



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for proposed temporary warehouse with ancillary office use for a period of 3 years (“**the Proposed Development**”) at Loi Tung, New Territories (“**the Application Site**”).

The Application Site falls within an area of “Residential (Group D)” (“**R(D)**”) zone on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 (“**the OZP**”). The Application Site falls entirely within the area of Category 2 under Town Planning Board Planning Guidelines No. 13G. Upon completion of the Proposed Development, it comprises three various structures. With a site area of about 388 sq.m., the proposed building has a height of 1-storey/5 m and a covered area of about 231 sq.m..

This Application aims to provide simple warehouse facilities and cater the needs of the existing and future development in the New Territories North. The Proposed Development does not hinder the long-term planning intention of “R(D)” zone. Similar application in the subject “R(D)” zone in the Man Uk Pin area have also been considered and approved. There will be no adverse traffic, visual, landscape and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就萊洞(下稱「**申請地點**」)的用地，向城市規劃委員會(下稱「**城規會**」)申請作擬議臨時貨倉連附屬辦公室用途，為期 3 年(下稱「**擬議發展**」)。

申請地點現時於《萬屋邊分區計劃大綱核准圖編號 S/NE-MUP/11》(下稱「**大綱圖**」)劃作「住宅(丁類)」地帶，並位於《城規會規劃指引編號 13G》的第二類地區。擬議發展包括三個一層高的構築物作為貨倉以及附屬辦公室用途。申請場地面積約 388 平方米，擬議構築物的高度約 5 米，覆蓋面積約為 231 平方米。

申請旨在提供更多簡單貨倉設施，以滿足新界北部現在和將來的發展需求。擬議發展不會妨礙軍地北「住宅(丁類)」地帶的長遠規劃意向。而且於萊洞的「住宅(丁類)」地帶亦已有相關申請曾被批准。擬議發展亦不會對交通、視覺、景觀、和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for proposed temporary warehouse with ancillary office use for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) in Loi Tung, New Territories (**Figure 1**) (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Residential (Group D)” (“**R(D)**”) zone on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 (“**the OZP**”) (**Figure 4**).
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.



2 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

2.1 Current Condition of the Application Site

2.1.1 The Application Site covers a total of about 388 square metres (“sq.m.”), with all to be private land lots. The Application Site is paved with concrete and the majority of the site has been accommodating warehouse use in the past 20 years. Refer to **Annex 1** for the aerial photos of the Application Site.



Existing Access



Existing Structure in the Application Site

Diagram 1 Current Condition of the Application Site

2.1.2 The Application Site is attached to a local access road that connects the site to Sha Tau Kok Road – Wo Hang. The site is located at the Loi Tung which is situated at the eastern side of Sha Tau Kok Road – Wo Hang. At the south there is a huge brownfield operation site with temporary structures in the surrounding. The vicinity is dominated by workshops/ warehouses.

2.1.3 **Figures 1 and 2** illustrate the location of the Application Site and its immediate vicinity.

2.2 Land Status

2.2.1 The Application Site falls partly within the boundary of part of Lot Nos. 145, part of 146, and part of the Remaining Portion of 147 in Demarcation District 38 (“**the Lots**”) (**Figure 3**).

2.2.2 The Lots are subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the respective lots, in order to temporarily relax user restriction of the Government Lease of the Subject Lots for the erection of temporary structure in different forms.

2.3 Surrounding Context

2.3.1 Loi Tung is a rural area located northeastern area in Ping Che of the New Territories. The major uses of land are warehouses, open storage sites, factories and temporary structures, with a small number of residential dwellings and houses. There is a major road known as Sha Tau Kok Road in Fanling, and the major transportation mode is by minibuses and buses,



connecting Loi Tung to Fanling / Sheung Shui MTR stations. The run-in and out is located at the northern boundary of the Applications Site, and the site is accessible from Sha Tau Kok Road – Wo Hang via an unnamed track road.

2.4 Existing Warehouses and Open Storage in the Vicinity

2.4.1 The predominant uses in the vicinity at of the Application Site and along the Sha Tau Kok Road – Wo Hang are warehouses and factories such as logistic companies and recycling centres which store goods and materials as well as engage in manufacturing and production activities. The concentration of warehouses and factories indicates the industrial nature of this section of road and its significant role in supporting storage and supply chain activities.

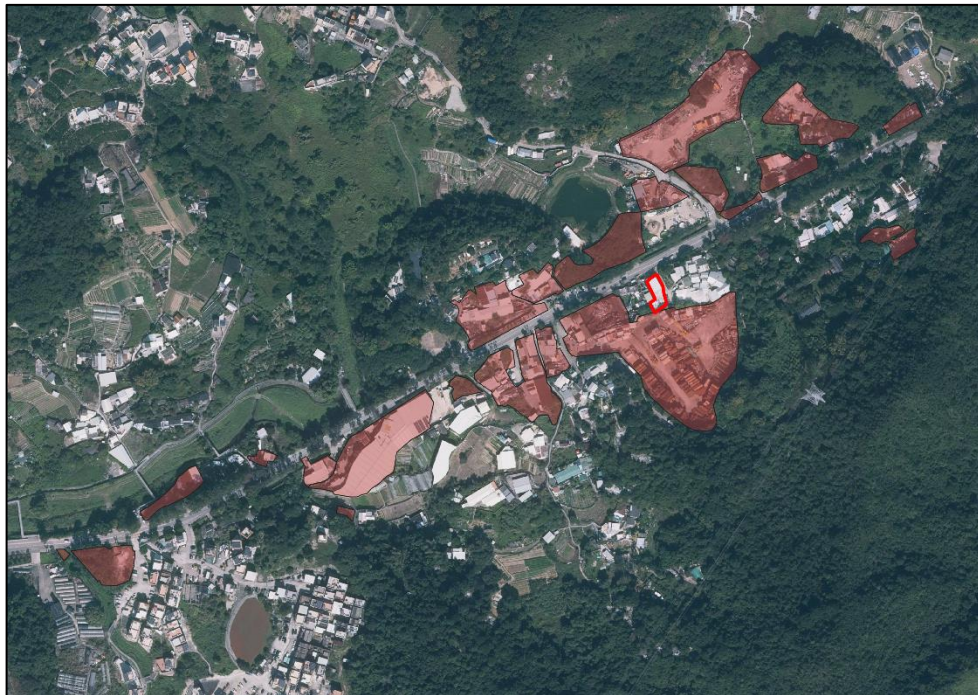


Diagram 2 Existing Warehouses and Factories in the Vicinity
(Brown area are the brownfield operation sites as identified by Planning Department in previous Study at 2020 or before)
(Source: HK GEODATA STORE and Planning Department, HKSAR Government)

2.5 Temporary Warehouse

2.5.1 The Application Site covers an area of about 388 sq.m. The Proposed Development will consist of three various 1-storey structure for warehouse and ancillary office/ storage. The total covered area of the site is about 231 sq.m.. A total of two loading/unloading bay will be provided for Light Goods Vehicles.

Parameters	Proposed Development
Site Area	About 388 sq.m.
No. of Structures	3
Covered Area	About 231 sq.m.



Maximum Height of Structure	5 meters/ 1 storey
Maximum Total Site Coverage	About 60%
Maximum Plot Ratio	About 0.6
No. of Loading/ Unloading Bays for Light Goods Vehicles	2

2.5.2 Among the three various 1-storey structures, the proposed warehouse with an ancillary office, which is an existing structure, is situated in the northern area of the Application Site and no alteration work will be involved to the existing structure. Additional construction work will be carried out for the other two proposed 1-storey structures for storage and warehouse with ancillary office, which are located in the western and southern areas of the Application Site.

2.5.3 The site is already hard-paved and hence no site formation works would be required. The existing about 1.5 m metal fencing will be remained along the site boundary. The indicative layout plan of the Proposed Development is shown in **Annex 2**.

2.6 Operation Arrangement

2.6.1 The Proposed Development will operate from 9:00 am to 7:00 pm from Mondays to Saturdays, with no operation on Sundays and public holidays. The operation hours align with those of the nearby industrial establishments and open storage facilities.

2.6.2 Similar to the existing use, the Proposed Development will solely serve as storage purposes of non-polluting and non-dangerous goods with extension of covered area only. No direct provision of goods and services will be conducted on the Application Site. No incoming visitors are anticipated.

2.6.3 Upon acquiring planning permission from the Board, the Applicant would strictly follow the relevant requirements in respect of fire safety, hygiene, drainage and noise nuisance.



3 PLANNING ASSESSMENT

3.1 Statutory Planning Context

3.1.1 The Application Site falls within an area designated as “Residential (Group D)” zone on the Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11 (**Figure 3**) (also known as the “OZP”).

3.1.2 According to the Notes of the OZP, temporary use not exceeding a period of three years within “R(D)” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.

S/NE-MUP/11

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure Rural Committee/Village Office	Eating Place Flat Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Library Market Petrol Filling Station Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place
 Library
 School
 Shop and Services

(Please see next page)

(Source: Town Planning Board, HKSAR Government)



S/NE-MUP/11

RESIDENTIAL (GROUP D) (Cont'd)

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Remarks

- (a) No addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to 'New Territories Exempted House' or to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 37.2m² and a maximum building height of 2 storeys (6m), or the building area and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.
- (b) No development including redevelopment for 'Flat' and 'House' (except 'New Territories Exempted House') uses, other than those to which paragraph (a) above shall apply, shall result in a development and/or redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m).
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio and building height restrictions stated in paragraph (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (d) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(Source: Town Planning Board, HKSAR Government)

3.1.3 Nevertheless, the proposed building height will not exceed the current restriction of 2 storeys/ 6m as stipulated on the Notes of the OZP.

3.1.4 Approval of this application on a temporary basis for a period of three years would not jeopardize the long-term planning intention of the "R(D)" zone.

3.2 Existing Use in Nature

3.2.1 The eastern and western portions of the site have been used for storage within structures for more than 20 years. According to the aerial photos in Annex 1, there were structures located in the site dated back to 1990 already. As demonstrated in the series of aerial photos, the structures existed for the storage and squatter over the years. Thus, the proposed warehouse use is considered as an existing use, with further expansion on the development scale only.



3.3 Falls within Category 2 Areas for open storage and port back-up uses

3.3.1 According to the Town Planning Board Planning Guidelines No. 13G which was revised in April 2023, the Application Site falls within Category 2 areas for open storage and port back-up uses.

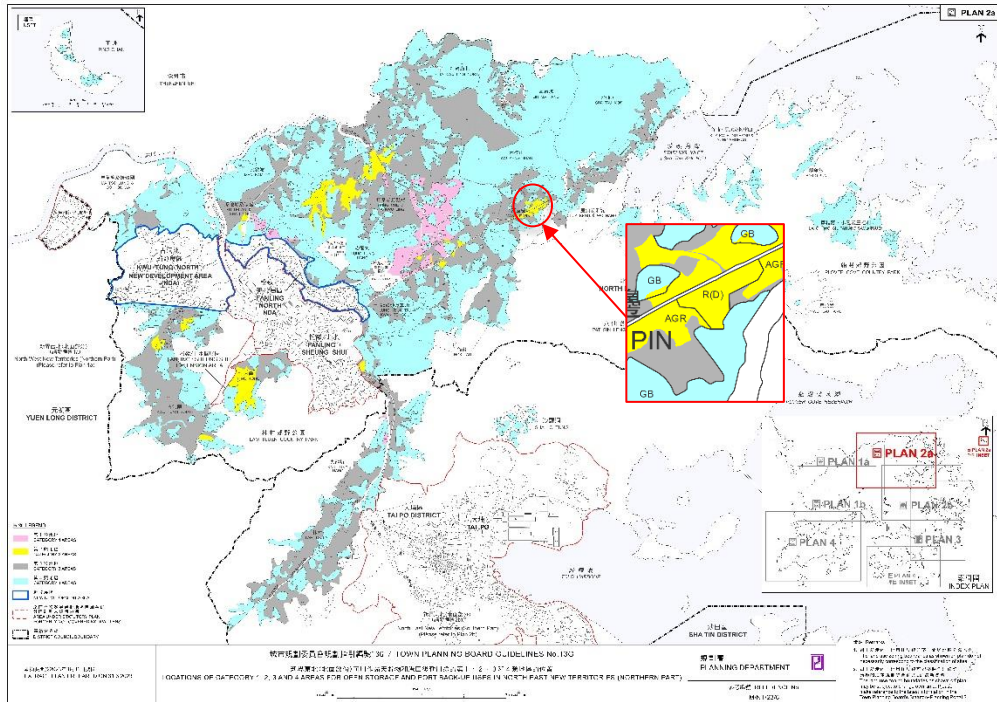


Diagram 3 Distribution of Category 1, 2, 3 and 4 Areas for Open Storage and Port Back-up Uses (Source: Planning Department, HKSAR Government)

3.3.2 For Category 2 areas, there are considered as areas “mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects ; areas within or close to clusters of open storage, port back-up or other types of brownfield sites / temporary uses...Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.” Therefore, the Application Site that falls within Category 2 area may be granted for temporary open storage use for a maximum period of 3 years, subject to the planning approval of the Board.

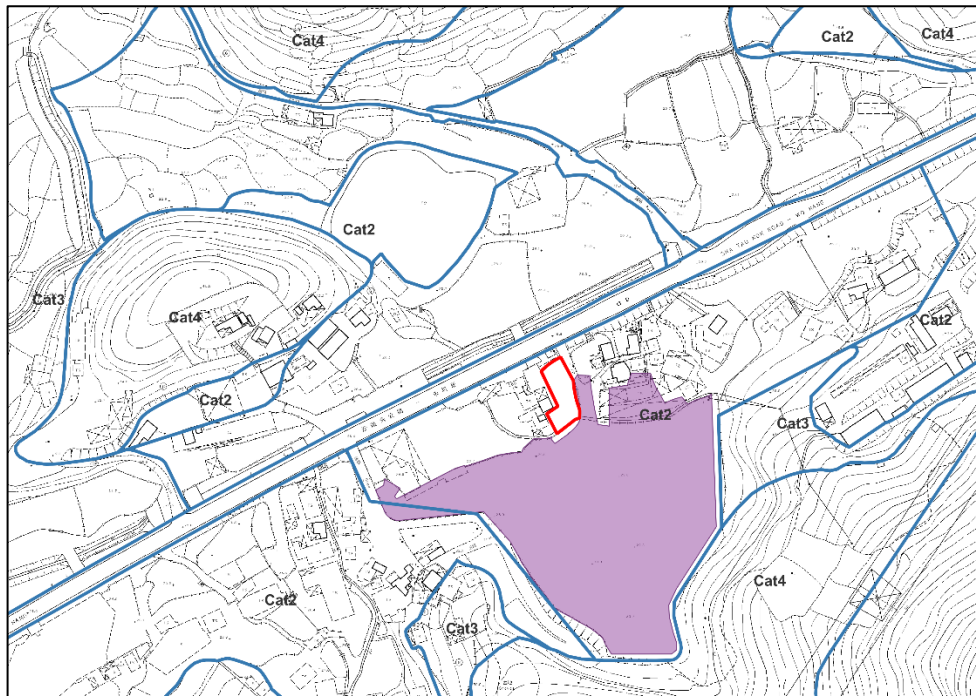


Diagram 4 Category 2 Areas for Open Storage and Port Back-up Uses within Application Site (Source: Planning Department and HK GEODATA STORE, HKSAR Government)

3.4 Future Development in the New Territories North

3.4.1 According to “Hong Kong 2030+ Study”¹, the Northern Metropolis Development Strategy involves four major zones in the Northern area of Hong Kong namely ‘High-end Professional Services and Logistics Hub’, ‘I&T Zone’, ‘Boundary Commerce and Industry Zone’ and ‘Blue and Green Recreation, Tourism and Conservation Circle’ which contribute to integration between Hong Kong and other cities in Greater Bay Area, the economic growth, innovation and technology, tourism as well as expansion of transport infrastructure, etc. Being the second economic engine of Hong Kong, the expansion in business and investment opportunities in the Northern Metropolis ensures long-term growth and enhances the overall competitiveness of Hong Kong. The development concept is further developed under the “Northern Metropolis Action Agenda 2023”.

3.4.2 According to the “Northern Metropolis Action Agenda 2023”², the Application Site is situated at the fringe area of the for the New Territories North (NTN) New Town. In addition to housing development plans in NTN New Town, a diverse range of economic activities has been proposed, such as industrial uses, innovative and technology, commercial/business and modern logistics. The vision for the New Town entails creating a boundary

¹ Planning Department as at October 2021
https://www.pland.gov.hk/pland_en/p_study/comp_s/hk2030plus/document/2030+_booklet.pdf

² Planning Department as at <https://www.nm.gov.hk/en/action-agenda>



commerce and industry zone that accommodates various sectors, which fosters economic growth and urbanization in the New Territories North area.

3.4.3 The future development in the Northern area of Hong Kong indicates a change in the land use pattern as well as reconfiguration of the built environment, promoting urban-rural integration of the Northern area of Hong Kong. As the population as well as the economic and industrial activities continue to grow in the area, it become crucial to optimize the use of land resources for storage purposes in order to cater the evolving needs of the community.

3.5 Similar Approved Application for Warehouse

3.5.1 There is a similar application approved by the Town Planning Board in 2023 which falls within “R(D)” zone in the same Outline Zoning Plan for Temporary Workshop, Warehouse and Open Storage uses. Refer to **Figure 4** for location.

Application No.	Applied Use	Decision
A/NE-MUP/185	Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	Approved with conditions on 19 May 2023

3.6 Traffic Consideration

3.6.1 The Proposed Development comprises a total of 2 Light Goods Vehicle loading/unloading bays which are intended solely for the purpose of delivering materials to meet operational needs. The staff will commute by public transport or private cars. There are also bus and minibus stops on Sha Tau Kok Road – Wo Hang to Fanling/ Sheung Shui MTR Stations is reachable within 5 minutes walking distance from the Application Site.

3.6.2 The ingress/egress located at the northeastern boundary of the Application Site is about 12 m wide, which allows the vehicles to access to/from the local access road at the north of the site. Queuing up of vehicles at the ingress/egress is not anticipated at the ingress/egress point. Refer to **Annex 3** for the swept path analysis.

3.6.3 It is estimated that there will only be 2 roundtrips of Light Goods Vehicles per peak operation hour for the delivery of materials and 2 roundtrips of private car per peak operation hour for commuting purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. Thus, it is not anticipated to have any adverse traffic impact to the existing roads.

Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Medium Goods Vehicles	2	2



3.7 Environmental Consideration

- 3.7.1 As the Proposed Development accommodates warehouse of non-polluting and non-dangerous goods, which is similar to the existing use, it is not expected to generate any contaminated waste or pollution. Besides, no complaint from environmental perspective has been received in the past years.
- 3.7.2 The Applicant will follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental impact. There will be no heavy goods vehicle accessing the Application Site, and no dust generating activities will be happened. No adverse environmental impact is anticipated.

3.8 Visual and Landscape Compatibility

- 3.8.1 The Application Site is situated in rural area which are surrounded by warehouses, temporary structures and workshop activities. The proposed warehouse and open storage use is compatible with the surrounding use and will disturb the prevailing rural village landscape character. No existing trees within the Site will be affected. The proposed structure with a maximum height of about 5 metres is visually compatible with the warehouses and factories in the vicinity, given that the approved similar application at the immediate south has approved a maximum building height of 2-storey/ 13m already. No adverse visual impact is anticipated.

4 PLANNING MERITS & JUSTIFICATIONS

4.1 Change in the Land Use Pattern of New Territories North

- 4.1.1 The “Northern Metropolis Action Agenda 2023” envisions a substantial transformation in the land use pattern in the Northern area of Hong Kong to accommodate the future residential development and the four major zones. It involves converting the underutilized land resources for specific purposes and integration of urban and rural areas which maximize the potential for economic growth and sustainable development in the future metropolitan region.
- 4.1.2 The growth of economic and industrial activities in the northern region implies the need of warehouse and open storage facilities which offer a centralized location for storage of goods. Not only does it facilitate efficient logistics and supply chain management, but it also serves as a hub for businesses involved in warehousing and storage. The warehouse and storage use of the Application Site can support the development in the northern metropolitan region.

4.2 Compliance with Town Planning Board Guideline

- 4.2.1 The Proposed Development is complied with Town Planning Board Guideline No. 13G. It falls within Category 2 area of open storage and port



back-up uses. Category 2 areas are areas affected by major upcoming infrastructural projects or areas within or close to clusters of open storage, and planning permission could be granted on a temporary basis up to a maximum period of 3 years.

4.2.2 As the Application Site is currently used as warehouse of non-polluting and non-dangerous activities and goods, it is not anticipated to cause any significant environmental nuisance, safety hazards or transport problems. Moreover, the Proposed Development would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding area.

4.3 Would Not Jeopardize the Long-term Planning Intention

4.3.1 Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “R(D)” zone. Also, the site is currently predominated by warehouse and storage uses and is hard-paved which does not require site formation work. Optimizing the use of underutilized land resources for storage purposes can effectively cater the future development needs in the northern region.

4.4 Supported by Previous Planning Approvals of Similar Application

4.4.1 There has been no change in the planning context of the Application Site and the surrounding. The concerned area falls within Category 2 area under the latest version of the Town Planning Board Guideline No. 13G. The majority of the Application Site has been using for workshop/ storage purposes for over 20 years.

4.4.2 There is one similar applications of warehouse and/or open storage uses within the same “R(D)” zone of Man Uk Pin Outline Zoning Plan (Nos. A/NE-MUP/185) approved with conditions on a temporary basis by the Rural and New Town Planning Committee in the past year. The aforesaid application was subject to conditions such as implementation of drainage facilities, fire service installations and water supplies for firefighting.

4.5 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact

4.5.1 The Proposed Development is visually compatible with the surrounding environment, which is mainly composed of warehouses, factories and temporary structures. There is no change to the rural landscape character. Also, any existing trees within the Application Site will not be removed. Hence, no adverse visual and landscape impact is anticipated.

4.6 No Adverse Traffic Impact

4.6.1 The Proposed Development will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is minimal with an estimation of less than 4 roundtrips per peak operation hour.



Therefore, it is expected that there will not be significant negative impacts regarding the traffic network of the area concerned.

4.7 No Adverse Environmental Impact

4.7.1 The Proposed Development will only accommodate simple manufacturing process and storage purpose of non-polluting and non-dangerous goods. No leakage of pollutant or contamination of water is anticipated.

4.7.2 The latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality.

5 CONCLUSION

5.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.