
SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “AGRICULTURE” ZONE,**

**LOT 154 RP (PART) IN D.D. 106 AND ADJOINING GOVERNMENT LAND
KAM TIN, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Starmac Capital Investment Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lot 154 RP (Part) in D.D. 106 and adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15. The Site occupies an area of 2,124 m² (about), including 72 m² (about) of GL. A two-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and loading/unloading area with total gross floor area (GFA) of 2,664 m² (about). The remaining area is reserved for vehicle circulation space.
- The Site is accessible from Kam Ho Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 18:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by land resumption for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site Area	2,124 m ² (about) , including 72 m ² (about) of GL
Covered Area	1,332 m ² (about)
Uncovered Area	792 m ² (about)
Plot Ratio	
	1.25 (about)
Site Coverage	
	63% (about)
Number of Structure	
	1
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,664 m ² (about)
Building Height	
	13 m (about)
No. of Storey	
	2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗錦田丈量約份第 106 約地段第 154 號餘段(部分)及毗連政府土地的規劃申請，於上述地點作「擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期 3 年)及相關填土工程」(擬議發展)。
- 申請地點所在的地區在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「農業」地帶。申請地盤面積為 2,124 平方米(約)，當中包括 72 平方米(約)的政府土地。申請地點將設有一座兩層構築物作貨倉(危險品倉庫除外)、場地辦公室、洗手間及有蓋車輛停泊和上/落貨區用途，構築物的總樓面面積為 2,664 平方米(約)，其餘地方將預留作車輛流轉空間。
- 申請地點可從錦河路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午六時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到「洪水橋/廈村新發展區」的收地影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

地盤面積：	2,124 平方米(約)， 包括 72 平方米(約)的政府土地
上蓋總面積：	1,332 平方米(約)
露天地方面積：	792 平方米(約)
地積比率：	1.25 (約)
上蓋覆蓋率：	63% (約)
樓宇數目：	1 座
總樓面面積	2,664 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	2,664 平方米(約)
構築物高度：	13 米(約)
構築物層數：	2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Starmac Capital Investment Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**' (the proposed development). The Site currently falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin South Outline Zoning Plan (OZP) No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement (**Plans 1 to 11 and Appendices I to II**). Assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Starmac Capital Investment Limited** 耀星資本策略有限公司 (the applicant) is authorized by **Shun Hoi Logistics Limited** 順開物流有限公司 (the affected business operators) to facilitate the relocation of the existing affected business premises. Details of affected business operators are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the HSK/HT NDA development

- 2.1 The current application intends to facilitate the relocation of the affected business premises in Ha Tsuen (*formerly on Lots 1303 (Part), 1322 RP (Part), 1325 RP (Part) and 1326 RP (Part) in D.D. 125 and adjoining GL, Ha Tsuen, Yuen Long, New Territories, which were reverted to the Government on 31.08.2024 under G.N. 3103 and G.N. 3104*) due to land resumption and to pave way for the development of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) (**Appendix I** and **Plan 4**).
- 2.2 The affected business operator is a warehouse service provider which has been operating for decades in the New Territories. It has been using the premises for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., to support the daily operation of the business.
- 2.3 The affected business premises currently falls within an area zoned "Other Specified Uses" annotated "Sewage Treatment Works" ("OU(STW)") and an area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2 (**Plan 5**). According to the implementation programme, the affected premises falls within the land resumption limit for the second phase development of the HSK/HT NDA (**Plan 6**). With reference to the schedule of the Lands Department (LandsD), the affected business premises is required to be vacated by early-December 2024 (**Appendix I**). Therefore, the applicant desperately needs to identify a suitable site to relocate its business operation.

Applicant's effort in identifying suitable site for relocation

- 2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership or accessibility (**Appendix II** and **Plan 7**). After a lengthy site-searching process, the Site has been identified for relocation as it is relatively flat, in close proximity to the original premises, easily accessible and away from sensitive receivers.

Applied Use Is the Same as the Affected Business in Ha Tsuen

- 2.5 The proposed development involves the operation of a warehouse for storage of miscellaneous goods with ancillary facilities to support the daily operation of the applicant's business. The applied use is the same as the affected premises in Ha Tsuen. Details of the original premises are shown at **Table 1** below:

Table 1: Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	1,160 m ²	2,125 m ²	+965 m ² , +83%
GFA	2,016 m ²	2,664 m ²	+648 m ² , +32%

- 2.6 The Site is designated for storage of miscellaneous goods with vehicle parking and loading/unloading (L/UL) spaces and circulation area, in order to support the daily operation of the business. Although the site area and GFA of the Site are slightly larger than those of the original premises, a substantial portion of the Site (i.e. 792 m²; about 37%) is uncovered and reserved for circulation area in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road network.
- 2.7 The Site is also geographically close to the border area with convenient access to nearby highway network, which help facilitate the efficient local/cross-border movement of goods. The proposed development would attract investment from various industries targeting at Hong Kong's strong business environment.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.8 Although the Site falls within area zoned "AGR" on the Approved Kam Tin South OZP No.: S/YL-KTS/15, the Site is currently without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.10 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused land scattered with graves and some railway facilities i.e. the MTR Pat Heung Maintenance Centre. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.

3. SITE CONTEXT

Site Location

3.1 The Site abuts Kam Ho Road. It is located approximately 1.2 km south of Kam Sheung Road MTR Station; 1.1 km north of Tai Lam Tunnel Toll Plaza; 5.5 km southeast of Yuen Long Town Centre; and 16 km east of the original premises in Ha Tsuen.

Accessibility

3.2 The Site is accessible from Kam Ho Road (**Plan 1**).

Existing Site Condition

3.3 The Site is vacant, generally flat and partly covered with vegetation (**Plans 1, 3 and 8**).

Surrounding Area

3.4 The Site is mainly surrounded by public roads, some graves and unused land covered with vegetation and scattered with graves (**Plans 1, 3 and 8**).

3.5 To its immediate north is a vegetated slope. To its further north is the MTR Pat Heung Maintenance Centre.

3.6 To its immediate east is Kam Ho Road and a drainage channel, across which is the MTR Pat Heung Maintenance Centre.

3.7 To its immediate south is a vegetated slope and some graves. To its further south are some temporary structures.

3.8 To its immediate west is a vegetated slope scattered with some graves. To its further west is Tsing Long Highway.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "AGR" on the Approved Kam Tin South OZP No.: S/YL-KTS/15 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column 1 nor column 2 use within the "AGR" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Filling of Land Restriction

- 4.3 According to the Remarks of the "AGR" zone, *any **filling of land**, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin South OZP No.: S/YL-KTS/8 without the permission from the Board under S.16 of the Ordinance.*

Previous Application

- 4.4 The Site is not subject of any previous application.

Similar Applications

- 4.5 There are 3 similar applications (Nos. A/YL-KTS/946, 959 and 997) approved by the Board between 2023 and 2024 for 'warehouse' use within the "AGR" zone on the same OZP.

Land Status of the Site

- 4.6 The Site consists of a private lot, i.e. *Lot 154 RP (Part) in D.D. 106*, with private land area of 2,052 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the private lot, the Site also consists of 72 m² (about) of GL (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures and the occupation of GL without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the LandsD to make way for

the erection of the proposed structure at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 2,124 m² (about), including 72 m² (about) of GL. Details of the development parameters are shown at **Table 2** below:

Table 2: Development Parameters

Site Area	2,124 m ² (about), including 72 m ² (about) of GL
Covered Area	1,332 m ² (about)
Uncovered Area	792 m ² (about)
Plot Ratio	1.25 (about)
Site Coverage	63% (about)
Number of Structure	1
Total GFA	2,664 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,664 m ² (about)
Building Height	13 m (about)
No. of Storey	2

5.2 A two-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and L/UL area with total gross floor area (GFA) of 2,664 m² (about). The remaining open area is reserved for vehicle circulation space (**Plan 9**). Details of the structure are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure		Use	Covered Area	GFA	Building Height
B1	1/F	Warehouse (excluding D.G.G.), site office and washroom	1,332 m ²	1,332 m ²	13 m (about) (2-storey)
	G/F	Warehouse (excluding D.G.G.)		1,027 m ²	
		Covered parking & L/UL area		305 m ²	
Total			1,332 m² (about)	2,664 m² (about)	-

Hard-paving at the Site

5.3 The Site is proposed to be entirely hard-paved with concrete of about 0.5 m in depth from the existing site level of +7.6 mPD to +8.1 mPD for site formation of structure, vehicle parking and L/UL spaces and circulation area (**Plan 10**). As the Site is currently of soiled ground, concrete site formation is required to provide a relatively

flat and solid surface. Hence, hard-paving is considered required and has been kept minimal to meet the operation need of the proposed development.

Operation Mode

5.4 The Site is designated for warehouse (excluding D.G.G.) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which are the same as those in the original premises. Operation hours are Monday to Saturday from 09:00 to 18:00. There is no operation on Sunday and public holidays.

5.5 It is estimated that the Site would be able to accommodate not more than 5 staff. The ancillary facilities (i.e. site office, washroom etc.) are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

Minimal Traffic Impact

5.6 The Site is accessible from Kam Ho Road (**Plan 1**). An 11 m (about) wide ingress/egress is provided at the southeastern part of the Site (**Plan 9**). A total of 4 parking and L/UL spaces are proposed at the Site for the daily operation of the proposed development. Details of the provisions of parking and L/UL space are shown at **Table 4** below:

Table 4: Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	2
Type of Space	No. of Space
L/UL space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

5.7 LGV and CV will be deployed for the transportation of goods into/out of the Site, which will only be carried out beyond peak hours between 10:00 and 17:00. Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. The breakdown of estimated trip generation and attraction of proposed development are provided at **Table 5** below:

Table 5: Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	1	0	4
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	1	4
Average trips per hour (10:00 – 17:00)	0.5	0.5	2	2	1	1	7

- 5.8 As the nos. of vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' (COP) issued by the Environmental Protection Department (EPD) to minimize adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/23* to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.
- 5.12 2.5 m high solid metal fencing will be erected along the site boundary to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no

gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for open storage and vehicle circulation purposes, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.14 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance the fire safety of the Site. Upon receiving the STW approval from the LandsD for erection of the proposed structure, the applicant will proceed to implement the accepted FSIs proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Ha Tsuen, which will be affected by the land resumption for the development of the HSK/HT NDA. Whilst the applicant has attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable. Since the applied use is the same as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimize the impact on the implementation programme of the public housing development.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by the MTR Pat Heung Maintenance Centre, some graves scattered on unused land on the vegetated slope, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit. Given that similar applications for the same applied use have been approved by the Board within the "AGR" zone on the same OZP, therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc., to mitigate any adverse impact arising from the proposed development. The applicant will also strictly follow the latest COP issued by the EPD to minimize all possible environmental impacts on nearby sensitive receivers, if any.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land**'.

R-riches Property Consultants Limited
October 2024

APPENDICES

- Appendix I** Details of the Affected Business Premises
- Appendix II** Details of Alternative Sites for Relocation



Appendix I

Details of the Affected Business Premises



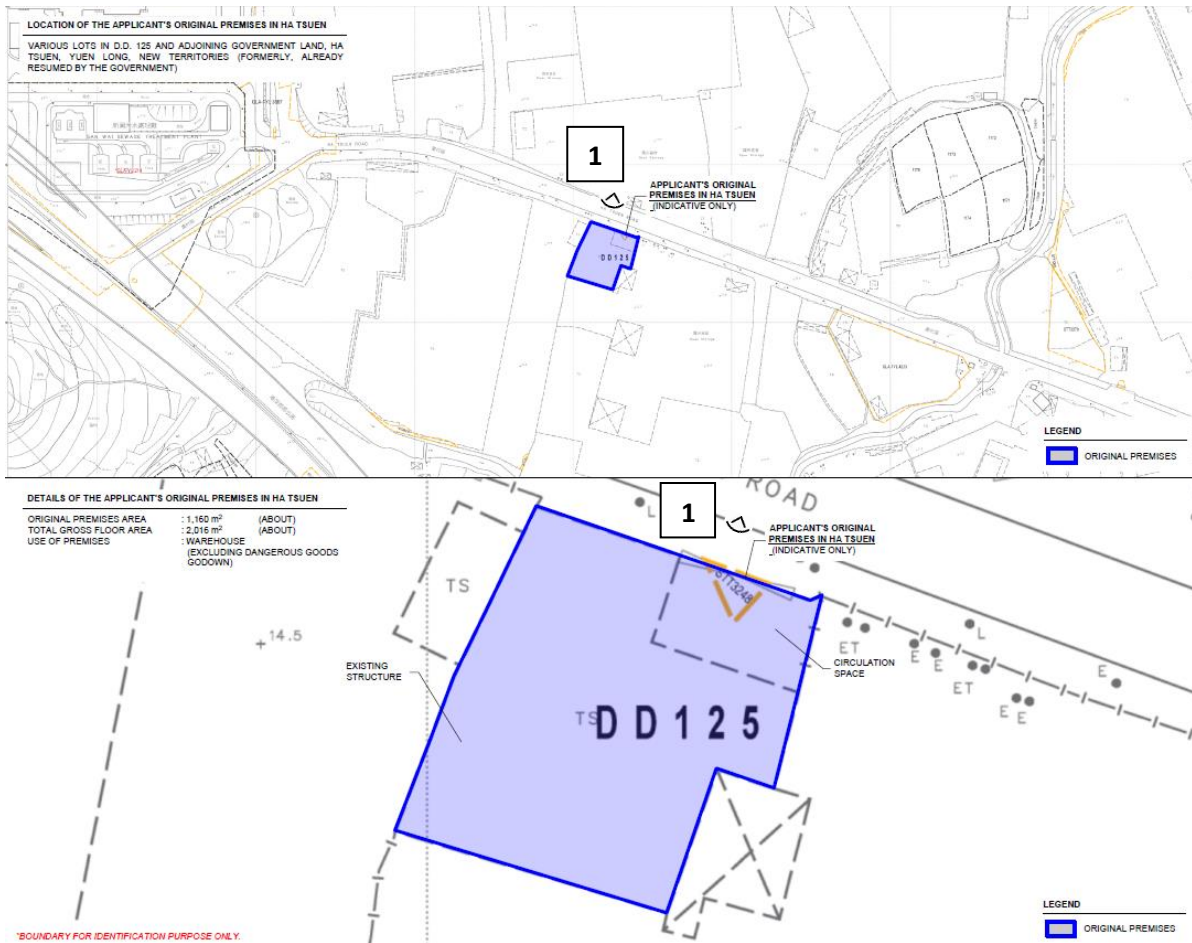
Appendix I – Details of the Affected Business Premises

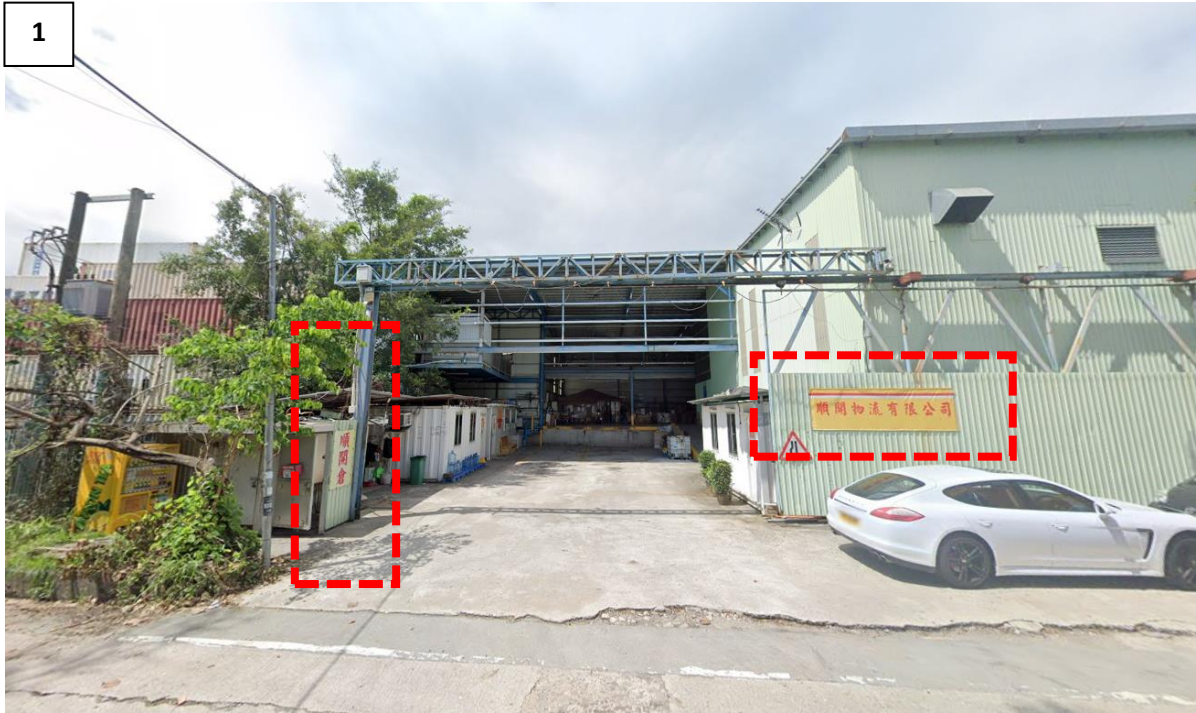
Company Name: **Shun Hoi Logistics Limited** 順開物流有限公司

Details of Business Premises

Location: Formerly Lots 1303 (Part), 1322 RP (Part), 1325 RP (Part) and 1326 RP (Part)
in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New
Territories (reverted to the Government on 31.08.2024)

Use of Premises: Warehouse (excluding D.G.G.)





Letter from the Lands Department dated 25.09.2024

電話 Tel: 3705 9749
圖文傳真 Fax: 3547 0756
電郵地址 Email: lep10@landsd.gov.hk
本署檔號 Our Ref: (23) in LD NDA HSK/SBUT/0059
來函檔號 Your Ref:

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順開物流有限公司
新界元朗
厦村路居民信箱
242 號信箱
(經辦人: 鄧潤開先生)

鄧先生:

洪水橋／厦村新發展區第二期發展工程
業務經營者: 順開物流有限公司
清拆編號: H27/406-409

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須遷出。本署已於 2024 年 9 月 4 日根據《土地(雜項條文)條例》(第 28 章)，在涉及的構築物及／或相關範圍張貼告示，通知貴公司須於 2024 年 12 月 6 日前停止佔用有關土地。貴公司需搬離有關土地及向政府交出所有土地及構築物(不得遲於上述告示期限)。

本署在 2023 年 5 月 31 日發信要求貴公司提供相關文件，以便評核貴公司是否符合資格申領特惠津貼。經審核後，現特函通知貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

未有提供文件，以證明貴公司的業務在緊接 2018 年 5 月 10 日前，在有關地點上營運最少達兩年。

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

雖然貴公司不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關條例向政府提出法定補償申索。政府會按有關條例考慮該申索。

日後，如貴公司能在上述告示期限之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，本署會當棄置之廢物處理。

如貴公司對此事有任何查詢，請於辦公時間內致電 3705 9749 與本信代行人聯絡。

總產業測量師／新發展區
(陳珈穎 代行)



副本送：
地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024 年 9 月 25 日

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Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Ha Tsuen

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories	Lot 1439 (Part) in D.D. 106 and Adjoining GL, Kam Tin, Yuen Long, New Territories
Site Area	7,130 m ² (about)	2,815 m ² (about)	540 m ² (about)	4,242m ² (about)	3,678m ² (about)	2,124 m ² (about)
Accessibility	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Kam Ho Road via a local access
Distance from Original Premises	7.6 km (about)	9.9 km (about)	11.4 km (about)	20.9 km (about)	28.6 km (about)	16.0 km (about)
Outline Zoning Plan	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Ping Shan OZP No. S/YL-PS/20	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved San Tin Technopole OZP No. S/STT/2	Approved Fu Tei Au & Sha Ling OZP No. S/NE-FTA/18	Approved Kam Tin South OZP No. S/YL-KTS/15
Zoning	"Comprehensive Development Area" ("CDA")	"Conservation Area" ("CA")	"Agriculture" ("AGR")	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Green Belt" ("GB")	"AGR"
Existing Condition	Hard-paved and occupied by temporary structures	Woodland and partly vacant	Vacant and covered with vegetation	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Covered with tree groups and vegetation	Mostly vacant, covered with some trees
Surrounding Area	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by woodland and graves	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by residential dwellings and woodland	Surrounded by the MTR Pat Heung Maintenance Centre and some woodland
Suitability for Relocation	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - much larger than the original premises - in close proximity to residential uses - tree felling is required - not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - within the "CA" zone - tree felling is required - not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - active agricultural activities in the vicinity - tree felling is required - not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - tree felling is required - not compatible with the surrounding area - land is expected to be resumed for the STT development - remote location 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - within the "GB" zone - tree felling is required - not compatible with the surrounding area - in close proximity to residential structures - remote location 	<p><u>Comparatively suitable</u> for relocation:</p> <ul style="list-style-type: none"> - flat and vacant - no agricultural activity - in close proximity to the original premises - easily accessible - no sensitive receivers in the vicinity

Our Ref. : DD106 Lot 154 RP
Your Ref. :

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

20 November 2024

Dear Sir,

Submission of S.16 Planning Application

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone,
Lot 154 RP (Part) in D.D. 106 and Adjoining Government Land,
Kam Tin, Yuen Long, New Territories**

We refer to the captioned S.16 planning application submitted to the Town Planning Board on 29.10.2024.

We write to clarify information regarding the site area as shown at Table 1 of the Planning Statement. For details, please refer to the revised page 7 of the Planning Statement enclosed at **Appendix I**.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited




Christian CHIM
Town Planner

Table 1: Differences between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	1,160 m ²	2,124 m ²	+964 m ² , +83%
GFA	2,016 m ²	2,664 m ²	+648 m ² , +32%

- 2.6 The Site is designated for storage of miscellaneous goods with vehicle parking and loading/unloading (L/UL) spaces and circulation area, in order to support the daily operation of the business. Although the site area and GFA of the Site are slightly larger than those of the original premises, a substantial portion of the Site (i.e. 792 m²; about 37%) is uncovered and reserved for circulation area in order to increase the Site's overall efficiency, as well as to minimize the potential adverse traffic impacts to the surrounding road network.
- 2.7 The Site is also geographically close to the border area with convenient access to nearby highway network, which help facilitate the efficient local/cross-border movement of goods. The proposed development would attract investment from various industries targeting at Hong Kong's strong business environment.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.8 Although the Site falls within area zoned "AGR" on the Approved Kam Tin South OZP No.: S/YL-KTS/15, the Site is currently without active agricultural activities. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.9 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.10 The surrounding areas of the Site are considered to be predominately in semi-rural character comprising unused land scattered with graves and some railway facilities i.e. the MTR Pat Heung Maintenance Centre. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arisen from the proposed development.