
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 “OTHER SPECIFIED USES” ANNOTATED
“COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA” ZONE,**

**LOTS 1212 S.A SS.2 (PART) AND 1212 S.A SS.3 (PART) IN D.D. 115
AND ADJOINING GOVERNMENT LAND, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Extensive Novel 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 *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), 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 “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9. The Site occupies an area of 11,770 m² (about), including 2,824 m² (about) of GL. One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and fire service installations with total gross floor area (GFA) of 13,298 m² (about). The remaining area is reserved for vehicle parking and loading/unloading spaces and circulation area.
- The Site is accessible from Lau Yip Street via Chung Yip Road and a local access. The operation hours are Monday to Saturday from 08:00 to 20:00. 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 development of Northern Link Main Line (NOL);
 - 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 “OU(CDWRA)” zone.

- Details of development parameters are as follows:

Site Area	11,770 m ² (about), including 2,824 m ² (about) of GL
Covered Area	6,649 m ² (about)
Uncovered Area	5,121 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
Number of Structure	1
Total GFA	13,298 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,298 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丈量約份第 115 約地段第 1212 號 A 分段第 2 小分段(部分)及第 1212 號 A 分段第 3 小分段(部分)和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《南生圍分區計劃大綱草圖編號 S/YL-NSW/9》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」地帶。申請地盤面積為 11,770 平方米(約)，當中包括 2,824 平方米(約)的政府土地。申請地點將設有 1 座兩層構築物作貨倉(危險品倉庫除外)、場地辦公室、洗手間及消防設施用途，構築物的總樓面面積合共為 13,298 平方米(約)，其餘地方將預留作車輛停泊及流轉空間。
- 申請地點可從流業街經涌業路及一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午八時，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「北環線主線」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「其他指定用途」註明「綜合發展包括濕地修復區」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	11,770 平方米(約)， 包括 2,824 平方米的政府土地
上蓋總面積：	6,649 平方米(約)
露天地方面積：	5,121 平方米(約)
地積比率：	1.1 (約)
上蓋覆蓋率：	56% (約)
樓宇數目：	1 座
總樓面面積：	13,298 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	13,298 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 **Extensive Novel Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and adjoining Government Land (GL), 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 (D.G.G.)) 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 "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "OU(CDWRA)" 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 10** and **Appendices I and 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 **Extensive Novel Limited 新博有限公司** (the applicant) is authorized by **Harvest Hill (Hong Kong) Limited 溢峰(香港)有限公司** (the affected business operator) to facilitate the relocation of the existing affected business premises in Sha Po. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by the development of NOL

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Sha Po due to land resumption and to pave way for the development of NOL (**Plans 4 and 5**). The affected premises currently falls within an area zoned "Other Specified Uses" annotated "Railway Reserve" ("OU(RR)"), "Industrial (Group D)", ("I(D)"), "Residential (Group A)" ("R(A)") and "Government, Institution or Community" ("G/IC") on the Approved Kam Tin North OZP No.: S/YL-KTN/11 (**Plans 4 and 5**).
- 2.2 The affected premises has been used for storage use since the early 1990s. Portion of the premises is subject of a planning application No. A/YL-KTN/783 for warehouse use, which was approved by the Board on a temporary basis for a period of 3 years in 2021. According to the applicant, the site area of the affected premises is 6,664 m² (about) with total gross floor area (GFA) of 4,714 m² (about).
- 2.3 As land where the affected business premises are located will be developed for the NOL, the concerned parcels of land will be resumed and reverted to the Government in the future. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business operations.

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, accessibility or site area being too small (**Appendix II and Plan 6**). After a lengthy site-searching process, the Site was identified for relocation as it is relatively flat and easily accessible from Chung Yip Road via a local access.

Applied Use Is the same as the affected business in Sha Po

- 2.5 The proposed development involves the operation of a warehouse (excluding D.G.G.) with ancillary facilities to support the daily operation of the Site. The applied use is the same as the affected premises in Sha Po. Although the site area and GFA are larger than the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local logistics industry. The increase in site area and GFA offers an excellent opportunity to enhance the operational efficiency by providing additional storage space, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to Hong Kong's

overall economic development.

- 2.6 In view of the Site's proximity to the Yuen Long InnoPark, Tung Tau Industrial Area, as well as various border control points (BCPs), it would reduce cross-district traffic cost for goods delivery and enhance the overall supply chain. The proposed site office would allow the applicant to attract more potential clients and create employment opportunities for the local population in the New Territories (particularly residents in the vicinity e.g. the United Court. The proposed development would also optimize the use of valuable land resources in the New Territories.
- 2.7 The applicant will strictly follow the proposed scheme in the current application. No further expansion is anticipated within the approval period of the application.

Approval of the application would not frustrate the long-term planning intention of the "OU(CDWRA)" zone

- 2.8 Although the Site falls within area zoned "OU(CDWRA)" on the Draft Nam Sang Wai OZP No.: S/YL-NSW/9, the Site is currently vacant with no known long-term planned residential and recreational development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA)" 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 "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions in relation to drainage and fire services aspects, in order to minimize any potential adverse impact arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is approximately 3.5 m west of Chung Yip Road; 180 m north of Tung Tau Industrial Area; 1.2 km south of Yuen Long InnoPark; 12 km from Shenzhen Bay/Lok Ma Chau BCPs; and 4.4 km west of the original premises in Sha Po.

Accessibility

- 3.2 The Site is accessible from Chung Yip Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant, fenced, generally flat and mostly hard-paved (**Plans 1, 3 and 7**).

Surrounding Area

- 3.4 The Site is mainly surrounded by industrial and residential uses and some unused/vacant land (**Plans 1, 3 and 7**).
- 3.5 To its immediate north is Chung Yip Road. To its further north are some unused/vacant land, the site of Hong Kong School of Motoring Yuen Long Road Safety Centre (Application No. A/YL-NSW/287) and Shan Pui River. The Yuen Long InnoPark is across the river.
- 3.6 To its immediate east is a temporary transitional housing site i.e. The United Court (Application No. A/YL-NSW/321) and a pond surrounded by some vegetation, further east is the village cluster of Shan Pui Tsuen.
- 3.7 To its immediate south is vacant land covered with vegetation. To its further south are Tung Tau Industrial Area and a private residential development i.e. The Parcville.
- 3.8 To its immediate west is Chung Yip Road. To its further west are Shan Pui Chung Hau Tsuen, Yuen Long Kau Hui Stormwater Pumping Station and Shan Pui River.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "OU(CDWRA)" on the Draft Nam Sang Wai OZP No.: S/YL-NSW/9 (**Plan 2**). According to the Notes of the OZP, the applied use is not a column one nor two use within the "OU(CDWRA)" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "OU(CDWRA)" zone is *to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands.*

Filling of Land Restriction

- 4.3 According to the Remarks of the "OU(CDWRA)" 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 interim development permission area plan without the permission from the Board under S.16 of the Ordinance.

Previous Applications

- 4.4 The Site is subject of several previous applications, among which the latest approvals (Nos. A/YL-NSW/229 and 230) were granted by the Board in 2014 for 'Container Tractors/Trailers Park' use.

Similar Application

- 4.5 There is no similar approved application within the same "OU(CDWRA)" zone.

Land Status of the Site

- 4.6 The Site consists of 2 private lots in D.D. 115, i.e. *Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115*, with private land area of 8,946 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 2,824 m² (about) of GL (**Plan 3**). Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will

submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the Lands Department 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 11,770 m² (about), including 2,824 m² (about) of GL. Details of development parameters are shown at **Table 1** below:

Table 1: Development Parameters of the Proposed Development

Application Site Area	11,770 m ² (about), including 2,824 m ² (about) of GL
Covered Area	6,649 m ² (about)
Uncovered Area	5,121 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	56% (about)
Number of Structure	1
Total GFA	13,298 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	13,298 m ² (about)
Building Height	13 m (about)
No. of Storey	2

- 5.2 One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and fire service installations (FSIs) with total GFA of 13,298 m² (about), the remaining area is reserved for parking of vehicles and loading/unloading (L/UL) spaces and circulation area (**Plan 8**). Details of the structure are shown at **Table 2** below:

Table 2: Details of the Proposed Structure

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouse (excluding D.G.G.), Site Office, Washroom and FSIs	6,649 m ²	13,298 m ²	13 m (about) (2-storey)
Total		6,649 m² (about)	13,298 m² (about)	-

Hard-paving at the Site

- 5.3 The Site is proposed to be entirely paved with concrete of not more than 0.2 m in depth for site formation of structure, parking and L/UL spaces and circulation area (**Plan 9**). Concrete site formation is required to provide a relatively flat and solid

surface for the applied use. Hence, hard-paving of the Site is considered necessary and its extent 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 is the same as the applicant's original premises. The uncovered area will be used for vehicle parking and L/UL spaces and circulation area. The operation hours are Monday to Saturday from 08:00 to 20:00. 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 30 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 Lau Yip Street via Chung Yip Road and a local access (**Plan 1**). A 20 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 8**). Medium goods vehicles (MGVs) and container vehicles (CVs) will be deployed for the transportation of goods. A total of 12 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provision are shown at **Table 3** below:

Table 3 – Provision of Parking and L/UL Spaces

Type of Space	No. of Space
Parking Space for Private Cars (for staff) - 2.5 m (W) x 5 m (L)	6
Type of Space	No. of Space
L/UL Space for MGVs - 3.5 m (W) x 11 m (L)	3
L/UL Space for CVs - 3.5 m (W) x 16 m (L)	3

5.7 Sufficient space is provided for vehicle 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 10**). 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/attraction of the proposed development at AM/PM peak hours are provided at **Table 4** below:

Table 4: Trip Generation/Attraction of the Proposed Development

Time Period	Trip Generation/Attraction						
	PC		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (08:00 – 09:00)	6	0	3	0	3	0	12
Trips at <u>PM</u> peak per hour (17:00 – 18:00)	0	6	0	3	0	3	12
Traffic trip per hour (average)	1	1	2	2	2	2	10

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

Minimal Environmental Impact

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimize any adverse environmental impact and nuisance to 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 water quality of nearby watercourse. 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 toilets 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 hard-paving works for vehicle parking, L/UL activities and circulation, majority of the Site will be disturbed. The remaining area will be affected by the erection of the proposed structure. Consequently, all existing trees will be affected, and no tree is proposed to be retained.

Minimal Drainage Impact

- 5.14 The applicant will submit a drainage proposal to mitigate potential drainage arising from the proposed development after obtaining planning approval from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Chief Engineer/Mainland North, Drainage Services Department.

Fire Safety Aspect

- 5.15 The applicant will submit a FSIs proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after obtaining planning approval from the Board. Upon receiving STW approval from LandsD for the erection of the proposed structure, the applicant will 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 Sha Po, which will be affected by the development of NOL (Plans 4 and 5). Whilst the applicant attempted to relocate the premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (Appendix II and Plan 6). 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 programmes of the development of NOL.
- 6.2 Although the Site is not in line with the long-term planning intention of the "OU(CDWRA)" zone, there is no known long-term planned residential and recreational development for the "OU(CDWRA)" zone. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention of "OU(CDWRA)" zone and better utilize deserted land in the New Territories. Given that the application's special background is to facilitate railway development, approval of the current application would not set an undesirable precedent within the "OU(CDWRA)" zone, and should be considered on its own merits.
- 6.3 The proposed development will not create significant nuisance to the surrounding areas. The applicant will make effort to comply with planning approval conditions, i.e. the submission of drainage and FSIs proposals etc. to mitigate any adverse impact arising from the proposed development after planning permission has been obtained from the Board. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by EPD to minimize all possible environmental impacts on nearby sensitive receivers.
- 6.4 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
August 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: **Harvest Hill (Hong Kong) Limited** 溢峰 (香港) 有限公司

Details of Business Premises

Location: Various Lots in D.D. 107, Sha Po, Yuen Long, New Territories

Use of Premises: Warehouse and Storage Use

RNTPC Paper No. A/YL-KTN/783
For Consideration by
the Rural and New Town
Planning Committee
on 24.9.2021

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/783

- Applicant** : Harvest Hill (Hong Kong) Limited represented by R-riches Property Consultants Limited
- Site** : Lots 422 S.A, 422 S.B, 429 RP, 430 S.B(Part), 433 S.A, 434, 435, 436(Part), 437 S.B(Part), 439(Part), 1736 S.A(Part), 1736 S.A ss.1, 1736 S.B ss.2 (Part), 1736 S.C ss.1 (Part) and 1736 S.C ss.2 in D.D. 107, Fung Kat Heung, Yuen Long, New Territories
- Site Area** : About 4,486m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zonings** : "Other Specified Uses" annotated 'Railway Reserve' ("OU(Railway Reserve)") (72%)
"Industrial (Group D)" ("I(D)") (28%)
[maximum plot ratio of 1.6, maximum site coverage of 80% and maximum building height of 13m]
- Application** : Temporary Warehouse for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application site (the Site) for temporary warehouse for a period of 3 years. The Site falls within the "I(D)" and "OU(Railway Reserve)" zones on the Kam Tin North OZP. While 'Warehouse (other than dangerous goods godown)' is a Column 1 use in the "I(D)" zone and is always permitted, it is neither a Column 1 nor Column 2 use in the "OU(Railway Reserve)" zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board), notwithstanding that the use or development is not provided for in terms of the OZP. The Site is currently used for the applied use without planning permission (Plans A-2 and A-4).

Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Site Options for Relocation of the Applicant’s Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories	Various Lots in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories	Lots 1212 S.A ss.2 (Part) and 1212 S.A ss.3 (Part) in D.D. 115 and Adjoining Government Land, Yuen Long, New Territories
Site Area	3,930 m ² (about)	30,190 m ² (about)	5,500 m ² (about)	540 m ² (about)	13,320 m ² (about)	11,770 m ² (about)
Accessibility	Accessible from Wang Ping Shan South Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Kam Shui Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Lau Yip Street via Chung Yip Road
Distance from Original Premises	3.8 km (about) from the original premises	15.5 km (about) from the original premises	15.8 km (about) from the original premises	6.9 km (about) from the original premises	14.7 km (about) from the original premises	4.7 km (about) from the original premises
Outline Zoning Plan	Approved Kam Tin North OZP No. S/YL-KTN/11	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Shek Kong OZP No. S/YL-SK/9	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Nam Sang Wai OZP No. S/YL-NSW/9
Zoning	"Village Type Development"	"Conservation Area (1)"	"Conservation Area (1)"	"Village Type Development"	"Coastal Protection Area"	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"
Existing Condition	Hard paved and occupied by temporary structures	Mostly vacant, covered with vegetation and occupied by fishpond	Vacant and covered with vegetation	Vacant and covered with temporary structures	Occupied by temporary structures and fishponds	Generally flat, currently vacant, fenced and mostly hard-paved
Surrounding Area	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by residential development, some GIC uses and temporary structures for plant nursery	Surrounded by fishpond and some temporary structures	Surrounded by industrial/residential uses and vacant land covered with vegetation
Suitability for Relocation	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - Tree felling is required - Near residential development - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - Tree felling is required - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area 	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> - No active agricultural activities - Not incompatible with the surrounding area - Directly connected to public road