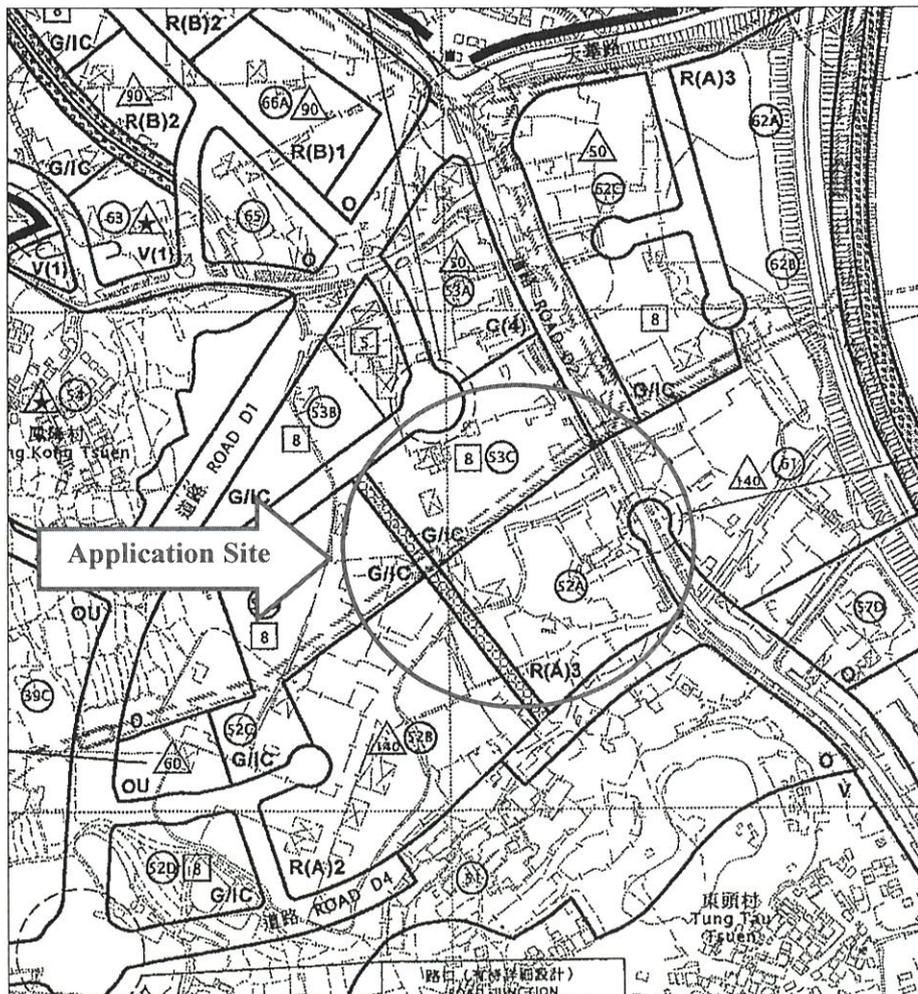


Planning Application  
 Under Section 16  
 of the Town Planning Ordinance  
 (Cap. 131)

**Planning Application for  
 A Temporary Warehouse (excluding Dangerous Goods Godown)  
 and Logistics Centre  
 for a Period of Three Years  
 at Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and  
 93RP(Part) in D.D. 125  
 Ha Tsuen, Yuen Long, New Territories**



Prepared by

**LANBASE Surveyors Limited**

February 2026

## EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. The Site is applied for a planning permission for “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” for a period of 3 years. The Site has an area of about 4,740m<sup>2</sup>. In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 1 area.

A planning permission is sought for the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre”, which is similar to previous planning application No. A/HSK/534 approved on 4.10.2024.

Since the operation of the Site has been in existence for the many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained and enhanced.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permission for Similar Use; 2) Minor Amendment to Previous Planning Application; 3) In Line with TPB PG No. 13G; 4) Maintenance of Existing Facilities on the Site; 5) Fully Compliance with Previous Planning Approval Conditions; 6) Compatible with Surrounding Land Uses; 7) Existence of Planning Permissions for Similar Uses Near the Site; and 8) No Additional Traffic, Drainage and Environmental Impacts.

## 申請摘要

申請場地乃新界元朗厦村丈量約份第125約地段第80號(部分)、第89號(部分)、第90號(部分)、第91號(部分)、第92號(部分)及第93號餘段(部分)。申請場地位於屏厦路西面約100米。現作為期三年的規劃申請用作「臨時貨倉(危險品倉庫除外)及物流中心」用途。申請地段佔地共4,740平方米。是項申請地段位於洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2(於2018年10月26日發表)內之「住宅(甲類)3」、「政府、機構或社區」及「道路」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

是項臨時許可申請把場地申請用作「臨時貨倉(危險品倉庫除外)及物流中心」，與早前於2024年10月4日獲城規會批准的申請編號A/HSK/534用途相類同。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修及強化。

是項申請的理由如下：1) 跟以前獲批准的用途相類似； 2) 對早前的規劃申請作輕微改動； 3) 與城規會指引號碼13G相一致； 4) 維持場內現有設施； 5) 完全履行之前的規劃條款； 6) 與附近的土地用途相融； 7) 在附近已有相類似用途的規劃許可；及8) 沒有新增的交通、渠務及環境影響。

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## 1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.
- 1.2 The current application is applied for planning permission for the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” for a period of 3 years. The current application is similar to its previous planning application in terms of the proposed use and the proposed site area and the site boundary remain unchanged from its previous planning application. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the ‘Board’) for the subject temporary use.
- 1.3 The Site was the subject of eight previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135, A/HSK/385 and A/HSK/534, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019, 12.8.2022 and 4.10.2024 respectively for similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/534 dated 25.10.2022 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 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 Application Site

The Application Site ('the Site') comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuèn Long, New Territories. The Site has an area of about 4,740m<sup>2</sup>. Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

### 2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 125 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

### 2.3 Surrounding Land Uses

2.3.1 The Site is located at about 100m west of Ping Ha Road.

2.3.2 The surrounding is predominantly occupied by port back-up uses including public vehicle parks, container tractor/trailer parks, vehicle repair workshops and open storages.

### 2.4 Accessibility

2.4.1 The Site is accessible from a local access road connecting to Ping Ha Road.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis along the Ping Ha Road.

### 3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”) and “Road” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” requires planning permission from the Board.
- 3.3 The Site was the subject of eight previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135, A/HSK/385 and A/HSK/534, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019, 12.8.2022 and 4.10.2024 respectively for the similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/534 dated 25.10.2024 at **Appendix 2**.
- 3.4 In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

**4. PROPOSED DEVELOPMENT**

4.1 Applied Use

The subject application is to provide the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 Compared to previous planning application No. A/HSK/534, the proposed layout is changed to the followings:

(1) 2 nos. of metal structures for use of warehouse, office, toilets and pump room (Total GFA of 4,016m<sup>2</sup>) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure	1	170m <sup>2</sup>	170m <sup>2</sup>	3.5m	Office, Toilet and Pump Room
2	Metal Structure	1	3,846m <sup>2</sup>	3,846m <sup>2</sup>	13m	Warehouse (2 HGV L/UL underneath)

- (2) 3 nos. of private car parking spaces (2.5m x 5m);
- (3) 2 nos. of heavy goods vehicle loading/unloading spaces (11m x 3.5m); and
- (4) Works area of approval conditions for landscaping, drainage and fencing works.

4.2.2 Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area

The Site has an area of about 4,740m<sup>2</sup>, which is identical to previous planning application No. A/HSK/534.

4.4 Operation Hours

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” would be operated from 8am to 8pm from Monday to Saturday and no operation on Sundays and Public Holidays, which is identical to previous planning application No. A/HSK/534.

#### 4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/534 at **Appendix 6**.

#### 4.6 Fire Precaution Measures

There were some fire precaution measures provided on the Site under previous planning application No. A/HSK/534. The Applicant will continue to provide proper maintenance on the fire service installations on site and is willing provide some enhancement works, if required. Also, please refer to the relevant compliance letters for the approval condition under previous planning application No. A/HSK/534 at **Appendix 7**.

#### 4.7 Landscape

- 4.7.1 The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the existing Tree Preservation and Landscape Plan at **Appendix 8**.
- 4.7.2 The Applicant would maintain the proposed and/or existing trees on site by regular irrigation, inspection, pruning, removal of weeds and climbers, and replacement of tree shall be arranged in case there is any dead tree identified. There would be no storage or stacking of materials within 1m of the trees.

## 5. JUSTIFICATIONS

### 5.1 Previous Planning Permission for Similar Use

The Site was the subject of eight previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135, A/HSK/385 and A/HSK/534, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019, 12.8.2022 and 4.10.2024 respectively for the similar uses. The proposed “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” is similar to previous planning application No. A/HSK/534 in terms of the use. Therefore, it is considered that the Site should be allowed for the applied use.

### 5.2 Minor Amendment to the Previous Planning Application

For meeting the operational needs, it is proposed to make a minor amendment to the site layout and proposed use (i.e. deletion of open storage of containers) of previous planning application No. A/HSK/534. Compared with previous Planning Application No. A/HSK/534, it is proposed to re-design the layout, temporary structures and the ingress/egress point for the proposed warehouse.

### 5.3 In Line with TPB PG No.13G

In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

### 5.4 Maintenance of Existing Facilities on Site

Except the proposed change of the layout, the proposed “Temporary Warehouse (excluding Dangerous Goods Godown)” and Logistics Centre” use is similar to previous planning application No. A/HSK/534. The existing facilities such as drainage facilities and fire services installations would remain unchanged and be further enhanced, if required.

5.5 Fully Compliance with Previous Planning Conditions

All the approval conditions imposed on the previous planning application No. A/HSK/534 have been satisfactorily complied with. Please refer to the compliance letter for submission of a condition record of the existing drainage facilities on site at **Appendix 6**, the compliance letters for submission and implementation of fire service installations proposal at **Appendix 7**. It was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.6 Compatible with Surrounding Land Uses

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” is considered compatible with the neighbouring similar uses of open storages and port back-up uses. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use is therefore commensurate with the general demand for providing open storages in the area. It is compatible with the surrounding uses in the area.

5.7 Existence of Planning Permissions for Similar Use Near the Site

5.7.1 There are planning applications for similar temporary uses approved in the surroundings recently as follows.

Application No.	Proposed Use/Development	Approval Date
A/HSK/540	Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years	10.1.2025
A/HSK/541	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	14.3.2025
A/HSK/542	Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.1.2025
A/HSK/544	Temporary Open Storage of Medium Goods Vehicles and Heavy Goods Vehicles for a Period of 3 Years	28.2.2025
A/HSK/545	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	14.3.2025

A/HSK/546	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	14.3.2025
A/HSK/552	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	11.4.2025
A/HSK/553	Temporary Logistic Centre for a Period of 3 Years	11.4.2025
A/HSK/560	Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	23.5.2025
A/HSK/561	Temporary Open Storage of Vehicles (Private Cars) for a Period of 3 Years	1.8.2025
A/HSK/563	Temporary Open Storage of Containers for a Period of 3 Years	20.6.2025
A/HSK/564	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	20.6.2025
A/HSK/565	Temporary Logistics Warehouse and Storage for Construction Machinery Parts with Ancillary Workshop, Office, Guard Room and Staff Canteen for a Period of 3 Years	20.6.2025
A/HSK/566	Temporary Open Storage of Containers for a Period of 3 Years	4.7.2025
A/HSK/567	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	4.7.2025
A/HSK/569	Temporary Open Storage of Rubbish Trucks, Rubbish Skips and Metal Ware with Ancillary Workshop for a Period of 3 Years	18.7.2025
A/HSK/571	Temporary Open Storage of Construction Material and Metal Ware with Ancillary Workshop for a Period of 3 Years	18.7.2025

A/HSK/572	Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years	15.8.2025
A/HSK/580	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	24.10.2025
A/HSK/578	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	24.10.2025
A/HSK/584	Temporary Open Storage of Scrap Metal for a Period of 3 Years	7.11.2025

5.7.2 Given that the similar planning applications were approved in the surrounding area in the same district, the existing use should be allowed on the Site.

5.8 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as the similar use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” under the previous Planning Application. All of the planning approval conditions imposed on the previous Planning Application No. A/HSK/534 have been complied with and the existing site condition remains similar to previous planning application. Therefore, it is considered that the proposed temporary development generally reflects the existing site condition. In this respect, no additional drainage, environmental and traffic impacts are anticipated.

## 6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks the Board's permission for the existing use of "Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre" on the Site under S.16 of the Town Planning Ordinance.

6.2 With regard to the followings:

- previous planning permission for the similar uses;
- minor amendment to previous planning application;
- in line with TPB PG No. 13G;
- maintenance of existing facilities on the Site;
- fully compliance with planning approval conditions;
- compatible with surrounding land uses;
- existence of planning permissions for similar uses near the Site; and
- no additional traffic, drainage and environmental impacts,

the Board is requested to approve the planning application for the use of "Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre" on the Site for 3 years or a period considered appropriate.