

Our Ref. : DD125 Lot 355 & VL
Your Ref. : TPB/A/HSK/634

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

18 September 2026

Dear Sir,

Supplementary Information

**Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities
for a Period of 5 Years in “Other Specified Uses” annotated “Logistics Facility” Zone,
Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/634)

We are writing to submit supplementary information for the subject application, details are as follows:

- The applicant would like to revise the use to ‘*Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years*’. Revised pages of the application form, supplementary statement and plans are submitted to support the current application (**Appendices I to III**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積1,111..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率0.33..... ☒About 約
- Proposed site coverage 擬議上蓋面積27..... % ☒About 約
- Proposed no. of blocks 擬議座數7.....
- Proposed no. of storeys of each block 每座建築物的擬議層數1 - 2..... storeys 層
☐ include 包括.....storeys of basements 層地庫
☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
.....3 - 9..... m 米 ☒About 約

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 355 (Part), 356 (Part), 357 (Part), 358 (Part), 359 (Part), 365 RP (Part) and 398 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories		
Site area 地盤面積	3,349 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)		
Plan 圖則	Draft Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/3		
Zoning 地帶	"Other Specified Uses" annotated "Logistics Facility" Zone		
Applied use/ development 申請用途／發展	Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,111 ☒ About 約 ☐ Not more than 不多於	0.33 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	7	
	Composite 綜合用途	N/A	

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 355 (Part), 356 (Part), 357 (Part), 358 (Part), 359 (Part), 365 RP (Part) and 398 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories* (the Site) for **'Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years'** (the development) (**Plan 1**).
- 1.2 The applicant proposes to use the Site for a rural workshop for processing non-hazardous industrial waste and recyclable materials, including scrap metal, used cardboard boxes, wooden pallets, plastic containers, water bottles etc., as well as open storage of sand and cement. The Site will address the acute shortage of outdoor storage space in the New Territories and support the local logistics sector, as well as providing an alternative option for nearby business operators to recycle larger industrial waste safely.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Other Specified Uses" annotated "Logistics Facility" ("OU (LF)") on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/3 (**Plan 2**). According to the Notes of the OZP, '*rural workshop*' and '*open storage of sand and cement*' are both column two uses within the "OU (LF)" zone, which requires planning permission from the Board.
- 2.2 The development with several low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for container storage yards, open storage yards, workshops, etc.; sites under major construction works due to the implementation of Hung Shui Kiu New Development Area (HSK NDA); as well as the San Wai Sewage Treatment Plant. Although the Site falls within the boundary of the HSK NDA, the Site falls within the remaining phase of resumption schedule, which is not being resumed currently. Therefore, approval of the current application on a temporary basis of 5 years would better utilise precious land resources and would not frustrate the long-term planning intention of the "OU (LF)" zone. The applicant is also willing to surrender the Site unconditionally to the Government upon land resumption.

- 2.3 Furthermore, various similar S.16 planning applications for 'open storage' use was also approved by the Board within the same "OU (LF)" zone, which the latest application (No. A/HSK/348) was approved by the Board on a temporary basis for 3 years in 2022. Therefore, approval of the current application would not set an undesirable precedent within the same "OU (LF)" zone.
- 2.4 The Site is the subject of several previously approved S.16 planning applications for the same 'rural workshop' use. The latest application (No. A/HSK/403) was submitted by a different applicant, which was approved by the Board in 2022. Therefore, approval of the current application is in line with the Board's previous decision.

3) Development Proposal

- 3.1 The Site occupies an area of 3,349 m² (about) (**Plan 1**). Seven 1 to 2-storey structures are proposed at the Site for site office, storage, staff canteen, rural workshop and meter room uses with total gross floor area (GFA) of 1,111 m² (about) (**Plan 4**). The Site is designated for rural workshop and open storage of sand and cement. Ancillary facilities, i.e. site office, staff canteen and meter room are intended to support the daily operation of the Site. It is estimated that the development would be able to accommodate 8 nos. of staff. The operation hours of the Site are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- 3.2 The operation mode of the development is as follows: Collected recyclable waste, including scrap metal, used cardboard boxes, wooden pallets, plastic containers, water bottles etc.) will be delivered and unloaded by heavy goods vehicles (HGVs) and container vehicles (CVs) at the designated area for open storage, pending for further processing at the rural workshop. Sand and cement will also be unloaded to the open storage area. Open storage activities of collected recyclable waste, sand and cement would be carried out within the designated area (i.e. 752 m² (about)). The stacking height of the open storage materials would not exceed 3 m.
- 3.3 Recyclable waste will be transferred to the adjoining rural workshop when ready. Different types and sizes of recyclable waste (i.e. cardboard boxes, plastics, scrap metals, water bottles, used metal etc.) will be separated into different categories. All recyclable waste is sorted by working staff to separate different types and sizes of waste. Protection and machinery will

also be provided for staff to avoid potential accidents (e.g. gloves, face masks, protective gears, excavators, forklifts etc.).

Sorted waste will then be crushed by excavators and forklifts into smaller pieces. After waste is shredded into smaller pieces, they are packaged according to their types, size and form. Processed waste will be stored within structures B3 and B4 (which is partly designated for indoor storage) before waiting for collection to other destinations by HGVs and CVs. This is to provide a better dry storing area; protecting processed and packaged recycled waste from potential damages caused by adverse weather conditions and better separation from untreated and unsorted waste.

- 3.4 As the Site is for 'rural workshop' and 'open storage' uses with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	3,349 m ² (about)
Covered Area	913 m ² (about)
Uncovered Area	2,436 m ² (about)
Plot Ratio	0.33 (about)
Site Coverage	27 % (about)
Number of Structure(s)	7
Total GFA	1,111 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,111 m ² (about)
Building Height	3 m - 9 m (about)
No. of Storey	1 - 2
Area designated for Open Storage	752 m ² (about)
Stacking Height	Not more than 3 m

- 3.5 The Site is accessible from Ha Tsuen Road via a local access (**Plan 1**). 4 parking spaces and 3 loading/unloading (L/UL) spaces will be provided at the Site, details of parking and L/UL provision are shown at **Table 2** below:

Table 2 - Parking and L/UL Provision

Type of Space	No. of Space
Private Car (PC) Parking Space - 2.5 m (W) x 5 m (L)	4
HGV L/UL Space - 3.5 m (W) x 11 m (L)	2
CV L/UL Space - 3.5 m (W) x 16 m (L)	1

- 3.6 HGVs and CVs will be deployed for transportation of recyclable waste, sand and cement into/out of the Site. Staff will be deployed by the applicant to ensure no queuing and/or waiting for motor vehicles from the Site onto Ha Tsuen Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Ha Tsuen Road via the local access. Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). All L/UL activities of recyclable waste, sand and cement are arranged out of peak hours (i.e. 10:00 - 17:00) so as to avoid potential obstruction of traffic flow. As the traffic generated/attracted by the development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the development should not be anticipated.

Table 3 - Estimated Trip Generation and Attraction

Time Period	Trip Generation and Attraction						
	PC		HGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 - 09:00)	3	0	0	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 - 19:00)	0	3	0	0	0	0	3
Traffic trip per hour (average)	0.5	0.5	0.5	0.5	0.5	0.5	3

- 3.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department and statutory requirements under relevant pollution control ordinances to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will strictly 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. No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. All workshop activities will be confined within the structure B2 so that adverse environmental impacts and nuisance to the surrounding areas would be lessened.

4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. *submission of drainage and fire service installations proposals*) would be provided by the applicant after the planning application has been approved by the Board so as to mitigate potential impacts to the surroundings.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Temporary Rural Workshop and Open Storage of Sand and Cement with Ancillary Facilities for a Period of 5 Years**'.

R-riches Planning Limited

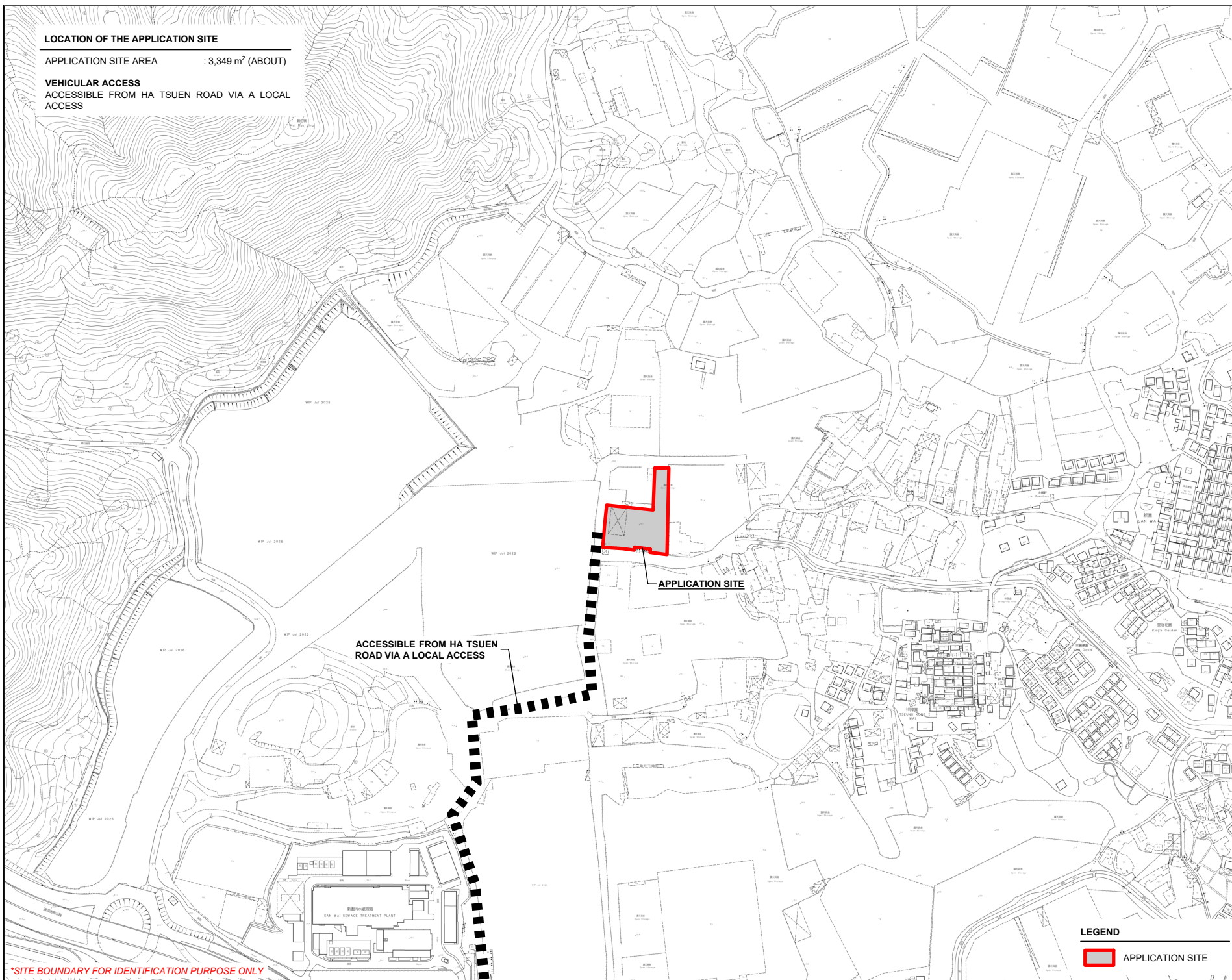
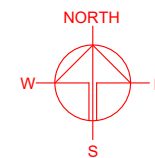
September 2026

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

LOCATION OF THE APPLICATION SITEAPPLICATION SITE AREA : 3,349 m² (ABOUT)**VEHICULAR ACCESS**

ACCESSIBLE FROM HA TSUEN ROAD VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

TEMPORARY RURAL WORKSHOP
AND OPEN STORAGE OF SAND
AND CEMENT WITH ANCILLARY
FACILITIES FOR A PERIOD OF 5
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HA
TSUEN, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

12.8.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

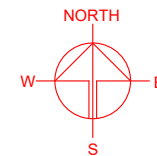
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ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,349 m² (ABOUT)

OUTLINE ZONING PLAN
OZP PLAN NO. : DRAFT HUNG SHUI KIU AND HA TSUEN OZP
S/HSK/3

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"LOGISTICS FACILITY"



環保運輸服務停泊及營運設施
PARKING AND OPERATIONAL
FACILITIES FOR ENVIRONMENTALLY
FRIENDLY TRANSPORT SERVICES

產業園
INDUSTRY PARK

APPLICATION SITE

ROAD D1
道路

厦村
HA TSUEN

OU

P.F.S.
OU

產業園
INDUSTRY PARK

物流設施
LOGISTICS FACILITY

產業園
INDUSTRY PARK

垃圾轉運站
REFUSE
TRANSFER
STATION

污水處理廠
SEWAGE TREATMENT
WORKS

物流設施 (1)
LOGISTICS FACILITY (1)

污水抽水站
SEWAGE PUMPING
STATION

路口 (有待詳細設
ROAD JUNCTION
(SUBJECT TO DETAILED

新圍
San Wai

祥降圍
Tseung Kong Wai

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



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SCALE

1 : 5000 @ A4

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12.8.2026

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DWG. TITLE

ZONING OF THE SITE

DWG NO.

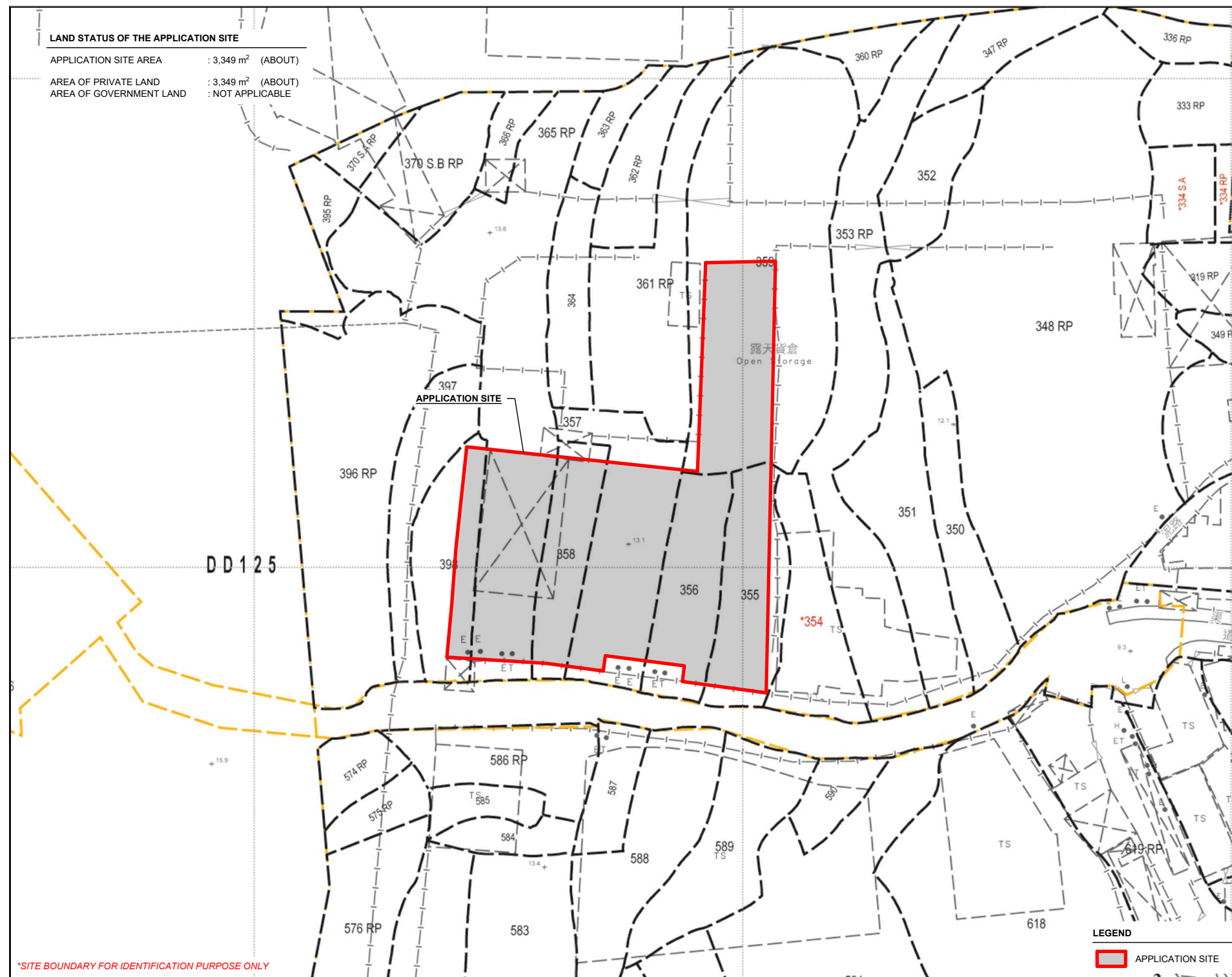
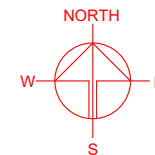
PLAN 2

VER.

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LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,349 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,349 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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LEGEND

APPLICATION SITE

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SCALE

1 : 1000 @ A4

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DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

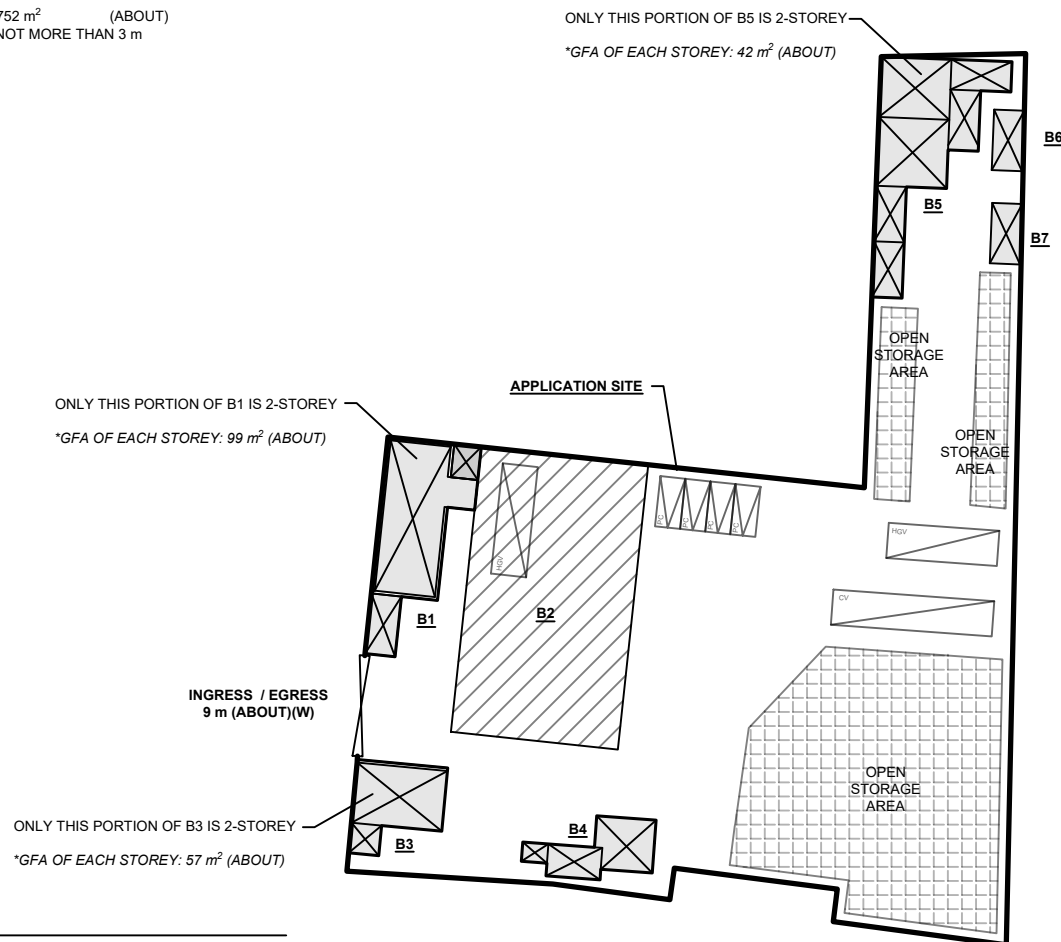
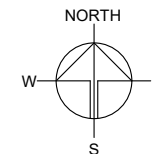
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 3,349 m ²	(ABOUT)
COVERED AREA	: 913 m ²	(ABOUT)
UNCOVERED AREA	: 2,436 m ²	(ABOUT)
PLOT RATIO	: 0.33	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,111 m ²	(ABOUT)
TOTAL GFA	: 1,111 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 9 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 752 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE, STORAGE OF TOOLS AND STAFF CANTEEN	131 m ² (ABOUT)	230 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	RURAL WORKSHOP	473 m ² (ABOUT)	473 m ² (ABOUT)	9 m (ABOUT)(1-STOREY)
B3	SITE OFFICE AND STORAGE	66 m ² (ABOUT)	123 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	METER ROOM AND STORAGE	51 m ² (ABOUT)	51 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	STORAGE OF TOOLS	156 m ² (ABOUT)	198 m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	STORAGE OF TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	STORAGE OF TOOLS	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		913 m ² (ABOUT)	1,111 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

	APPLICATION SITE
	STRUCTURE
	STRUCTURE (CANOPY)
	STRUCTURE (SHED STRUCTURE)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (HGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

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VARIOUS LOTS IN D.D. 125, HA
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TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY
MN

DATE
30.8.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.
PLAN 4

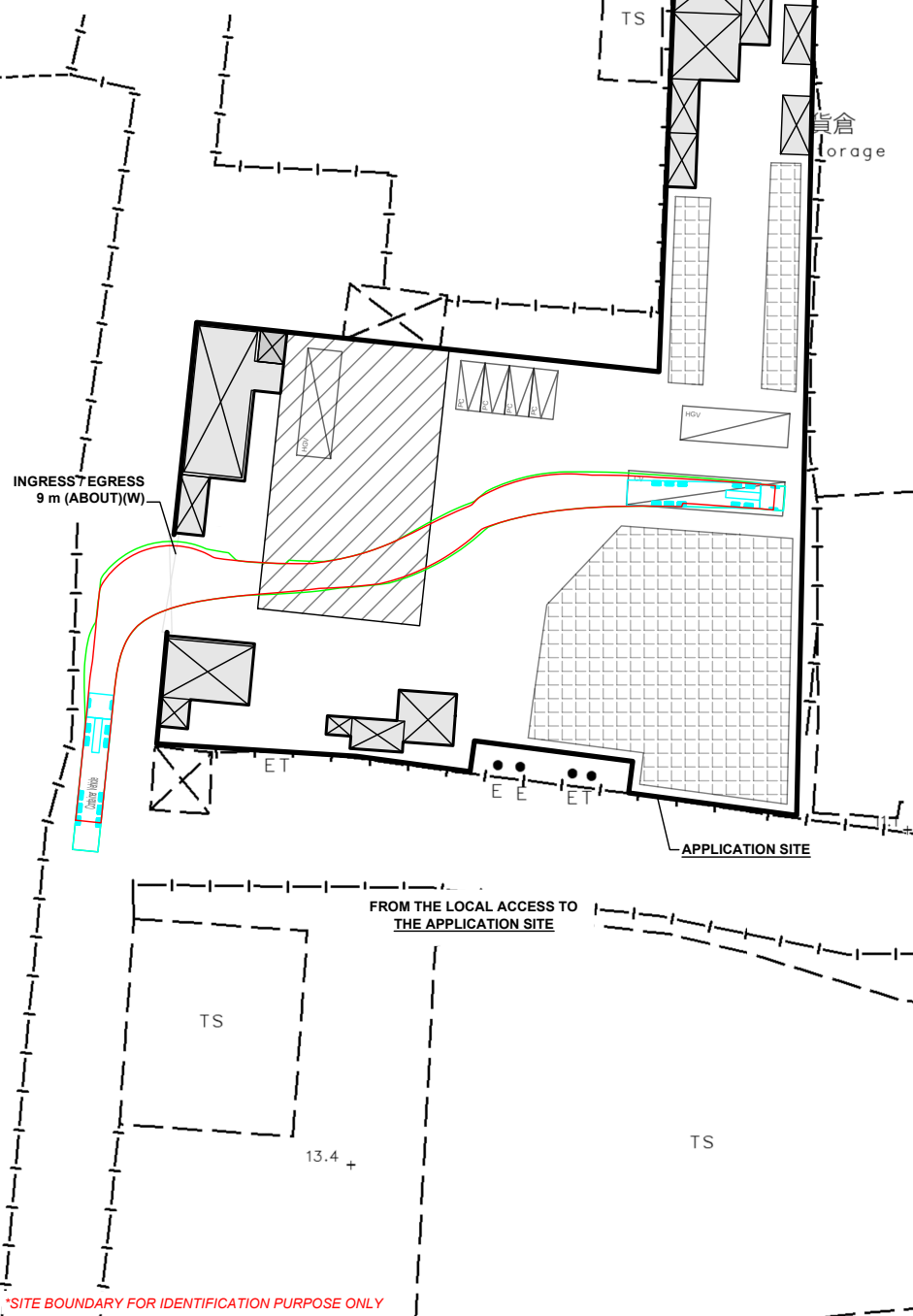
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13.6

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

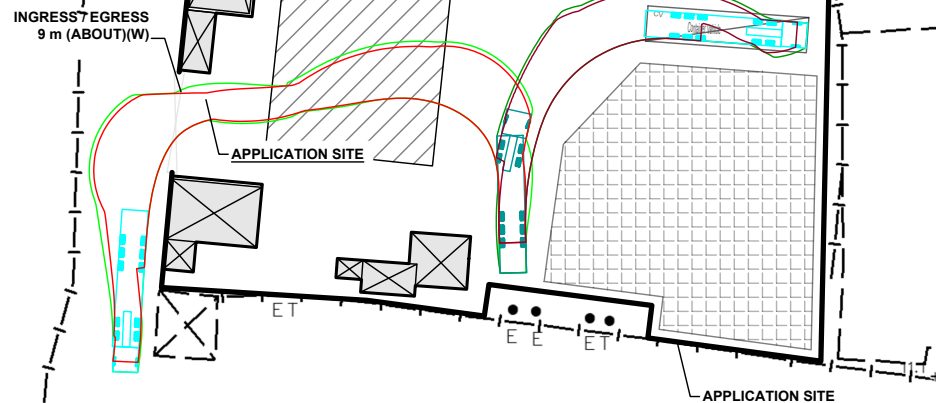


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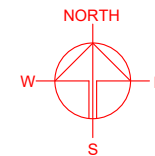
+13.6

INGRESS/EGRESS
9 m (ABOUT)(W)

APPLICATION SITE

FROM THE APPLICATION SITE
TO THE LOCAL ACCESS**LEGEND**

- APPLICATION SITE
- STRUCTURE
- STRUCTURE (CANOPY)
- STRUCTURE (SHED STRUCTURE)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (HGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH ANALYSIS



PLANNING CONSULTANT



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SITE LOCATION

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 TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

12.8.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001