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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS  
IN "GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE,**

**VARIOUS LOTS IN D.D. 128, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Lead Rise International Limited**

Consultancy Team

**R-riches Planning Limited**



**MAY 2026**  
Version 1.0

**FILE CONTROL**

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**APPLICANT** : *Lead Rise International Limited*  
**TYPE OF APPLICATION** : *S.16 Planning Application*  
**APPLIED USE** : *Proposed Temporary Open Storage of Construction Materials  
and Machinery with Ancillary Facilities for a Period of 3 Years*  
**SITE LOCATION** : *Various Lots in D.D. 128, Hung Shui Kiu, Yuen Long, New  
Territories*

**AMENDMENT RECORD**

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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 108 S.A (Part), 108 S.B ss.1 (Part), 108 S.B ss.2, 108 S.B ss.3 (Part), 110 (Part), 111 (Part) and 112 (Part) in D.D. 128, Hung Shui Kiu, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years**’ (the proposed development).
- The Site falls within areas zoned “Government, Institution or Community” (“G/IC”) on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/3. The Site occupies an area of 1,895 m<sup>2</sup> (about). No structure is proposed at the Site. Majority of the Site is designated for open storage of construction materials and machinery; whilst the remaining area is reserved for tree planting, loading/unloading (L/UL) space and circulation area.
- The Site is accessible from Kai Pak Ling Road via a local access. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant’s original premises is affected by Government’s land resumption for the development of the Hung Shui Kiu and Ha Tsuen (HSK/HT) New Development Area (NDA);
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the current application is largely similar to the original premises;
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “G/IC” zone; and
  - the proposed development is not incompatible with surrounding land uses.

- Details of development parameters are as follows:

<b>Site Area</b>	1,895 m <sup>2</sup> (about)
<b>Covered Area</b>	-
<b>Uncovered Area</b>	1,895 m <sup>2</sup> (about)
<b>Area Designated for Open Storage</b>	951 m <sup>2</sup> (about)
<b>Height of Stacking</b>	Not more than 3 m

**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洪水橋丈量約份第 128 約地段第 108 號 A 分段 (部分)、第 108 號 B 分段第 1 小分段 (部分)、第 108 號 B 分段第 2 小分段、第 108 號 B 分段第 3 小分段 (部分)、第 110 號 (部分)、第 111 號 (部分) 及第 112 號 (部分) 的規劃申請，於上述地點作「擬議臨時露天存放建築材料和機械連附屬設施 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《洪水橋及厦村分區計劃大綱草圖編號 S/HSK/3》上被劃為「政府、機構或社區」地帶。申請地盤面積為 1,895 平方米 (約)。申請地點將不設任何構築物。場內約 951 平方米 (約) 的地方將被劃為露天存放建築材料和機械區域，而申請地點的其餘地方將預留作樹木種植、上落貨車位及流轉空間。
- 申請地點可從雞伯嶺路經一條地區小路前往。擬議發展的作業時間為星期一至六上午八時至下午七時，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政府「洪水橋／厦村新發展區」收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 本次申請與申請人先前受影響的發展大部分一致；
  - 擬議發展只屬臨時性質，批出規劃許可將不會影響「政府、機構或社區」地帶的長遠規劃意向；及
  - 擬議發展與周邊地方的用途並非不協調。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	1,895 平方米 (約)
上蓋總面積：	-
露天地方面積：	1,895 平方米 (約)
露天存放面積：	951 平方米 (約)
存放高度：	不超過 3 米高

## **1. INTRODUCTION**

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Lead Rise International Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 108 S.A (Part), 108 S.B ss.1 (Part), 108 S.B ss.2, 108 S.B ss.3 (Part), 110 (Part), 111 (Part) and 112 (Part) in D.D. 128, Hung Shui Kiu, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years**'. The Site currently falls within areas zoned "G/IC" on the Draft Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/3 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor a Column 2 use within "G/IC" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 8 and Appendices I and II**). Other 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.

## 2. JUSTIFICATIONS

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

- 2.1 The current application is intended to facilitate the relocation of the existing business operators’ affected premises (i.e. **Double Industries Company**) due to land resumption to pave way for original business premises (**Plan 4** and **Appendix I**).
- 2.2 The applicant’s original business premises currently fall within areas zoned as “Open Space” (“O”) on the Draft Hung Shui Kiu/Ha Tsuen OZP No.: S/HSK/3 (**Plan 4** and **Appendix I**). Details of the applicant’s original premises are summarised at **Appendix I** and **Table 1** below:

**Table 1** - Details of the Applicants’ Original Premises

Original Business Operator	Location	OZP	Zoning	Development Involved
<b>Double Industries Company</b>	Various Lots in 124 <i>(formerly Lots 1323 (Part), 1324 (Part) and 1325 (Part) in D.D. 124, Hung Shui Kiu; resumed by the Government in 2024)</i>	S/HSK/3	“O”	HSK/HT NDA Development (Remaining Phase)

- 2.3 With reference to the implementation programme, the affected premises falls within the land resumption limit for the remaining phase development of the HSK/HT NDA (**Plan 5**). As the concerned parcels of land have already been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the 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 issue or accessibility (**Plan 6** and **Appendix II**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

*The current application is same as the affected business premises*

- 2.5 The proposed development involves the operation of affected business premises of the applicant of the same business nature (i.e. *open storage of construction materials and machinery*). The applied use is the same as the affected premises in Hung Shui Kiu. The area of the proposed development is slightly smaller than the area of the applicants' original premises. Details of the difference between the original premises and proposed development are shown at **Appendix I** and **Table 2** below:

**Table 2** - Difference between the Original Premises and the Application Site

	<b>Original Premises (a)</b>	<b>Application Site (b)</b>	<b>Differences (b) - (a)</b>
<b>Total</b>	1,912 m <sup>2</sup> (about)	1,895 m <sup>2</sup> (about)	-17 m <sup>2</sup> , -1 % (about)

- 2.6 A larger portion of the Site (i.e. 951 m<sup>2</sup>, about 50 % of the Site) is designated for open storage of construction materials and machinery; whilst the remaining portion of the Site (i.e. 944 m<sup>2</sup>, about 50 % of the Site) is designated for tree planting, L/UL space and circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise any potential adverse traffic impact to the surrounding road network.

*Approval of the application would not frustrate the long-term planning intention of the "G/IC" zone*

- 2.7 Although the Site falls within an area zoned "G/IC" on the Draft HSK/HT OZP No.: S/HSK/3, the application is proposed to serve the local storage industries. The application is only on a temporary basis and the applicant will surrender the Site unconditionally to facilitate the implementation of the HSK/HT NDA upon Government's request in the future even during the planning approval period. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise deserted land in the New Territories.
- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "G/IC" 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 "G/IC" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.9 The Site and its surrounding areas are dominated by open storage yards, warehouses, logistics centre and low-rise residential development (**Plans 1 and 3**). The surrounding area is considered to be predominately rural in mix with industrial character comprising brownfield operations, as well as temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire service and drainage aspects to minimise potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 7.3 km north of Siu Hong MTR Station; 1.3 km northeast of Shenzhen Bay BCP; 1.9 km west of Tin Shui Wai MTR Station and 1.7 km north of the applicant's original premises

#### *Accessibility*

- 3.2 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is generally flat, fenced and hard-paved for open storage use (**Plans 1 and 3**).

#### *Surrounding Area*

- 3.4 The Site and its surroundings comprise vegetated and hard-paved land, open storage yards, residential dwellings and temporary structures for warehouse use. (**Plans 1 and 3**).
- 3.5 To its immediate north is village settlement of Fung Kong Tsuen. To its further north are some temporary structures for warehouse/storage uses.
- 3.6 To its immediate east is village settlement of Fung Kong Tsuen. To its further east are some temporary structures for logistics centre/warehouse uses.
- 3.7 To its immediate south are some temporary structures for logistics centre/warehouse uses. Across which are vacant/unused land covered with vegetation, woodland and graves.
- 3.8 To its immediate west is the local access connecting to Kai Pak Ling Road. Across which are open storage yards and some temporary structures for warehouse/storage uses.

#### **4. PLANNING CONTEXT**

##### *Zoning of the Site*

- 4.1 The Site falls within areas zoned "G/IC" on the Draft HSK/HT OZP No.: S/HSK/3 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor a Column 2 use within "G/IC" zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "G/IC" zone is *intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.*

##### *Previous Application*

- 4.3 The Site is not subject of any previous approved application.

##### *Similar Application*

- 4.4 There is no similar application within the same "G/IC" zone.

##### *Land Status of the Site*

- 4.5 The Site falls entirely on private lots, i.e. *Lots 108 S.A (Part), 108 S.B ss.1 (Part), 108 S.B ss.2, 108 S.B ss.3 (Part), 110 (Part), 111 (Part) and 112 (Part) in D.D. 128*, with total land area of 1,895 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**). No structure is proposed within the Site.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 1,895 m<sup>2</sup> (about). Details of development parameters are shown at **Plan 7** and **Table 3** below:

**Table 3** - Development Parameters of the Proposed Development

Site Area	1,895 m <sup>2</sup> (about)
Covered Area	-
Uncovered Area	1,895 m <sup>2</sup> (about)
Area Designated for Open Storage	951 m <sup>2</sup> (about)
Height of Stacking	Not more than 3 m

- 5.2 No structure is proposed within the Site. An area of 951 m<sup>2</sup> (about) is designated for open storage for construction materials (i.e. sand, bricks, metal rods etc.) and machinery (i.e. excavator, electricity generators, forklift etc.) use; whilst the remaining area (about 944 m<sup>2</sup>) is reserved for tree planting, L/UL space and circulation space (**Plan 7**).

### Operation Modes

- 5.3 The Site will be used as open storage of construction materials and machinery, which are the same as those at the original premises. There will be no storage of dangerous goods and workshop activities within the Site; whilst the maximum stacking height is 3 m. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- 5.4 It is estimated that the Site would be able to accommodate about 4 nos. of staff. As no shopfront is proposed at the Site, visitor is not anticipated at the Site (**Plan 7**). No staff will be stationed within the Site. Only open storage activities will be carried out within the Site.

### Minimal Traffic Impact

- 5.5 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**). A 11 m (about) wide vehicular ingress/egress is proposed at the western boundary of the Site. A total of 4 parking and L/UL spaces will be provided within the Site (**Plan 9**). Details of L/UL provision are shown at **Table 4** below:

**Table 4** - Provision of Parking and L/UL Spaces

Type of L/UL Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	2
Light Goods Vehicle (LGV) Parking Space - 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

- 5.6 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 Kai Pak Ling Road via the local access (**Plan 1**). Staff will be deployed to station at the ingress/egress of the Site during entering/exiting the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.7 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5** below:

**Table 5** – Trip Generation and Attraction of the Applied Use

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		CV		
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	0	0	3
Trip at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	0	0	3
Trip per hour (10:00 – 17:00)	0	0	0	0	1	1	2

- 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 minimise 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) 2/24* to minimise 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. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site sewerage system within the Site.

#### *Minimal Landscape Impact*

- 5.11 To minimize the landscape impact generated from the proposed development, a total of 20 new trees will be planted along the northern peripheral of the Site as a landscape buffer to separate the Site and the nearby residential dwellings (**Plan 7**). All trees will be well-maintained by the applicant during the planning approval period.

#### *Minimal Drainage Impact*

- 5.12 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

#### *Fire Safety Aspect*

- 5.13 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

## **6. CONCLUSION**

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Hung Shui Kiu which will be affected by the development of HSK/HT NDA (**Appendix I** and **Plans 4** and **5**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development is not in line with the long-term planning intention of the "G/IC" zone, the application is only on a temporary basis and the applicant will surrender the Site unconditionally to facilitate the implementation of the HSK/HT NDA upon Government's request in the future even during the planning approval period. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise deserted land in the New Territories
- 6.3 The Site and its surroundings comprise open storage yards, residential dwellings and temporary structures for warehouse use; and is closely connected to nearby public road network, thus, the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, approval of the current application would not set an undesirable precedent within the "G/IC" zone.
- 6.4 The proposed development would not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, *e.g.* *submission of drainage and FSIs proposals*, upon obtaining planning approval. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years**'.

**R-riches Planning Limited**

**May 2026**