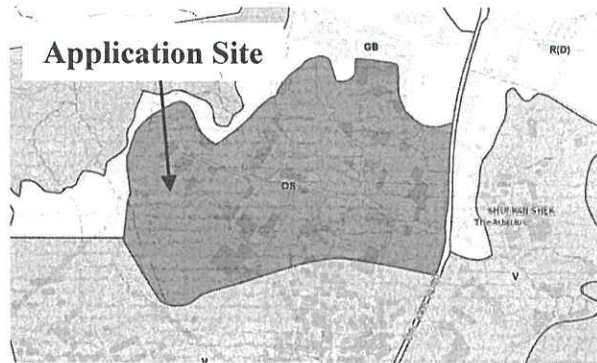


**Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)**

**Planning Application for
Temporary Wholesale Trade (Food)
for a Period of Five Years
Lot Nos. 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887,
888, 889, 890, 891 s.A, 892 s.A, 893 s.A, 3049 and 3050 in DD 111 and
Adjoining Government Land**

Pat Heung, Yuen Long, New Territories



Prepared by

LANBASE Surveyors Limited

April 2024

EXECUTIVE SUMMARY

The application site ('the Site') comprises Lot Nos. 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 s.A, 892 s.A, 893 s.A, 3049 and 3050 in DD 111 and the adjoining government land. It is located in Pat Heung, Yuen Long and measures about 21,586 m².

The Site is within "Open Storage" ("OS") zone under the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 gazetted on 27 October 2006. The proposed use under this application is "Temporary Wholesale Trade (Food) for a period of 5 years". Under the OZP, "Wholesale Trade" is under Column 2 which may be permitted on application to the Town Planning Board.

The Site is the subject of a previously approved planning applications for the same use approved on 12 April 2019 (No. A/YL-PH/804) on a temporary basis until 12 April 2024. While the planning conditions regarding the submission of drainage proposal and fire service installations proposal have been complied with, their implementation have not been complied with due to the fact that construction of the proposed development had not been commenced. Therefore, the planning approval has been revoked.

The applicant of this application, being the current registered owner of the Site, Super Wise (HK) Limited, acquired the ownership of the Site on 24 May 2022 from Ha Che Development Limited, the applicant of the previous revoked planning application. Super Wise (HK) Limited is committed to fulfilling all the planning condition if the subject application is approved by the Town Planning Board.

The subject application is justified on the following grounds:

- 1) Previous Planning Permission for Same Use;
- 2) Not in Conflict with Long-Term Planning Intention;
- 3) Compatibility with Surrounding Land Uses; and
- 4) No Substantial Environmental and Traffic Adverse Impacts.

申請摘要

申請場地乃丈量約份第111約地段第872號、第873號、第875號、第876號、第877號、第878號、第880號、第881號、第882號、第883號、第884號、第885號、第886號、第887號、第888號、第889號、第890號、第891號A分段、第892號A分段、第893號A分段、第3049號及第3050號及毗鄰政府土地。申請場地位於元朗八鄉，佔地約21,586平方米。

是項申請地段位於八鄉分區計劃大綱核准圖編號 S/YL-PH/11（於2006年10月27日公佈）內之「露天貯物」地帶。是項臨時許可申請把場地申請用作「臨時批發行業（食品）（為期5年）」。根據分區計劃大綱圖，「批發行業」位於第二欄，即可能經申請獲城市規劃委員會准許。

是項申請與早前在2019年4月12日在申請場地獲批臨時5年至2024年4月12日前的規劃申請之用途相同。雖然早前獲批就提交排水及消防設置建議的附帶規劃條款已全部履行，但因其擬議發展的工程尚未開展，就落實有關建議的附帶規劃條款則未能履行，早前的規劃許可因而已被撤銷。

是次申請的申請人為Super Wise (HK) Limited，其在2022年5月24日從Ha Che Development Limited購入申請場地的業權。而Ha Che Development Limited實為早前已被撤銷的規劃許可的申請人。就是次申請，如城市規劃委員會批准有關用途，Super Wise (HK) Limited將致力履行附帶規劃條款。

是項申請的理由如下：

- 1) 跟以前獲批准的用途相同；
- 2) 非與長期規劃意向相違背；
- 3) 符合附近的土地用途；及
- 4) 沒有嚴重環境和交通影響。

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Appendix 1	Location Plan
Appendix 2	Extract of OZP and the Relevant Notes
Appendix 3	Proposed Layout Plan
Appendix 4	Access Road Plan

1. BACKGROUND

1.1 Previous Planning Application

The Site is the subject of a previously approved planning applications for the same use approved on 12 April 2019 (No. A/YL-PH/804) on a temporary basis until 12 April 2024. While the planning conditions regarding the submission of drainage proposal and fire service installations proposal have been complied with, their implementation have not been complied with due to the fact that construction of the proposed development had not been commenced. Therefore, the planning approval has been revoked.

The applicant of this application, being the current registered owner of the Site, Super Wise (HK) Limited, acquired the ownership of the Site on 24 May 2022 from Ha Che Development Limited, the applicant of the previous revoked planning application. Super Wise (HK) Limited is committed to fulfilling all the planning condition if the subject application is approved by the Town Planning Board.

1.2 Location

The Site comprises Lot Nos. 872, 873, 875, 876, 877, 878, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891 s.A, 892 s.A, 893 s.A, 3049 and 3050 in DD 111 and the adjoining government land. It is located in Pat Heung, Yuen Long. Please refer to the location plan at **Appendix 1**.

1.3 Site Area

The site measures about 21,586m² (including government land of about 1,530m²).

1.4 Proposed Use

It is proposed that the site be used for “Temporary Wholesale Trade (Food) for a period of 5 years”.

1.5 The Applicant

The applicant of the application is Super Wise (HK) Limited, the current registered owner of the Site.

1.6 Instruction

The applicant has commissioned Lanbase Surveyors Limited on his behalf to submit a planning application to apply for the use of “Temporary Wholesale Trade (Food) for a period of 5 years” under Section 16 of the Town Planning Ordinance (Cap. 131). The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Lease Particulars

The subject lots are held under Block Crown Lease and demised as agricultural land. The lease is virtually unrestricted apart from the offensive trade clause and will expire on 30th June 2047.

2.2 Site Condition

The Site is currently vacant.

2.3 Surrounding Land Uses

The Site is surrounded by port back-up uses including container tractor/trailer parks, vehicle repair workshops and open storages.

2.4 Accessibility

The Site is accessible from Fan Kam Road by an access road.

3. TOWN PLANNING

3.1 The Site falls within “Open Storage” (“OS”) zone under the Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11 gazetted on 27 October 2006. Under the OZP, the proposed “Wholesale Trade” is under Column 2 which may be permitted with or without condition on application to the Town Planning Board. Please refer to the notes of the OZP at **Appendix 2**.

3.2 The Site is the subject of a previously approved planning applications for the same use approved on 12 April 2019 (No. A/YL-PH/804) on a temporary basis until 12 April 2024. While the planning conditions regarding the submission of drainage proposal and fire service installations proposal have been complied with, their implementation have not been complied with due to the fact that construction of the proposed development had not been commenced. Therefore, the planning approval has been revoked.

3.3 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site falls within “Category 1” area, which is considered suitable for open storage and port back-up uses.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The proposed use is “Temporary Wholesale Trade (Food) for a period of 5 years”. The proposed layout plan is at **Appendix 3**. The proposed development is intended to be the same with the last approved planning application.

4.2 Proposed Development Parameters

Proposed GFA/ Built Over Area	15,916m ² (about)
Proposed Number of Storey	1
Proposed Number of Structure	2
Proposed Building Height	18m (about)

4.3 Operation Mode

The operator of the development would be a food wholesaler who supplies a variety of packaged food product including snacks and dried seafood to retailers. Goods will be stored vertically on pallet racks and movement of goods within the structures will be carried out by robotic machines.

There would be no food manufacturing, retail or workshop activities. The development would not be open to the public. It is estimated that the development would accommodate 10 workers.

4.4 Operation Hours

Identical to the previously approved planning application (No. A/YL-PH/804), the proposed development would operate from 10am to 5pm (e.g. no night-time operation between 5pm and 10am) from Monday to Sunday (including public holiday) during the planning approval period.

4.5 Traffic

The Site is accessible from Fan Kam Road by an access road. A plan showing the access road is at **Appendix 4**. The entire access road is at least 6m wide, whereas the vehicular access of the Site would be 7.3m wide.

The Site staff can access the Site on foot through the access road after they reach Fan Kam Road by public transportation. No car parking spaces would be provided within the Site for the staff.

8 loading/ unloading spaces would be provided within the Site underneath the two proposed structures. The minimum headroom provided for the loading/ unloading spaces would be 9m. Sufficient space would be provided within the Site for maneuvering of vehicles and no vehicles would queue back to or reverse onto/from public road anytime.

The estimated trips generation of the Site is illustrated below :-

Time	Estimated Vehicular Trips				Total Trips
	Structure A (4 spaces)		Structure B (4 spaces)		
	Container Vehicle				
	In	Out	In	Out	
10:00 – 12:00	2	0	2	0	4
12:00 – 14:00	2	1	2	1	6
14:00 – 16:00	1	2	1	2	6
16:00 – 17:00	0	2	0	2	4

4.6 Drainage

A drainage proposal has once been submitted and approved by the relevant government department in the last planning application. The applicant will further submit an updated proposal, if required, for implementation if the application is approved by the Town Planning Board.

4.7 Fire Precaution Measures

A fire service installation proposal has once been submitted and approved by the relevant government department in the last planning application. The applicant will further submit an updated proposal, if required, for implementation if the application is approved by the Town Planning Board.

4.8 Environment

No car washing or maintenance activities and no parking of vehicles at night will be allowed within the Site to minimize the environmental impact on the surrounding area.

5. JUSTIFICATIONS

5.1 Previous Planning Permissions for Same Use

The Site is the subject of a previously approved planning applications for the same use approved on 12 April 2019 (No. A/YL-PH/804) on a temporary basis until 12 April 2024. While the planning conditions regarding the submission of drainage proposal and fire service installations proposal have been complied with, their implementation have not been complied with due to the fact that construction of the proposed development had not been commenced. Therefore, the planning approval has been revoked.

The applicant of this application, being the current registered owner of the Site, Super Wise (HK) Limited, acquired the ownership of the Site on 24 May 2022 from Ha Che Development Limited, the applicant of the previous revoked planning application. Super Wise (HK) Limited is committed to fulfilling all the planning condition if the subject application is approved by the Town Planning Board.

5.2 Not in Conflict with the Long-Term Planning Intention

The Site is is zoned “OS” on the OZP. The planning intention of the “OS” zone is primarily intended for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises. The proposed use mainly involves storage of food for supply to retailers. Approval of the application on a temporary basis would not jeopardize the long-term planning intention of the “OS” zone.

5.3 Compatibility with Surrounding Land Uses

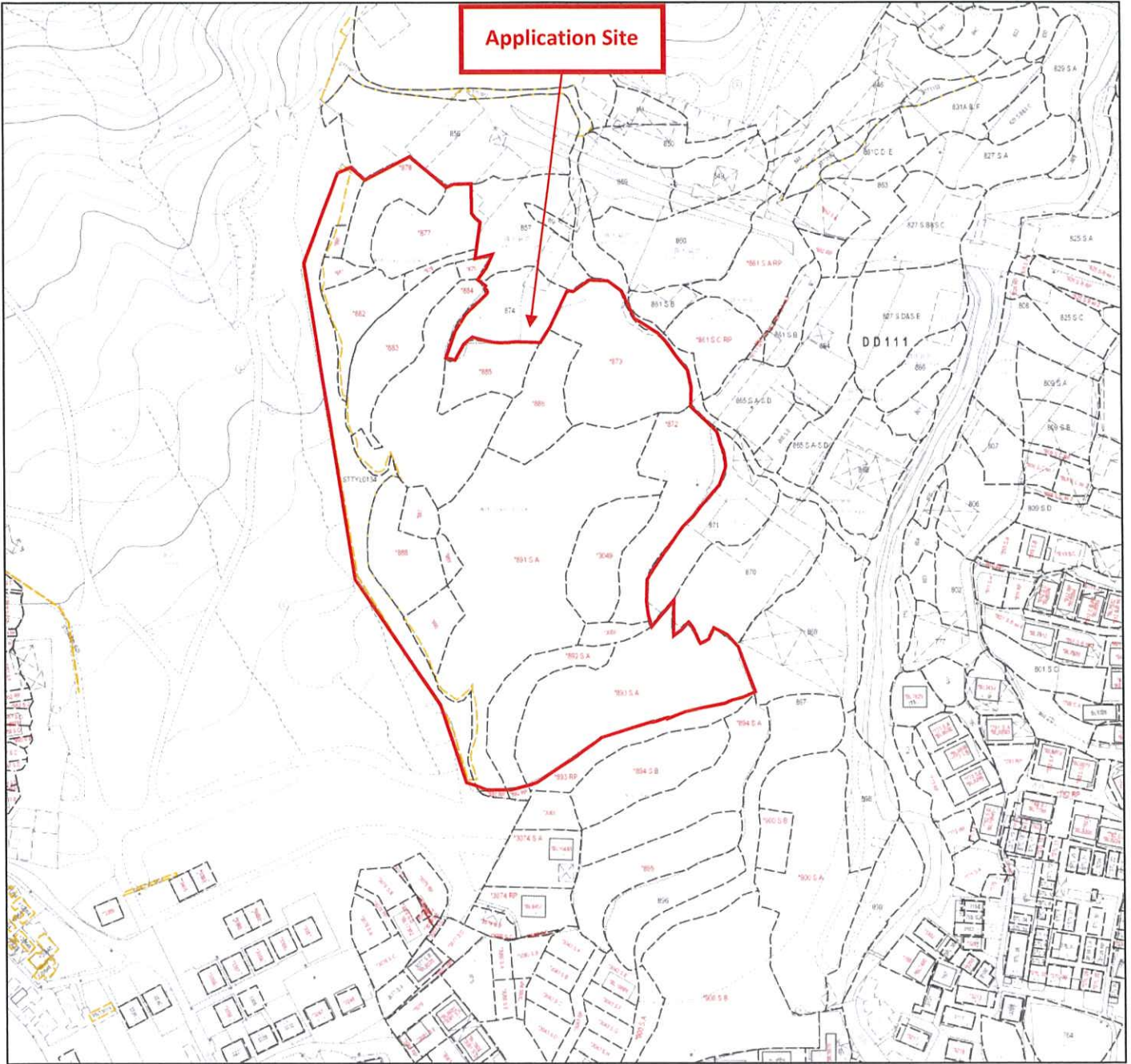
The proposed development involving the erection of two single-storey structures of 18m in height is not incompatible with the surrounding area which is mixed with open storage/storage yards, workshops, container trailers/tractors park, parking of vehicles and trailers, scattered residential dwellings/structures and vacant/unused land.

5.4 No Substantial Environmental and Traffic Adverse Impacts

The proposed development would operate from 10am to 5pm (e.g. no night-time operation between 5pm and 10am) from Monday to Sunday (including public holiday) during the planning approval period in order to minimize the environmental and traffic adverse impact on the surrounding. It is believed that the proposed development would not cause substantial environmental and traffic impact.

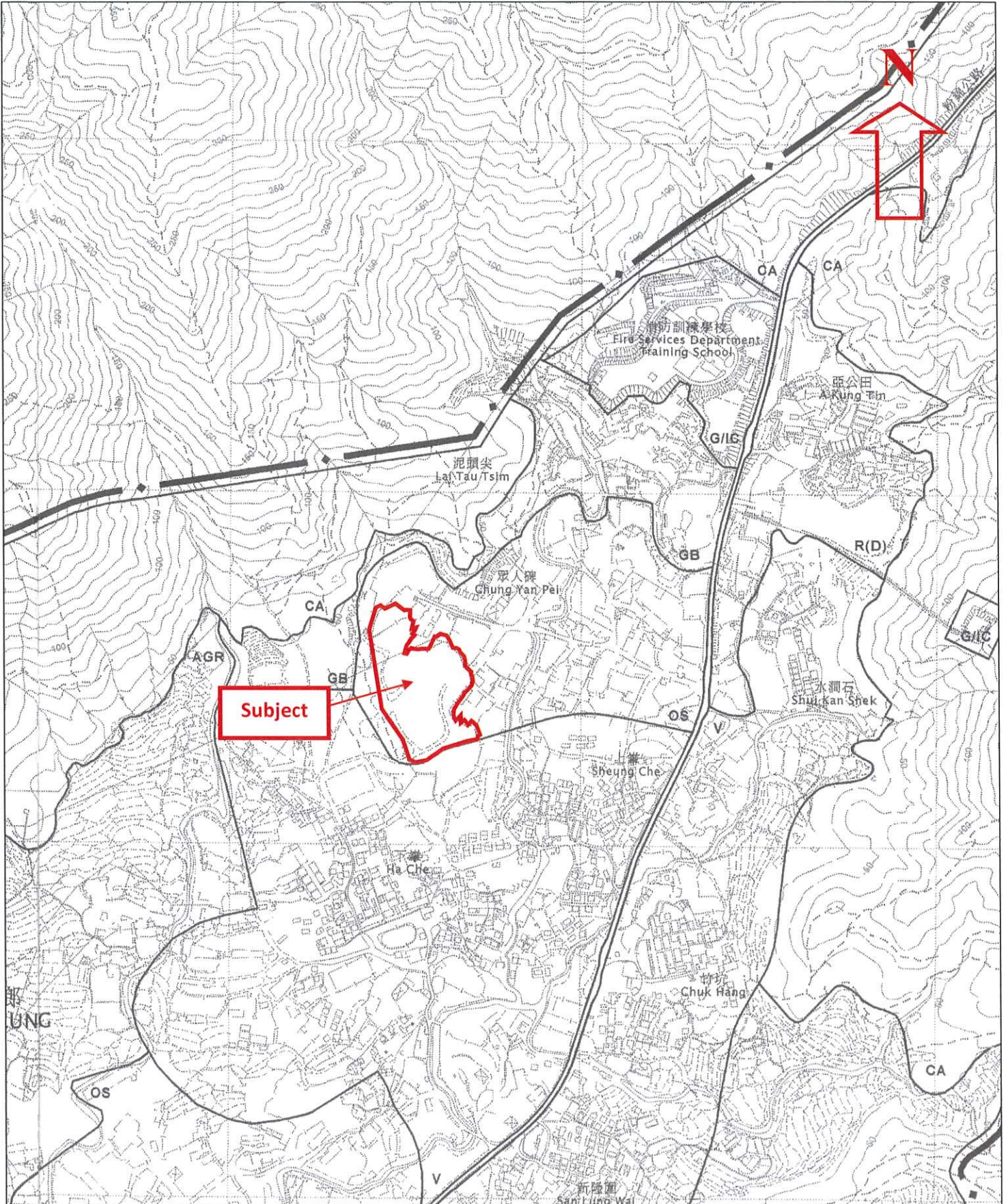
Appendix 1

Location Plan



Appendix 2

Extract of OZP and the Relevant Notes



OPEN STORAGE

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 Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen only) Government Refuse Collection Point Government Use (not elsewhere specified) On-Farm Domestic Structure Open Storage (not elsewhere specified) Public Convenience Public Utility Installation Public Vehicle Park (excluding container vehicle) Rural Workshop Shop and Services (Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Cargo Handling and Forwarding Facility (Container Freight Station, Logistics Centre only) Cement Manufacturing Concrete Batching Plant Container Storage/Repair Yard Container Vehicle Park/Container Vehicle Repair Yard Dangerous Goods Godown Eating Place (not elsewhere specified) Industrial Use (not elsewhere specified) Open Storage of Cement/Sand Open Storage of Chemical Products/ Dangerous Goods Petrol Filling Station Shop and Services (not elsewhere specified) Vehicle Stripping/Breaking Yard Wholesale Trade

Planning Intention

This zone is intended primarily for the provision of land for appropriate open storage uses and to regularize the already haphazard proliferation of open storage uses. It provides for the orderly development of land for open storage uses that cannot be accommodated in conventional godown premises.

Appendix 3
Proposed Layout Plan

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA: 21,586m² (ABOUT)

COVERED AREA: 15,916m² (ABOUT)

UNCOVERED AREA: 5,670m² (ABOUT)

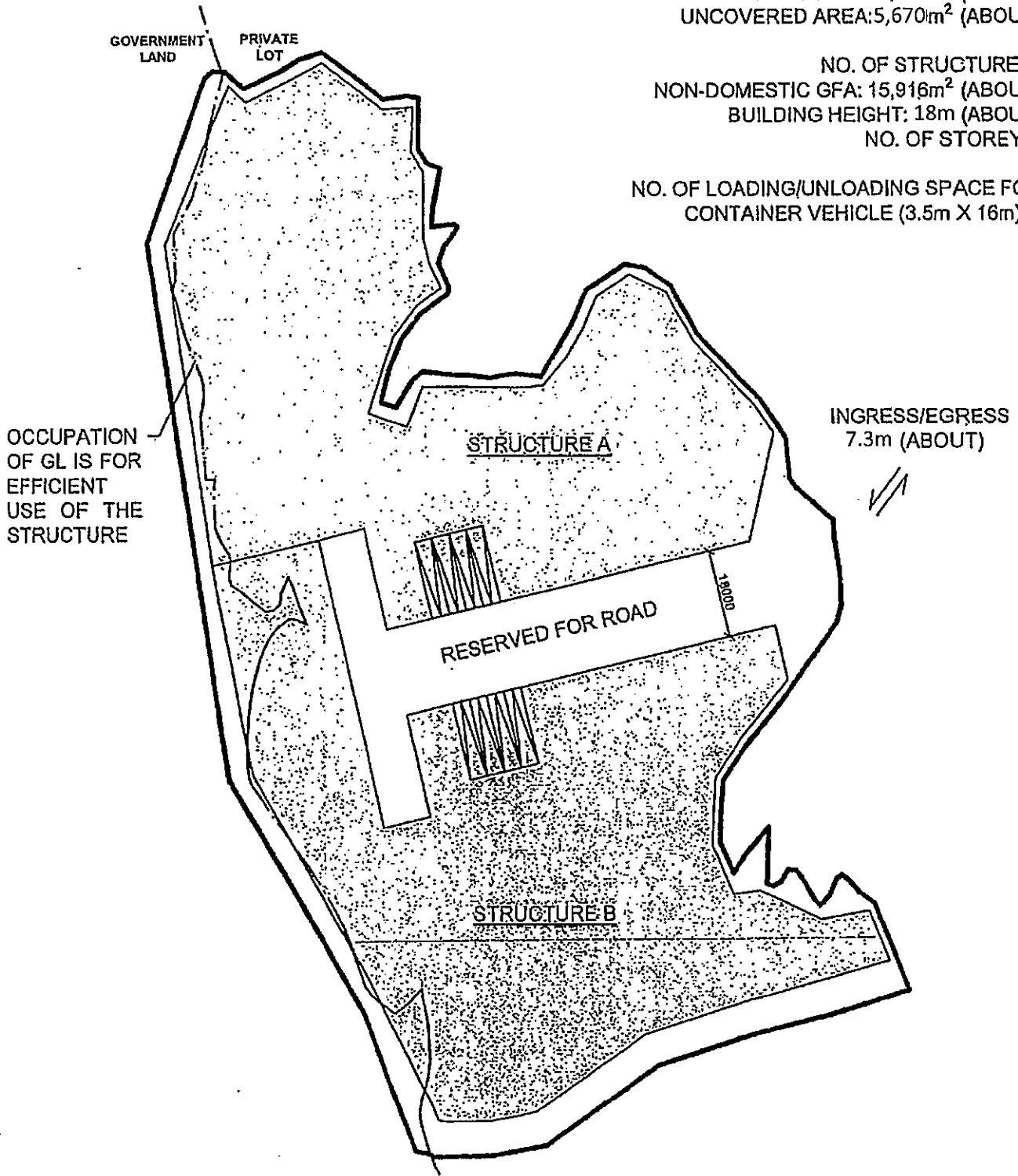
NO. OF STRUCTURE: 2

NON-DOMESTIC GFA: 15,916m² (ABOUT)

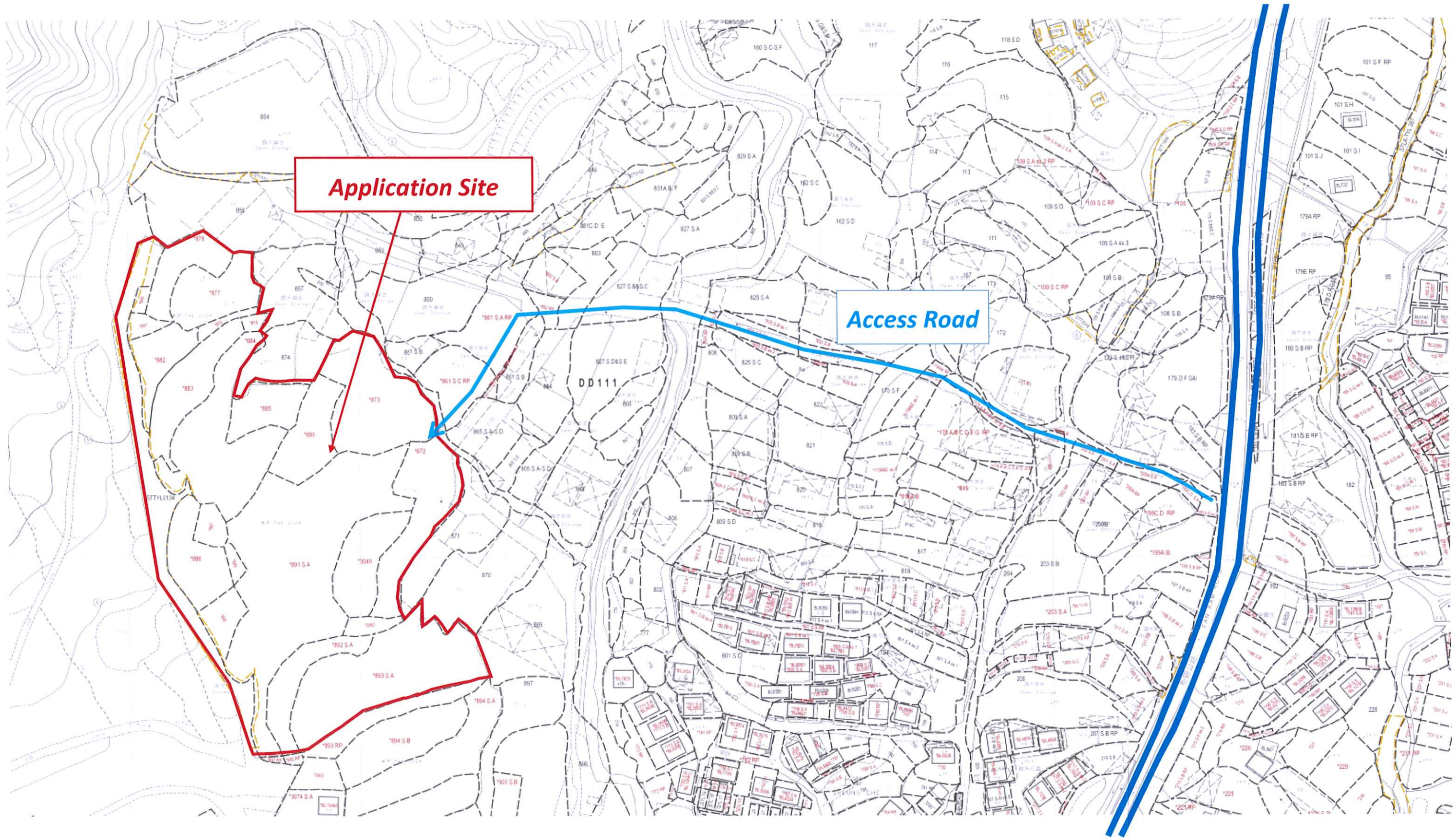
BUILDING HEIGHT: 18m (ABOUT)

NO. OF STOREY: 1

NO. OF LOADING/UNLOADING SPACE FOR
CONTAINER VEHICLE (3.5m X 16m): 8



Appendix 4
Access Road Plan



Application Site

Access Road