

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504S.B, 505 and 506 S.B RP in D.D. 89 and adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Ref.:MDPC/PS/408/001

Approval Letters for Planning Application

Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Oct 2024

Prepared by

C&K Land Management Company Limited

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-FTA/201

By Post & Fax (3180 7611)

11 June 2021

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Thomas Luk)

Dear Sir/Madam,

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years with Filling of Land in "Agriculture" Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482 RP, 483, 484, 486, 487 RP, 497 S.A RP, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling

I refer to my letter to you dated 25.5.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 28.5.2024 and is subject to the following conditions :

- (a) no part of the site shall be filled up to a depth which exceeds the range from 0.5 m to 1.5m, as proposed by you;
- (b) only private cars, light goods vehicles and medium goods vehicles not exceeding 9 tonnes, as defined in the Road Traffic Ordinance, as proposed by you, are allowed to access the site between 7:00 p.m. and 7:00 a.m. during the planning approval period;
- (c) no queuing of vehicle onto public road is allowed at any time during the planning approval period;
- (d) no public announcement system or loud speaker, as proposed by you, is allowed to be used on the site at any time during the planning approval period;
- (e) the reprovision of a footpath on the site, as proposed by you, before commencement of works to the satisfaction of the Director of Planning or of the TPB;
- (f) the maintenance of the reprovisioned footpath on the site, as proposed by you, at all times during the planning approval period;

- (g) the submission and implementation of the ecological mitigation measures, as proposed by you, before commencement of works to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (h) the provision of boundary fencing on the site, as proposed by you, within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 28.2.2022;
- (i) the submission of the design of vehicular run-in/run-out to the site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.11.2021;
- (j) in relation to (i) above, the provision of vehicular run-in/run-out to the site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 28.2.2022;
- (k) the submission of traffic management measures, as proposed by you, within 6 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.11.2021;
- (l) in relation to (k) above, the implementation of the traffic management measures within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 28.2.2022;
- (m) the submission of a revised environmental assessment, as proposed by you, within 6 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.11.2021;
- (n) in relation to (m) above, the implementation of environmental mitigation measures identified therein within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 28.2.2022;
- (o) the submission of a revised drainage impact assessment, as proposed by you, within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 28.11.2021;
- (p) in relation to (o) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 28.2.2022;
- (q) the submission of a landscape proposal, as proposed by you, within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 28.11.2021;
- (r) in relation to (q) above, the implementation of the landscape proposal to the satisfaction of the Director of Planning or of the TPB by 28.2.2022;
- (s) the submission of proposals for fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.11.2021;

- (t) in relation to (s) above, the implementation of the proposals for fire service installations and water supplies for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 28.2.2022;
- (u) if any of the above planning condition (a), (b), (c), (d) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (v) if any of the above planning condition (e) or (g) is not complied with before commencement of works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (w) if any of the above planning condition (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s) or (t) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (x) upon expiry of the planning permission, the reinstatement of the site to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix III of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 29.5.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 28.5.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 2.7.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-FTA/201)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
漁農自然護理處 Agriculture, Fisheries & Conservation Department	自然護理組(北區) Nature Conservation Section (North)	吳昭榆女士 Ms. NG Chiu Ue, Chole	2150 6931	2377 4427
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	鄭敏煒先生 Mr. CHENG Man Wai	2300 1407	2770 4761
環境保護署 Environmental Protection Department	策略評估組 Strategic Assessment Group	鍾穎彤女士 Ms. CHUNG Wing Tung, Candice	2835 1114	2591 0558
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775
路政署 Highways Department	新界東北區域組 NE New Territories District Section	黃耀華先生 Mr. WONG Yiu Wa	2762 3980	2714 5228
運輸署 Transport Department	交通工程(新界東)部 Traffic Engineering (NTE) Division	鄺兆明先生 Mr. KWONG Siu Ming, Kelvin	2399 2411	2381 3799

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/NE-FTA/220

By Email

iyuen@aikon.hk

24 November 2023

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Isa Yuen)

Dear Sir/Madam,

Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works in "Agriculture" Zone, Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 483, 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and Adjoining Government Land, Man Kam To Road, Sha Ling

I refer to my letter to you dated 9.11.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 10.11.2026 and is subject to the following conditions :

- (a) no part of the Site shall be filled up to a depth which exceeds the range from 0.92m to 1.5m, as proposed by you;
- (b) no heavy goods vehicle or container vehicle exceeding 24 tonnes is allowed to access the Site between 7:00 p.m. and 7:00 a.m. during the planning approval period;
- (c) to limit the number of vehicles accessing the Site, as proposed by you in the accepted Environmental Assessment, at all times during the planning approval period;
- (d) no queuing of vehicle onto public road is allowed at all times during the planning approval period;
- (e) no public announcement system and loud speaker are allowed to be used on the Site at all times during the planning approval period;
- (f) the maintenance of the reprovisioned footpath on the Site, as proposed by you, at all times during the planning approval period;

- (g) the maintenance of the existing natural watercourse within the Site at all times during the planning approval period;
- (h) the submission and implementation of the ecological mitigation measures, as proposed by you, before commencement of works to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the TPB;
- (i) the provision of boundary fencing on the Site, as proposed by you, within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 10.8.2024;
- (j) the submission of the design of vehicular run-in/run-out to the Site within 6 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 10.5.2024;
- (k) in relation to (j) above, the provision of vehicular run-in/run-out to the Site within 9 months from the date of planning approval to the satisfaction of the Director of Highways or of the TPB by 10.8.2024;
- (l) the implementation of traffic management measures as identified in the accepted Traffic Impact Assessment within 9 months from the date of planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 10.8.2024;
- (m) the implementation of environmental mitigation measures as identified in the accepted Environmental Assessment within 9 months from the date of planning approval to the satisfaction of the Director of Environmental Protection or of the TPB by 10.8.2024;
- (n) the submission of a detailed drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.5.2024;
- (o) in relation to (n) above, the provision of drainage facilities within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.8.2024;
- (p) in relation to (o) above, the implemented drainage facilities should be maintained at all times during the planning approval period;
- (q) the implementation of the accepted Landscape Proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 10.8.2024;
- (r) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.5.2024;
- (s) in relation to (r) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.8.2024;

- (t) if any of the above planning condition (a), (b), (c), (d), (e), (f), (g) or (p) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (u) if planning condition (h) is not complied with before the commencement of works, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (v) if any of the above planning condition (i), (j), (k), (l), (m), (n), (o), (q), (r) or (s) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (w) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of Director of Planning or of the TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 11.11.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/730_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 10.11.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 15.12.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Tim Fung of Sha Tin, Tai Po & North District Planning Office at 2158 6237. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/NE-FTA/220)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	王文泓先生 Mr. WONG Man Wang, Wilson	2300 1439	2770 4761
環境保護署 Environmental Protection Department	環境評估科 Environmental Assessment Division	張嘉琪女士 Ms. CHANG Chia Chi, Maureen	2835 1867	2591 0558
消防處 Fire Services Department	策劃組 Planning Group	鄧寧志先生 Mr. TANG Ning Chi	2733 7735	2739 8775
路政署 Highways Department	新界東北區域組 NE New Territories District Section	馮琦女士 Ms. PONG Kei	2762 3980	2714 5228
運輸署 Transport Department	交通調查及支援部 Traffic Survey & Support Division	潘永康先生 Mr. POON Wing Hong	3842 6300	2723 7472