



Section 16 Planning Application

Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years

Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (hereinafter referred to as “the Current OZP”).

The Application Site is subject to previous planning approvals for the same use, with the latest planning permission remaining valid until 9.10.2026. As a large portion of the site is being resumed by the Government for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site. This will also allow additional time for the Applicant to identify a permanent site for future relocation. Except for the reduction in site area, there are no substantial changes to the development parameters or the overall site configuration for the applied use, and the existing operation remains unchanged. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) *The application site is subject to previous planning approvals for uses identical to the applied use. While part of the original premises is being resumed by the government to make way for Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site, allowing additional time for the Applicant to identify a permanent site for future relocation;*
- (b) *There will be no substantial changes in planning circumstances by allowing the current application as there are no significant changes in the development parameters, the nature of the applied use, or the overall physical setting surrounding the application site. Furthermore, the Applicant has demonstrated his full compliance with approval planning conditions of the last approved application;*
- (c) *The temporary nature of the applied use would not jeopardize the long-term planning intentions as well as the implementation of HSK/HT NDA;*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the applied use; and*

- (e) *No undesirable precedent will be set considering the Board's previous approvals of similar applications.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時貨倉及露天存放新車（私家車、的士、輕型貨車及小型巴士）（為期三年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗洪水橋丈量約份第 124 約地段第 1192 號餘段、第 1196 號餘段、第 1197 號餘段、第 1198 號、第 1199 號（部份）、第 1200 號（部份）、第 1201 號（部份）、第 1202 號餘段（部份）、第 1204 號餘段（部份）、第 1346 號餘段、第 1347 號餘段、第 1348 號餘段、第 1349 號、第 1350 號（部份）、第 1351 號餘段、第 1352 號餘段、第 1356 號、第 1357 號餘段及第 1358 號餘段和毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途作城規會考慮。

申請地點現位於洪水橋及廈村分區計劃大綱草圖（編號：S/HSK/3）所劃定之「其他指定用途」註明「企業及科技園」地帶。該申請地點先前已就相同用途獲得規劃批准，其中最新許可的有效期至 2026 年 10 月 9 日。由於該用地的大部分被政府收回，以用於洪水橋 / 廈村新發展區第二期發展，因此該申請旨在尋求規劃許可就該用地餘下部分繼續用作申請用途。此舉亦將為申請人提供充足時間，以物色永久用地供日後搬遷之用。除用地面積減少外，申請用途的發展參數或整體用地配置並無重大變動，且現有營運亦維持不變。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- （一）該申請用地先前已獲規劃批准，其用途與申請用途相同。原本用地的部分範圍正被政府收回，以騰出空間進行洪水橋 / 廈村新發展區第二期發展；該申請旨在就該用地餘下部分繼續經營申請用途尋求規劃許可，讓申請人有更多時間物色永久用地以供日後搬遷；
- （二）批准現有申請不會對規劃情況造成實質性改變，因為發展參數、申請用途的性質，以及申請用地周邊的整體環境均無重大改變。且申請人已證明其完全遵守上次獲批申請所附的規劃條件；
- （三）擬議用途的臨時性質不會阻礙履行長遠的「其他指定用途」註明「企業及科技園」地帶規劃意向以及落實洪水橋新發展區。
- （四）由於申請用途的性質及運作方式均無變更，預計不會對基礎設施或環境造成任何負面影響；及
- （五）鑒於委員會先前曾批准類似申請，此舉不會樹立任何不良先例。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會批准該申請作為期三年之申請用途。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board. The application site has a total area of approximately 13,176m² (including Government land of about 240m²). Its location is shown on **Figure 1** indicates relevant private lots and Government land that the application site involves.
- 1.1.2 Prepared on behalf of the Applicant, *Aikon Development Consultancy Limited* have been commissioned to prepare and submit the current application on his behalf.
- 1.1.3 The application site is subject to previous approvals for the same use which serves to provide a site for a business operation relocated due to a Government project. Under the first approval in 2020, the Applicant made every effort to develop the site, erecting temporary structures, and implementing drainage facilities and FSI installations at his own cost. A renewal application No. A/HSK/231 was submitted and approved by the Board on 9.10.2023.
- 1.1.4 The latest planning permission (No. A/HSK/483) remains valid until 9.10.2026. As a large portion of the site is being resumed by the Government for Hung Shui Kiu/Ha Tsuen New Development Area, the current application seeks planning permission for continual operation at the application site. Except for the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in operation is involved. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- 1.1.5 The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 2**). Whilst the applied use is neither Column 1 nor Column 2 use for “OU(E&TP)”, according to the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission

from the Board for the applied use on a **temporary basis of 3 years**.

1.2 Objectives

1.2.1 The current application strives to achieve the following objectives:-

- (a) To provide the Applicant with an opportunity to continue utilising the application site for the applied use under the circumstances that there would be no significant changes in the development parameters, nature of the applied use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization in an area being vacant and zoned as "OU(E&TP)", in the Current OZP; and*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures.*

1.3 Structure of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the applied use.

2 SITE PROFILE

2.1 Location of the Application Site

- 2.1.1 The application site can be accessed via an existing local access road branching off from Tin Ha Road which connects Castle Peak Road to the south and Ha Tsuen Road to the north. The application site also connects to Kong Sham Western Highway (KSWH) via a local track to the north and Tin Ha Road. The ingress/egress point is located at the north-eastern part of the application site.

2.2 Current Condition of the Application Site

- 2.2.1 The application site is flat and currently being utilized for the applied use (i.e. Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)) which has been in existence since the previous application (No. A/HSK/231) approved in 2020.

2.3 Surrounding Land-use Characteristics

- 2.3.1 The locality of the application site is generally rural in character, mixed with village houses, open storages, rural workshops, warehouses, tree groups, temporary structures and vacant land.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned “OU(E&TP)” on the Current OZP (please refer to **Figure 2**). Despite the fact that the applied use is neither Column 1 nor Column 2 use for “OU(E&TP)”, according to the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*.
- 3.1.2 The planning intention of the “OU(E&TP)” zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses. According to the Notes of the Current OZP, any new development within the “OU(E&TP)” zone is subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 90 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater.

3.2 Previously Approved Applications

- 3.2.1 Part of the application site was subject to a previous planning application (No. A/YL-HT/886) for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years approved by the RNTPC of the Board on 21.3.2014 and lapsed on 21.3.2017.
- 3.2.2 The application site was previously subject to planning applications for the same use as that proposed in the current application (No. A/HSK/231 and 483) approved by the RNTPC of the Board on 09.10.2020 and 22.9.2023 respectively. The previously approved application obtained policy support which is considered to be conducive to the smooth clearance and implementation of the NDA project. The application site is also considered suitable for relocating the affected existing operations temporarily in land use terms. From the perspective of ensuring timely implementation of the NDA project and providing operating space for displaced brownfield operations still needed by the community, the application is supported even on a temporary basis.

Table 1: Previous Planning Application

Application No.	Proposed Use(s)	Decision
A/YL-HT/886	Temporary Public Vehicle Park (Excluding Container Vehicle)	Approved with conditions on temporary basis on 21.3.2014

Application No.	Proposed Use(s)	Decision
A/HSK/231	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	Approved with conditions on temporary basis on 9.10.2020
A/HSK/483	Renewal of Planning Approval for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	Approved with conditions on temporary basis on 22.9.2023

- 3.2.3 All approval conditions of the last approved application (No. A/HSK/483) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning conditions under the last approved application. The existing landscape treatment, fencing and drainage facilities would continue to be well maintained. **Appendix II** attaches the relevant discharge letters for the approval conditions.

Table 2: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(d)	submission of condition record of drainage facilities	12.1.2024
(e)	provision of fire extinguisher	9.1.2024
(f)	submission of the fire service installations proposal	23.4.2024
(g)	implementation of fire service installations proposal	29.10.2024

- 3.2.4 The latest planning permission remains valid until 9.10.2026. Since a large portion of the site is being resumed by the Government for Hung Shui Kiu/Ha Tsuen New Development Area, the current application seeks planning permission for continual operation at the application site. Except for the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in nature and operation is involved.

3.3 Similar Applications

- 3.3.1 Considering the approved similar applications for similar temporary warehouse and/or open storage uses within the “OU” zones on the HSK OZP, the approval of current application is not considered to create an undesirable precedent or jeopardise the long-term planning intention of the areas. The previous approved similar applications may suggest that certain degree of flexibility **could be tolerated** by the Board to permit temporary uses within the areas.

3.4 Hung Shui Kiu New Development Area

The original premises falls within Hung Shui Kiu New Development Area stage 2 works has been resumed. The remaining area (i.e. the application site) falls entirely within the remainder phase, which awaits further notice by the Government. It is expected that approval of the current application for a temporary period of 3 years is not expected to jeopardise the implementation programme of HSK NDA. Nevertheless,

the Applicant understands that the application site may be resumed by the Government at any time, and he is willing to hand over the application site unconditionally when required by the Government.

- 3.4.1 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of three years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always rested from the Board that whether a new planning application for the continuation of the applied use is further allowed or not. Should the Board or relevant Government departments consider necessary, the Applicant is ready and willing to accept a shorter approval period.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to temporarily utilize the application site for the applied use (i.e. Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)) to meet the demand for warehouse and open storage for new vehicles to support the vehicles retail business.
- 4.1.2 Since a large portion of the site is being resumed by the Government for Hung Shui Kiu and Ha Tsuen New Development Area, the Applicant is submitting a fresh application to seek planning permission to allow the continued operation of the applied use at the application site. The total area of the application site is reduced to 13,176m². Compared with the last approved scheme under Application No. A/HSK/483, except for the reduction in site area, there are no substantial changes to the development parameters or the site configuration for the applied use. No change in nature or operation is involved. Existing trees, drainage facilities, fire service installations (FSIs), and fencing within the application site will be properly maintained.
- 4.1.3 There are eight temporary structures within the application site, with four of them being accommodated within a single structure (i.e. S1). The temporary structures provide a total floor area of 4,790m², comprising a single-storey warehouse (about 4,610m²) with storage and office facilities, a guard room, a meter room and a water tank. The remaining open-air area at the western and southern portion of the application site (about 3,200m²) is used for open storage for new vehicles.
- 4.1.4 Two loading/unloading spaces (12m-wide) and four private car parking spaces are provided. Storage activities will only be carried out within the application site. The operation hours are from 7:00 a.m. to 8:00 p.m. from Mondays to Saturdays, and there will be no operation on Sundays and public holidays.
- 4.1.5 The site configuration and layout are shown in the Indicative Layout Plan per **Figure 3**. Details of the key development parameters for the applied use are encapsulated in **Table 3** below. **Table 4** presents a comparison of the major development parameters/items of the current application and the last approved application (No. A/HSK/483).

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
Site Area	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	N/A	Total: 13,176m ² (including Government Land 240m ²)		
Covered Area	N/A	See Below	Total: 4,758m ² (37.2%)		
Uncovered Area	N/A	See Below	Total: 8,418m ² (63.8%)		
Structures			<u>Floor Area (About)</u>	<u>No. of Storey</u>	<u>Max. Height</u>
Structure 1	Warehouse	1	4,610m ²	1	9.5m
Structure 2	Guard Room	1	4m ²	1	2.6m
Structure 3	Water Tank and Pump Room	1	140m ²	1	4.5m
Structure 4*	General Storage and Ancillary Office (Within Structure1)*	1	16m ²	2	6m
Structure 5*	General Storage and Ancillary Office (Within Structure1)*	1	16m ²	2	6m
Structure 6*	Store Room (Within Structure1)*	1	N.A	1	2.6m
Structure 7*	Store Room (Within Structure1)*	1	N.A	1	2.6m
Structure 8*	Electricity Meter Room	1	4m ²	1	2.6m
* Total Floor Area excluded 1 storey of S4 and S5, S6 and S7, which are erected within S1.			Total Floor Area: 4,790m ² *		
Operation Hours	N/A	N/A	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays		
Main Ingress/Egress	N/A	1	15m wide		
Ingress/Egress for Warehouse	N/A	1	12m wide		
L/UL Bay	12m wide L/UL Bays within the Warehouse	2	12m wide		
Parking Space	Staff Parking Space	4	5(L) x 2.5(W)		
Type of Delivery Vehicles	Medium/Heavy Goods Vehicles	N/A	N/A		
Anticipated Trips Generation	N/A	N/A	No more than 5 trips per day		

Table 4: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/HSK/483)

Major Parameters/Items	Previously and Lately Approved Application (No. A/HSK/483)	Current Application	Difference
Site Area (m ²)	About 23,779.2m ² (including 299.2m ² Government Land)	About 13,176m ² (including 240m ² Government Land)	-10,603.2m ²
Applied Use(s)	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	N.A
Applied Period	3 years	3 years	No Change
Site Coverage	19.6% (including 4,653.4m ² covered area)	36.1% (including 4,758m ² covered area)	+16.5%
Structure			
No(s).	9 (4 within one structure)	8 (4 within one structure)	-1
Proposed Use(s)	Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room, Ancillary Office and Storeroom	Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room, Ancillary Office and Storeroom	No Change in Nature
Height	2.6-9.5m	2.6-9.5m	No Change
Total Floor Area (m ²)	About 4,669.4m ²	About 4,790m ²	+120.6m ²
No. of Parking Spaces (Types and Dimensions)	4 (Private Car, 2.5m x 5m)	4 (Private Car, 2.5m x 5m)	No Change
No. of Loading/Unloading Bays	4 (2nos. of 12m wide L/UL Bays within the Warehouse, 2nos. of 10m wide L/UL Bays for Open Storage)	2 (2nos. of 12m wide L/UL Bays within the Warehouse)	-2
Operation Hours	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays	No Change
Width of Ingress/Egress (m)	15m wide for Main Entrance 12m wide for Warehouse	15m wide for Main Entrance 12m wide for Warehouse	No Change

- 4.1.6 The new vehicles store within the application site are **non-polluting** and **non-dangerous** in nature and will continue **remain stationary at all times**. On the whole, all storage activities will only be confined to within the application site without affecting the neighbouring uses and the operation hours of the applied use will be restricted between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays.

4.2 Vehicular Access Arrangement

- 4.2.1 The application site can be accessed via an existing local access road branching off from Tin Ha Road which connects Castle Peak Road. The local access road is a paved road which is about 3.0m - 4.7m wide. The ingress/egress point of 15m is located at the north-eastern part of the application site. A setback of about 40m has been reserved at the ingress/egress point to ensure sufficient space for vehicle manoeuvring into and from the application and no queuing of goods vehicles will occur along the local track.
- 4.2.2 L/UL areas will be provided within the warehouse building. Medium/heavy goods vehicles will be used for delivery. 4 no. of private car parking spaces will be provided at the application site for staff. An internal access road with a width of about 10m will continue to serve within the application site. Same as that in the previously approved condition, given that there will be no operation on Sunday and public holidays, the vehicle trips to/from the application site are anticipated to be around 4 to 5 a day which is about 1 vehicular trip for every 3 to 4 hours on average.
- 4.2.3 According to the Applicant, transporting new vehicles from the application site is usually required upon sale's order, which is on average about 20 to 40 per week. For new vehicles transporting to the application site, it is highly dependent on the shipment schedule and monthly sales. According to the Applicant, the number of new vehicles transporting to the application site is usually more or less the same as the number of sales which is about 20 to 40 new vehicles per week. The transportation vehicles will be mainly used for delivering new vehicles in/out of the application site, which can carry about 4 to 6 new vehicles (except light buses) per journey.
- 4.2.4 In general, trip generation of about 4 - 5 per day is based on the assumptions above and that each trip is carrying 4 to 6 vehicles away from the application site and returning with 4 to 6 new vehicles, which already covers the average number of vehicles delivering in and out per week with spare capacity.

4.3 Provision of Existing Landscape Treatment

- 4.3.1 Given that the trees and fencing within the application site are well-maintained and in good condition, such provisions will continue to be properly maintained during the approval period once the current application is approved by the Board.

4.4 Provision of Existing Drainage Facilities

- 4.4.1 During the approval period, the existing drainage facilities are well-maintained and there has been no flooding issue arisen. The existing drainage facilities within the application site, will be continued to be properly maintained during the approval period once the current application is approved by the Board.

4.5 Provision of Existing Fire Service Installations and Fire Safety Considerations

- 4.5.1 The application site is served with fire services installation (FSI) which were duly implemented subsequent to the previous approval granted for the planning application (No. A/HSK/483) as compliance with relevant approval condition. The existing FSI will be continuing to be properly maintained during the approval period should the current application be approved. **Appendix III** enclosed the latest valid fire certificate (FS251) and approved FSI proposal.

5 PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approval for Same Use

- 5.1.1 The application site is subject to **previous planning approvals** (Applications No. A/HSK/231 and A/HSK/483) for the same use which serves to provide a site for relocated business operation by Government project. Under the first approval in 2020, the Applicant makes his efforts to develop the site and erected temporary structures and implemented drainage facilities and FSI installations at his own cost. A renewal application No. A/HSK/483 was submitted and approved by the Board on 9.10.2023.
- 5.1.2 The last approved planning application No. A/HSK/483 involves the same use as the applied use of the current application. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility being given to the applied use at the application site on a temporary basis regardless of the planning intention of “OU(E&TP)” zone.

5.2 No Substantial Changes in Planning Circumstances by Allowing the Current Application

- 5.2.1 The latest planning permission (No. A/HSK/483) remains valid until 9.10.2026 and the Applicant seeks planning permission for the applied use to continue existing operation without significant changes in the development parameters, except the reduction in site area,
- 5.2.2 Given that the Applicant has demonstrated his full compliance with approval planning conditions of the last approved application. Except for the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in operation is involved, as such, no substantial changes in planning circumstances by allowing the current application.

5.3 Temporary Nature Would Not Jeopardize the Planning Intentions of “OU (E&TP)” zone and future development of Hung Shui Kiu New Development Area

- 5.3.1 Notwithstanding the application site falls within area zoned “OU(E&TP)” on the Current OZP, the implementation of the Current OZP is largely bound to the implementation programme of HSK NDA.
- 5.3.2 Since a large portion of the original premises is being resumed by the Government for Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works. The current application seeks planning permission for continued operation on the remaining portion of the application site, which is in the remainder phase awaiting future notice by the Government. It is considered that the approval of current application for a temporary period of 3 years is not expected to pose any constraint to jeopardize nor pre-empt the long-term development of the HSK NDA.
- 5.3.3 Moreover, it is the mere fact that such period of the planning approval could be

adjusted by the Board to a period of three years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always rested from the Board that whether a new planning application for the continuation of the applied use is further allowed or not. In this connection, the temporary nature of the applied use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of "OU(E&TP)" zone or any planned infrastructural development. Should the Board or relevant Government departments consider necessary, the Applicant is ready and willing to accept a shorter approval period.

- 5.3.4 The Applicant also understands that the application site may be resumed by the Government at any time and he is willing to hand over the application site unconditionally when required by the Government.

5.4 No Adverse Landscape, Noise or Environmental Impact

- 5.4.1 There will be no changes in terms of nature of the applied use, operation hours, no. of trips involved under the current application. No adverse landscape, noise or environmental impact shall be anticipated since the application site has been properly fenced with peripheral planting, the minimal number of trips would be restricted to a confined operation hour, and any items being stored within the application site will be non-polluting and non-dangerous in nature and remain stagnant all the time.

- 5.4.2 The Applicant is committed to properly maintaining the existing landscape and trees within the application site once the current application is approved by the Board. The Applicant also undertakes to follow relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' published by Environmental Protection Department, or any necessary measures considered appropriate by relevant Government departments. Given these commitments and the fact that there has never been a complaint against the applied use since it came into operation, no landscape nor environmental impacts are envisaged should the permission for the applied use be renewed/granted by the Board.

5.5 No Adverse Drainage Impact nor Flooding Problems

- 5.5.1 The application site is well connected to existing drainage since previous planning approval. The existing drainage facilities are well-maintained and there has been no flooding issue arisen nor local complaints against the applied use from drainage perspective. The Applicant is well committed that the implemented drainage facilities within the application site shall be maintained at all times during the planning approval period.

5.6 No Adverse Traffic Impact

- 5.6.1 As there will be **no changes in terms of nature of the applied use, operation hours, no. of trips involved**, in this connection, no adverse traffic impact is anticipated. The vehicular trips to/from the application site will be 4 to 5 a day or 3 to 4 per hour, which is considered relatively small. Low traffic volume has also been observed on the local

track connecting the application site and Tin Ha Road. A setback of about 40m has been reserved at the ingress/egress point to ensure sufficient space for vehicle manoeuvring into and from the application and no queuing of goods vehicles will occur along the local track. Sufficient parking, loading/unloading and manoeuvring spaces as well as buffering area are available within the application site. Considering the above, no adverse traffic impact and queuing back of vehicles are anticipated.

5.7 No Creation of Undesirable Precedent

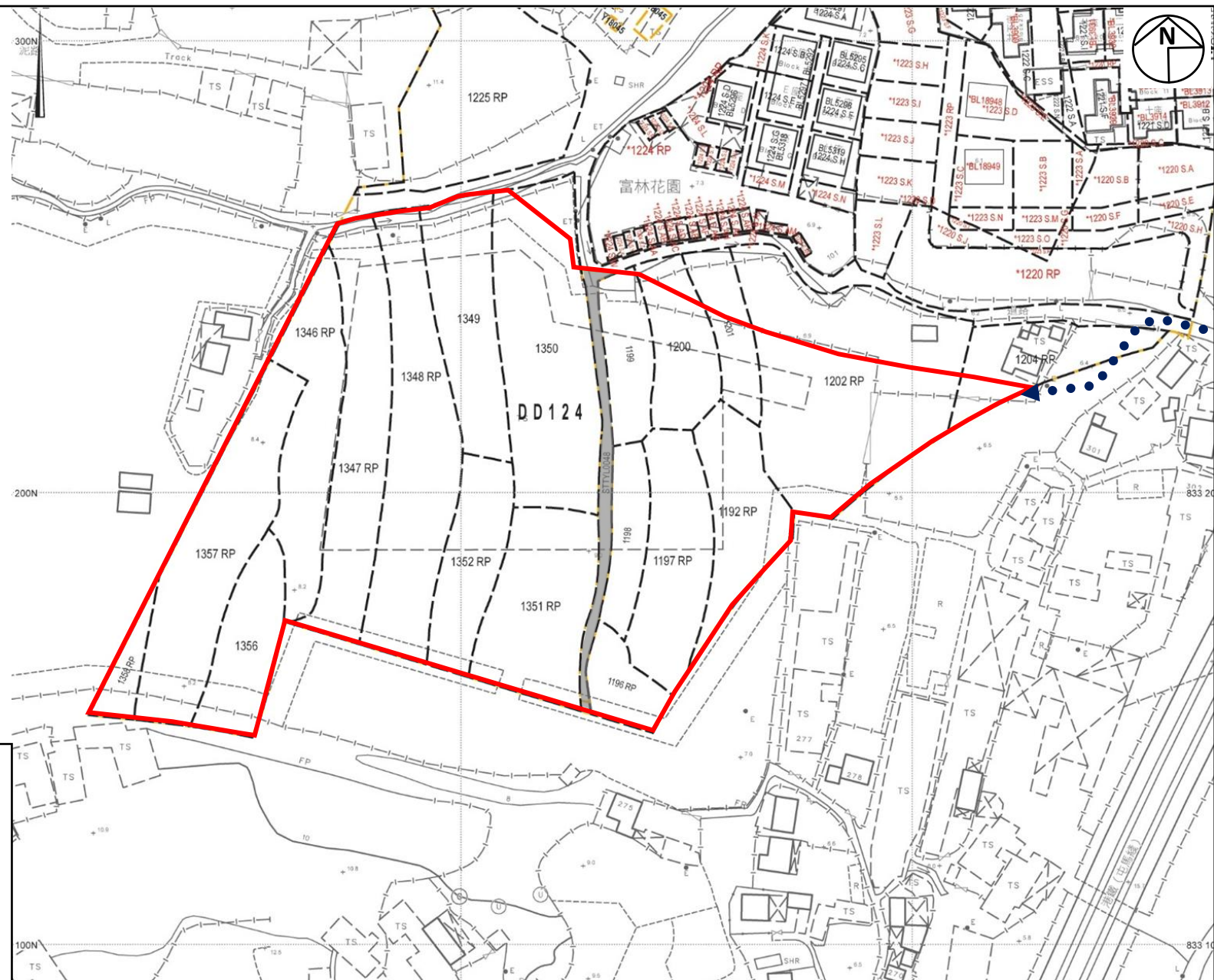
- 5.7.1 Considering the similar applications being approved by the Board on the same OZP, as well as the similar uses for open storage, warehouses and logistic centre identified in the surrounding areas, **no undesirable precedent** is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the applied use for a Period of 3 Years) at the application. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 6.1.2 The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (hereinafter referred to as “the Current OZP”).
- 6.1.3 The Application Site is subject to previous planning approvals for the same use, with the latest planning permission remaining valid until 9.10.2026. As a large portion of the site is being resumed by the Government for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site. This will also allow additional time for the Applicant to identify a permanent site for future relocation. Except for the reduction in site area, there are no substantial changes to the development parameters or the overall site configuration for the applied use, and the existing operation remains unchanged. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) The application site is subject to previous planning approvals for uses identical to the applied use. While part of the original premises is being resumed by the government to make way for Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site, allowing additional time for the Applicant to identify a permanent site for future relocation;*
 - (b) There will be no substantial changes in planning circumstances by allowing the current application as there are no significant changes in the development parameters, the nature of the applied use, or the overall physical setting surrounding the application site. Furthermore, the Applicant has demonstrated his full compliance with approval planning conditions of the last approved application;*
 - (c) The temporary nature of the applied use would not jeopardize the long-term planning intentions as well as the implementation of HSK/HT NDA;*
 - (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the applied use; and*
 - (e) No undesirable precedent will be set considering the Board's previous approvals of similar applications.*
- 6.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Lot Index Plan (Extract of Lot Index Plan No. ags_S00000033316_0001)
Figure 2	Extract of Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3
Figure 3	Indicative Layout Plan



LEGEND:

- Application Site Boundary
- Government Land
-▶ Vehicular Access to/from Tin Ha Road

(For Identification Only)

Project:

Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Title:

Lot Index Plan
(Extract of Lot Index Plan No. ags_S00000160476_0001)

Figure:

1

Scale:

Not to Scale

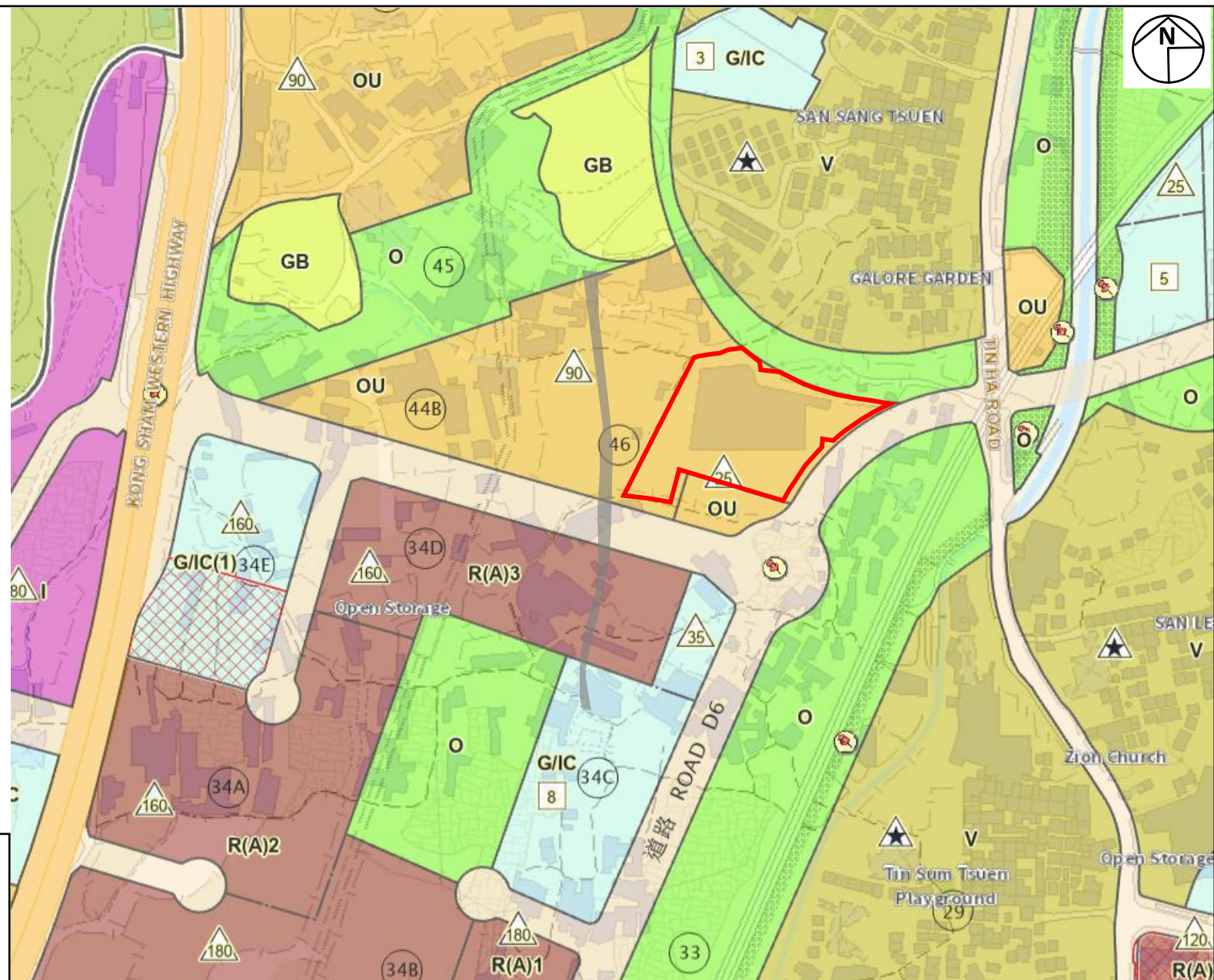
Date:

Jul 2026

Ref.: ADCL/PLG-10363-R002/F001



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

Application Site Boundary

(For Identification Only)

Project:

Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Title:

Extract of the Draft Hung Shui Kiu And Ha Tsuen Outline Zoning Plan No. S/HSK/3

Figure:

2

Scale:

Not to Scale

Date:

Jul 2026



AIKON DEVELOPMENT CONSULTANCY LTD.

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	13,176 m ² (ABOUT)
COVERED AREA	:	4,758 m ² (ABOUT)
UNCOVERED AREA	:	8,418 m ² (ABOUT)
FLOOR AREA	:	4,790 m ² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	4 NOS. (5 M(L) X 2.5 M(W))
L/UL AREA	:	2 NOS. (50 M(L) X 12 M(W))

STRUCTURE

USES

S1	Warehouse
S2	Guard Room
S3	Water Tank and Pump Room
S4	General Storage and Ancillary Office (within S1)*
S5	General Storage and Ancillary Office (within S1)*
S6	Storeroom (within S1)*
S7	Storeroom (within S1)*
S8	Electricity Meter Room*
	Total*

FLOOR AREA (ABOUT)

4,610 m ²
4 m ²
140 m ²
16 m ²
16 m ²
N.A
N.A
4 m ²
4,790 m ²

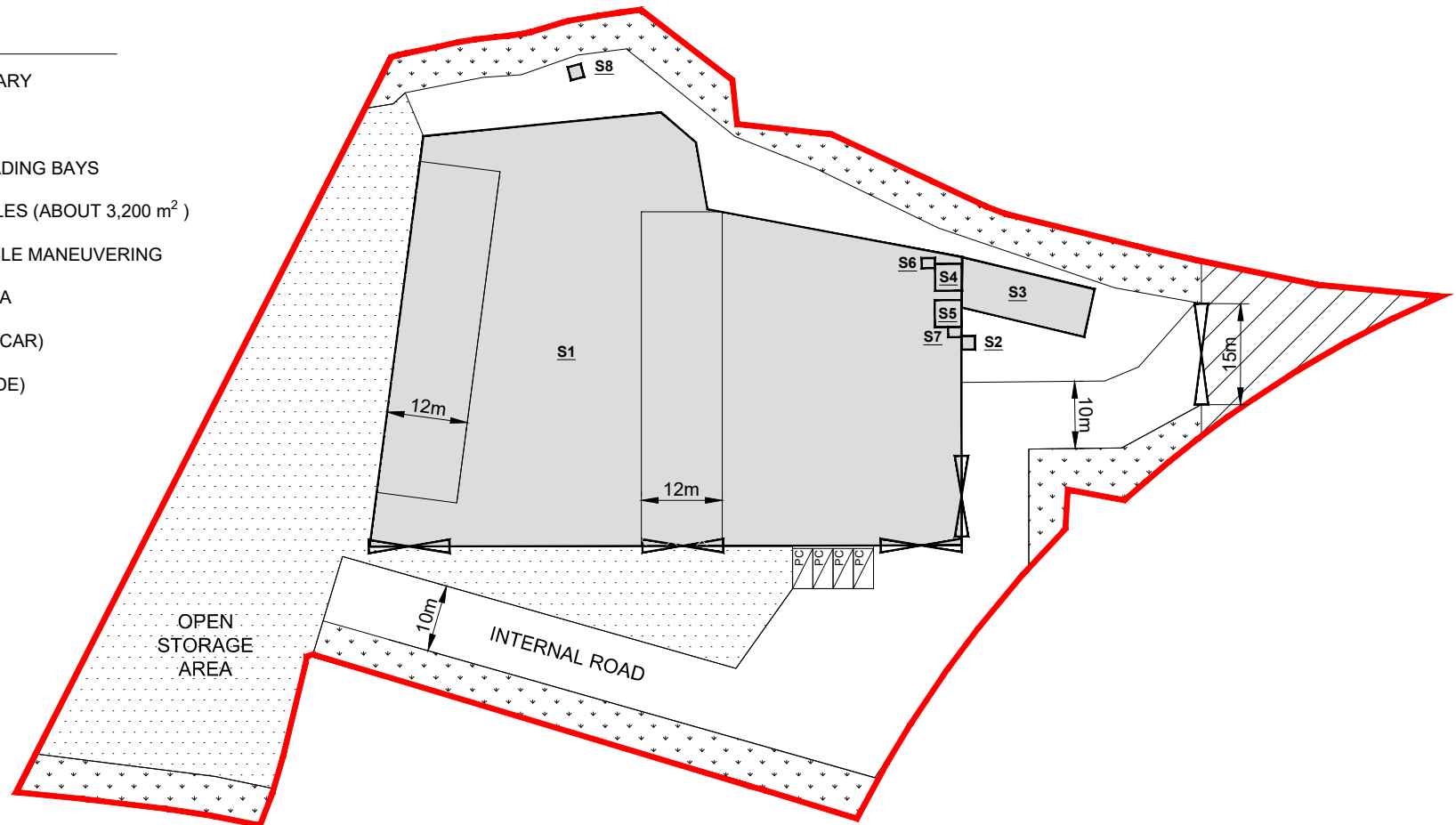
BUILDING HEIGHT

9.5m (Not More Than) (1-Storey)
2.6m (Not More Than) (1-Storey)
4.5m (Not More Than) (1-Storey)
6m (Not More Than) (2-Storey)
6m (Not More Than) (2-Storey)
2.6m (Not More Than) (1-Storey)
2.6m (Not More Than) (1-Storey)
2.6m (Not More Than) (1-Storey)

Remarks: Total Floor Area excluded 1 storey of S4 and S5, S6 and S7, which are erected within S1.

LEGEND

	APPLICATION SITE BOUNDARY
	EXISTING STRUCTURE
	INTERNAL LOADING/UNLOADING BAYS
	OPEN STORAGE OF VEHICLES (ABOUT 3,200 m ²)
	SETBACK AREA FOR VEHICLE MANEUVERING
	EXISTING LANDSCAPE AREA
	PARKING SPACE (PRIVATE CAR)
	INGRESS/EGRESS (15M-WIDE)



Project:

Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

3

Scale:

1:1000

Date:

Jul 2026

Ref.: ADCL/PLG-10266/R002/F003



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/HSK/483
Appendix II	Compliance Letters for Approval Conditions (d), (e), (f) and (g)
Appendix III	Approved Fire Services Installations (FSI) Proposal and Certificate

Appendix I

Approval Letter of the Previous Application No. A/HSK/483

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

By Email

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/483

13 October 2023

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Isa Yuen)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone, Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long

I refer to my letter to you dated 17.8.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 10.10.2023 to 9.10.2026 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. to 7:00 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the Site during the planning approval period;
- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised condition record of the existing drainage facilities within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.1.2024;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.11.2023;
- (f) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.4.2024;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.7.2024;
- (h) if any of the above planning condition (a), (b) or (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if any of the above planning condition (d), (e), (f) or (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

You are reminded to **strictly** adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 10.10.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

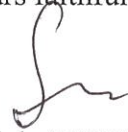
The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.9.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.11.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Simon Chan of Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/HSK/483)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	姜煥婷女士 Miss KEUNG Wun Ting, Iris	2300 1259	2770 4761
消防處 Fire Services Department	策劃組 Planning Group	張永熹先生 Mr. CHEUNG Wing Hei	2733 7737	2739 8775

Appendix II

Compliance Letters for Approval Conditions (d), (e), (f) and (g)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

12 January 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

**Compliance with Approval Condition (d)
Planning Application No. A/HSK/483**

I refer to your submission dated 27.12.2023 regarding the submission of a condition record of the existing drainage facilities for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

(Ms. Charlotte LAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

CE/MN, DSD (Attn: Ms. Vicky SY)

Internal

CTP/TPB2

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax (3180 7611) and Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

9 January 2024

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/HSK/483
電話號碼	Tel. No. : 2158 6294
傳真機號碼	Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

Compliance with Approval Condition (e) Planning Application No. A/HSK/483

I refer to your submission dated 11.12.2023 regarding the provision of fire extinguisher(s) for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of the Fire Services Department direct.

Yours faithfully,

(Ms. Charlotte LAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) and Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

23 April 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

Compliance with Approval Condition (f) Planning Application No. A/HSK/483

I refer to your submission dated 28.3.2024 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7781) of the Fire Services Department direct.

Yours faithfully,

(Ms. Charlotte LAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

C.C.

D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

Appendix I

A/HSK/483 - Compliance with Approval Condition (f)

Comments from the Fire Services Department:

- i. The installation /maintenance/modification/repair work of Fire Service Installations shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/modification/repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax (3180 7611) and Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F., Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

29 October 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

Compliance with Approval Condition (g) Planning Application No. A/HSK/483

I refer to your submission dated 7.8.2024 regarding the implementation of the fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact the undersigned direct.

Yours faithfully,

(Ms. Charlotte LAM)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

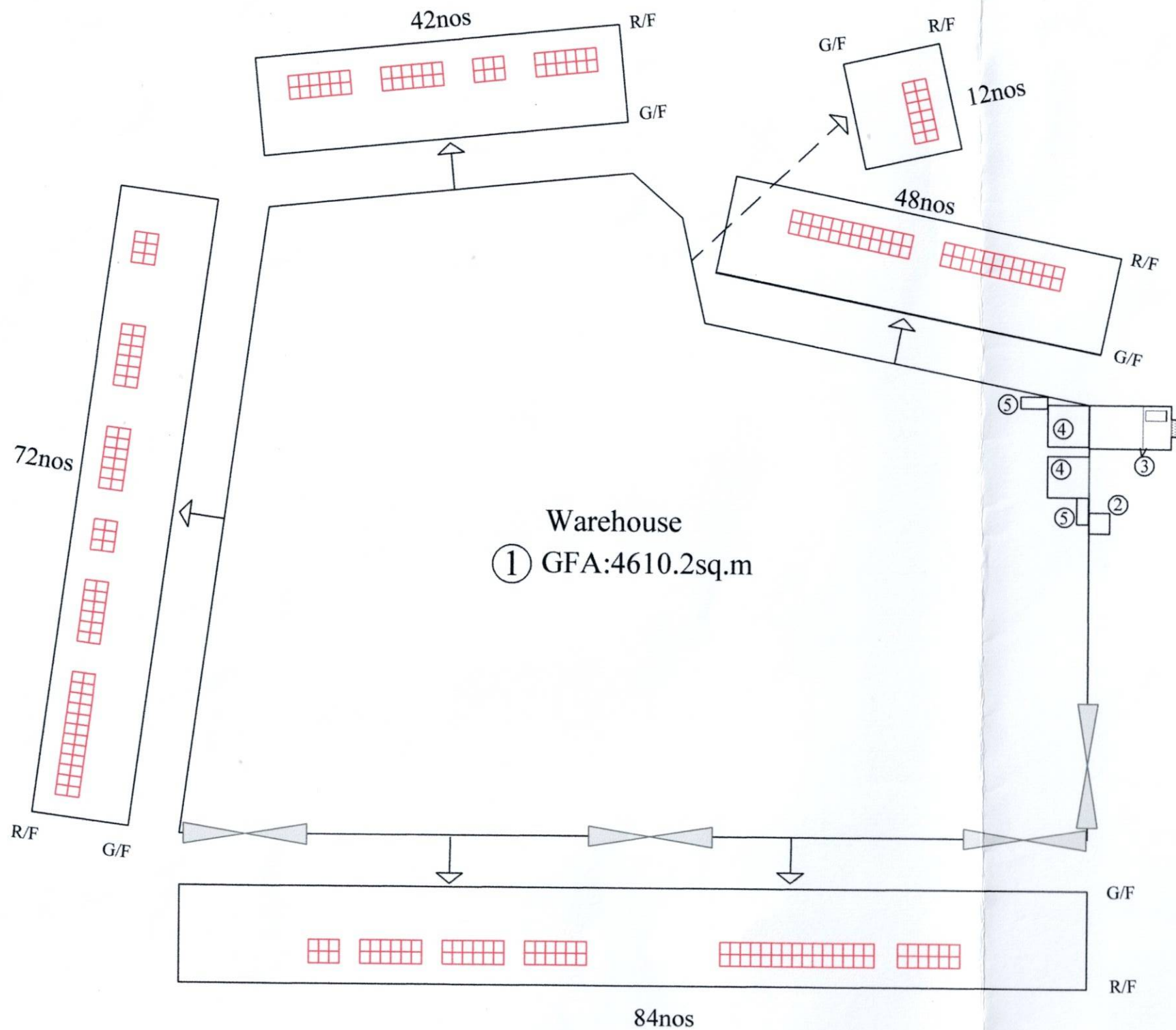
D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

Appendix III

Approved Fire Services Installations (FSI) Proposal and Certificate



OPENABLE WINDOWS LAYOUT OF WAREHOUSE ① (Side Elevation)

Legend:

□ Openable window (Area: 1m X 1.15m=1.15sq.m)

Warehouse ①

Calculate:

The aggregated area of openable window is:

$1.15\text{sq.m} \times (84+72+42+12+48) \text{ nos} = 1.15\text{sq.m} \times 258\text{nos} = 296.7\text{sq.m}$

6.25% of the floor area is: $4610.2\text{sq.m} \times 6.25\% = 288.14\text{sq.m}$

$296.7\text{sq.m} > 288.14\text{sq.m}$

INTERCEPT FIRE & SECURITY TECHNICIANS LTD.

8/F, Block L, Wah Fung Industrial Center, Phase 2, 33-39 Kwai Fung Street, Kwai Chung, Hong Kong
Tel:24255404,Fax:24285932

Project :

Temporary Warehouse and Open Storage of New Vehicles(Private Cars,Taxis,Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various lots in D.D.124 and Adjoining Government Land,Hung Shui Kiu,Yuen Long.N.T

Title : Proposed Openable window Layout Plan

Drawn By :	W.C WONG
Date :	2024-03-25
Scale :	1 : 500 @A3
Ref. No :	TPB/A/HSK/483
Revise Date:	2024-02-05

(第九條(1)款)

消防處檔號

消防裝置及設備證書

顧客姓名

樓宇名稱

門牌號數/市地段

街道/屋苑名稱

HUNG SHUI KIU

座

GOVERNMENT LAND(GL).

分區

YUEN LONG

地區

☐ 香港

九龍

新界

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial商業☐ Domestic住宅☐ Licensed premises 持牌處所☐ Institutional 社團

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作Part 3 第三部 Defects 損壞事項

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

受權人簽署

姓名

消防處註冊號碼

公司名稱

聯絡電話

Date :

For FSD
use only:

Inspected

Kev-in

Verified

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

