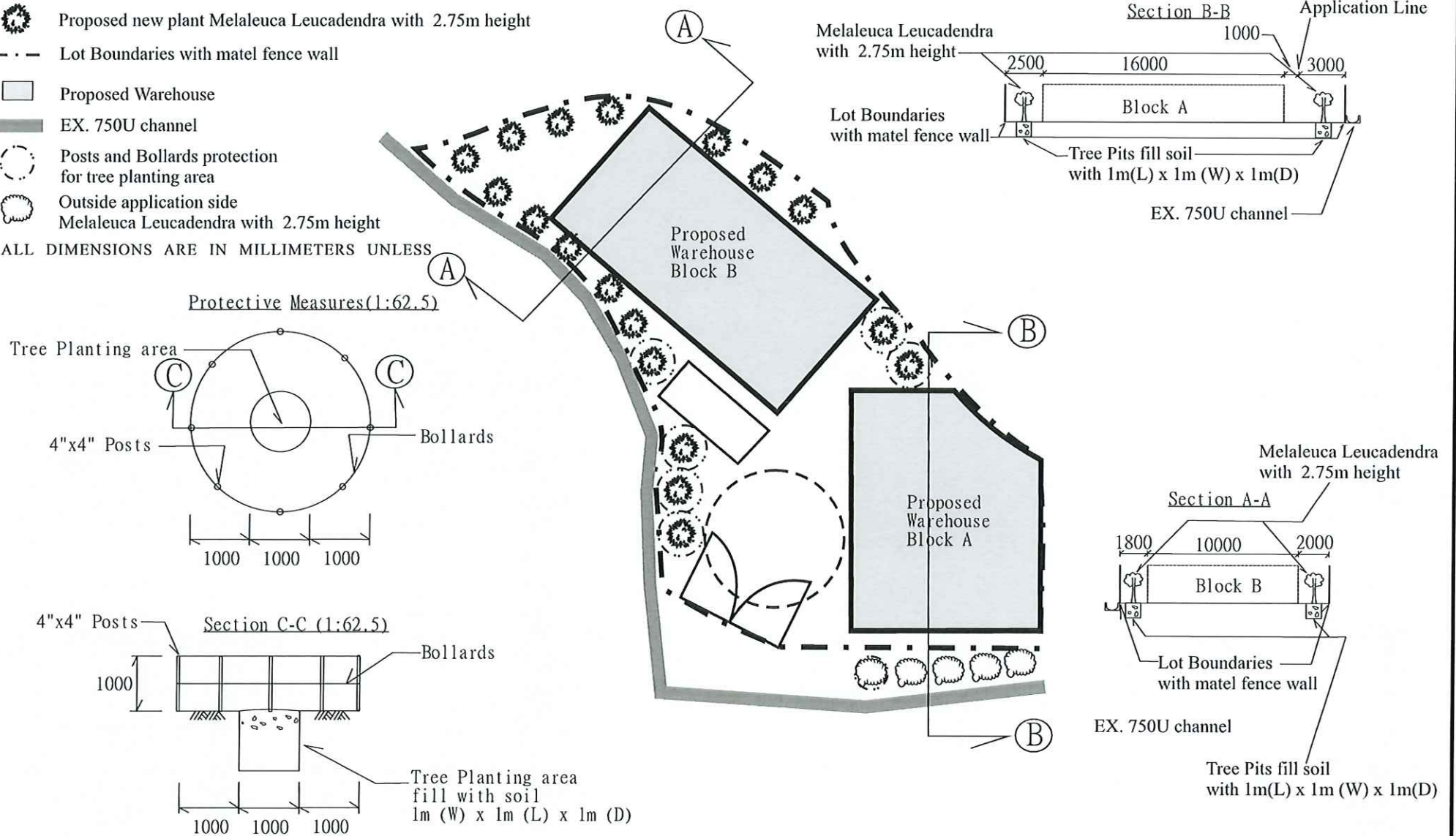
Appendix D

Approved Landscape Proposal and Approval Letter for Compliance
with Approval Condition (c) of the Previous Application

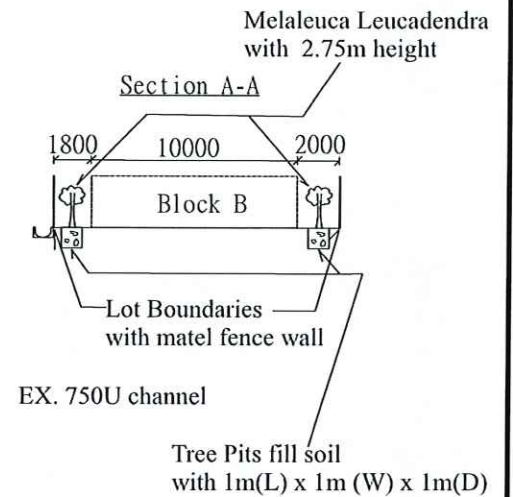
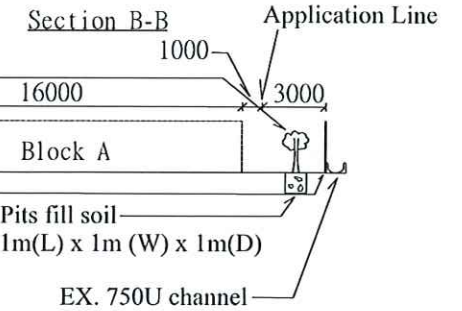
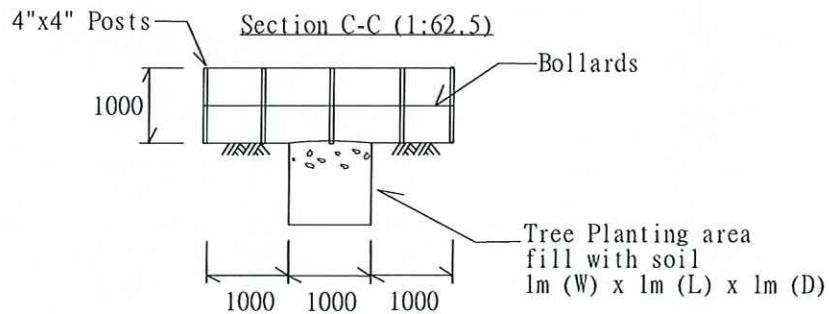
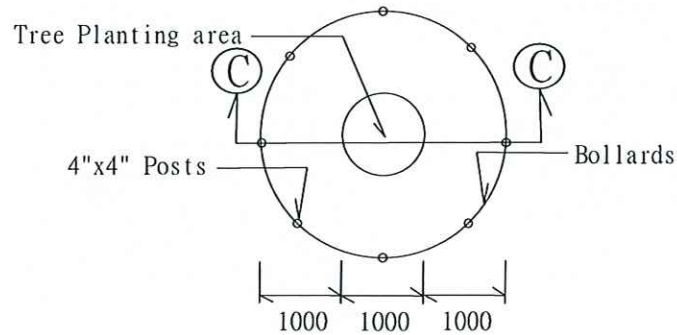
Landscape Proposal
 Lot No. 185 R.P. in D.D. 52
 Fu Tei Au, Sheung Shui, N.T.

-  Proposed new plant Melaleuca Leucadendra with 2.75m height
-  Lot Boundaries with matel fence wall
-  Proposed Warehouse
-  EX. 750U channel
-  Posts and Bollards protection for tree planting area
-  Outside application side Melaleuca Leucadendra with 2.75m height

** ALL DIMENSIONS ARE IN MILLIMETERS UNLESS



Protective Measures(1:62.5)



Scale 1:250

DATE : 24 Jan 2017

PLAN NO. : DD52 LOT185RP_L2

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.

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電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

Asia Tact Planning & Consultant Co. Ltd.
147H Ling Shan Tsuen,
Ling Shan Road,
Fanling, New Territories
(Attn.: Ms. Sofia NG)

By Post and Fax (2562 1420)

28 March 2017

Dear Madam,

**Proposed Warehouse (excluding Dangerous Goods Godown)
in "Other Specified Uses" annotated "Port Back-up Uses" Zone,
Lot 185 RP (Part) in D.D. 52, Fu Tei Au, Sheung Shui**

(Compliance with Approval Conditions (c) and (d) for Application No. A/NE-FTA/157)

I refer to your submissions dated 25.1.2017 and 22.2.2017 for compliance with approval conditions (c) and (d) in relation to the submission and implementation of landscape proposal and the design and provision of water supplies for fire-fighting and fire service installations for application No. A/NE-FTA/157 which was approved with conditions by the Rural and New Town Planning Committee of the Town Planning Board (TPB) on 20.11.2015.

Approval Condition (c)

The Chief Town Planner/Urban Design and Landscape of this department (CTP/UD&L, PlanD) (Contact person: Ms. Jaime PONG; Tel.: 2231 4852) has been consulted and considered that the submitted landscape proposal is acceptable from the landscape planning perspective. Thus, approval condition (c) is considered **partially complied with**.

For full compliance with approval condition (c), please proceed to implement the accepted proposal. In order to facilitate compliance checking, you are reminded to provide a set of planting photo records with viewpoints indicated on the accepted landscape proposal for consideration upon completion of the landscape works.

Approval Condition (d)

The Director of Fire Services (D of FS) (Contact person: Mr. AU Ting-hin; Tel.: 2733 7739) has been consulted on your submission. The following information is required to provide for his consideration:

- (a) an appropriate scale for measurement;
- (b) plans with elevation of blocks/structures indicating no. of storey; and
- (c) the aggregated floor area of each proposed block/structure.

Furthermore, you are advised to note that:

- (i) if fire alarm system is proposed, it should be installed in accordance with BS 5839 – Part 1:2002 + A2:2008 and Fire Services Department (FSD) Circular Letter 1/2009 shall be provided throughout blocks/structures with one actuation point and one audio warning device to be located at each hose reel point. This actuation point shall include facilities for fire pump start and audio warning device initiation. Visual fire alarm signals shall be provided where necessary in accordance with Design Manual: Barrier Free Access 2008;
- (ii) if the aggregated floor area of proposed block(s)/structure(s) exceeds 230m², an automatic sprinkler system in accordance with LPC Rules incorporating BS EN 12845:2003 and FSD Circular Letter No. 3/2006 shall be provided. Storage Category and Configuration in accordance with aforementioned standards for sprinkler warehouse shall be explicitly mentioned in Fire Service notes. The locations of sprinkler water tank, sprinkler pump room, sprinkler inlet and sprinkler control valve shall be clearly marked on plans;
- (iii) a primary and secondary source of supply shall be provided to the satisfactory of FSD and all such installations shall be fed from both primary and secondary source of supply; and
- (iv) schematic diagrams being served as the design details of Fire Services Installation(s) which are considered unnecessary at the present stage will be examined during the stage of Fire Service Installation/314 submission.

In view of the comments above, approval condition (d) is considered **not complied with**.

Should you have any queries, please feel free to contact Ms. Cindy K.F. Wong of this department at 2158 6241.

Yours faithfully,



(Ms. Jessica CHU)
for and on behalf of
Director of Planning

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference
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電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞及傳真函件(2562 1420)

港宏規劃顧問有限公司
新界粉嶺靈山路靈山村 147H

(經辦人：吳志強先生)

吳先生：

**擬在劃為「其他指定用途」註明「港口後勤用途」地帶的
上水虎地坳第52約地段第185號餘段(部分)闢設貨倉(危險品倉庫除外)
(履行規劃申請編號：A/NE-FTA/157 的規劃許可附帶條件(c)項)**

就標題所述的規劃申請，城市規劃委員會於二零一五年十一月二十日在有附帶條件下批給規劃許可。本署於二零一八年十一月十六日收到你有關履行附帶條件(c)項所提交的落實美化環境建議的相片記錄。

本署總城市規劃師／城市設計及園景（經辦人：張嘉恩女士；電話：2231 4852）審視你提交的相片記錄後表示落實的美化環境建議的工程可以接受。因此，規劃許可附帶條件(c)項經已履行。她提醒申請人需長期為場地內的現有樹木作適當保養，並參考以下由發展局發出的樹木保養及樹木風險評估等資料：

護養樹木的簡易圖解：

http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf

樹木管理手冊：

https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html

樹木風險評估及管理安排：

https://www.greening.gov.hk/tc/tree_care/tra_arrangements.html

護養樹木 保障安全：

http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf

減低樹木風險的樹木護養簡易圖解：

[http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

如有任何疑問，請致電 2158 6241 與本署李韻玲女士聯絡。

規劃署署長

(朱霞芬



代行)

二零一八年十二月十四日

內部抄送

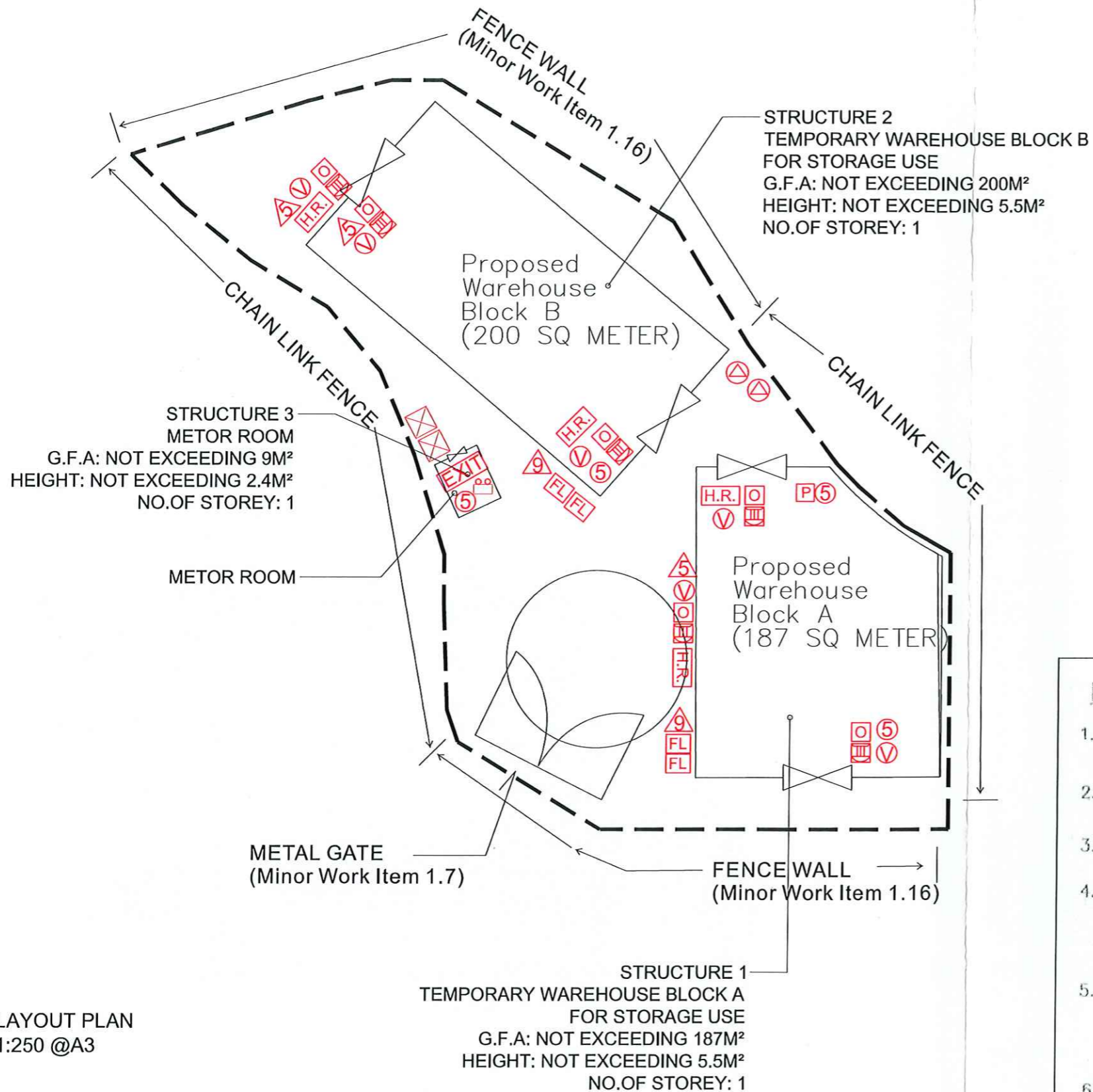
總城市規劃師／城市設計及園境
總城市規劃師／城市規劃委員會(1)
地盤檔案

(經辦人：張嘉恩女士)

HFC/TF/WL/wl

Appendix E

Approved Fire Service Installations Proposal and Approval Letter for
Compliance with Approval Condition (d) of the Previous Application



LEGEND

	F.S PUMP		SAND BUCKET
	2000 LITER WATER TANK		5 KG CO2 F.E
	HOSE REEL		5 KG DRY POWER
	VISUAL FIRE ALARM		9L FOAM F.E
	MANUAL CALL POINT		FIRE CONTROL PANEL
	FIRE ALARM BELL		

Fire Notes:

- 1.Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN 1838.
- 2.Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- 3.Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
- 4.A hose reel system should be supplied by a 2.0m³ F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- 5.Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002+A2:2008 and FSD Circular Letter 1/2009 . One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- 6.Hose Reel pump(HR-P1&HR-P2) and 1.no 5kg co2 type fire extinguisher shall be provided at F.S pump Room.
- (7) when a ventilation/ air conditioning control system is provided, it shall stop mechanically induced air movement within a designated fire compartment;
- (8) secondary power supply shall be provided with electricity obtained before the main switch; and

LAYOUT PLAN
1:250 @A3

PROJECT : LOT NO.185 R.P. IN D.D. 52 FU TEI AU
SHENG SHUI, N.T.
TITLE : F.S. LAYOUT PLAN

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T.

本函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/NE-FTA/157
電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞及傳真函件(2562 1420)

港宏規劃顧問有限公司
新界粉嶺靈山路靈山村 147H

(經辦人：吳翠如小姐)

吳小姐：

擬在劃為「其他指定用途」註明「港口後勤用途」地帶的 上水虎地坳第52約地段第185號餘段(部分)關設貨倉(危險品倉庫除外)

(履行規劃申請編號：A/NE-FTA/157 的規劃許可附帶條件(d)項)

就標題所述的規劃申請，城市規劃委員會於二零一五年十一月二十日在有附帶條件下批給規劃許可。本署於二零一七年六月九日收到你有關履行附帶條件(d)項所提交的消防設施圖則。

消防處處長(經辦人：歐霆軒先生；電話：2733 7739)審視你提交的資料後，認為有關的滅火水源及消防裝置設計可以接受。因此，規劃許可附帶條件(d)項已經部分履行。申請人須落實已批准的滅火水源及消防裝置設計，而落實的情況亦須符合消防處處長的要求，才可完全履行規劃許可附帶條件(d)項。

請於工程完工後通知本署及提交照片記錄(一式三份)，以便安排視察落實情況。如有任何疑問，請致電 2158 6241 與本署黃錦鳳女士聯絡。

規劃署署長



(朱霞芬

代行)

二零一七年六月二十九日

規 劃 署

沙田、大埔及北區規劃處
新界沙田上禾輦路1號
沙田政府合署13樓



Planning Department

Sha Tin, Tai Po & North
District Planning Office
13/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
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電話號碼 Tel. No. : 2158 6220
傳真機號碼 Fax No. : 2691 2806 / 2696 2377

郵遞及傳真函件(2562 1420)

港宏規劃顧問有限公司
新界粉嶺靈山路靈山村 147H

(經辦人：吳志強先生)

吳先生：

擬在劃為「其他指定用途」註明「港口後勤用途」地帶的
上水虎地坳第52約地段第185號餘段(部分)闢設貨倉(危險品倉庫除外)

(履行規劃申請編號：A/NE-FTA/157 的規劃許可附帶條件(d)項)

就標題所述的規劃申請，城市規劃委員會於二零一五年十一月二十日在有附帶條件下批給規劃許可。本署於二零一八年四月十七日收到你有關履行附帶條件(d)項所提交的消防裝置及設備證書和滅火水源及消防裝置的相片記錄。

消防處處長(經辦人：吳紹恩先生；電話：2733 7735) 在審視你提交的資料後，於二零一八年五月二日進行實地視察。他認為滅火水源及消防裝置已妥善安裝。因此，規劃許可附帶條件(d)項已經履行。

如有任何疑問，請致電 2158 6241 與本署李韻玲女士聯絡。

規劃署署長

(朱霞芬



代行)

二零一八年五月十四日