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Karry Ka Wong LAU/PLAND

寄件者: Danny Ng [REDACTED]
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收件者: tpbpd/PLAND
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主旨: [SI] S.16 Application No. A/HSK/639 - Supplementary Information
附件: SI for A_HSK_639 (20261020).pdf

類別: Internet Email

Dear Sir,

We write to provide supplementary information for the consideration of Government departments, including replacement pages of the application form, supplementary statement and revised zoning plan (*enclosed*).

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

Danny NG | Town Planner
R-riches Group (HK) Limited

Our Ref. : DD124 Lot 25 & VL
Your Ref. : TPB/A/HSK/639

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

By Email

21 October 2026

Dear Sir,

Supplementary Information

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years in “Village Type Development” and “Open Space” Zones,
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/639)

We write to provide supplementary information for the consideration of Government departments, including replacement pages of the application form, supplementary statement and revised zoning plan (**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



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/4
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" and "Open Space" Zones
(f) Current use(s) 現時用途	Warehouse (Excluding Dangerous Goods Godown) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 RP, 33 S.A (Part), 34 (Part), 36 (Part), 70 RP (Part), 76 RP, 77 RP (Part), 78 S.A RP (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories* (the Site) for **‘Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years’** (the development) (**Plan 1**).
- 1.2 In view of the pressing demand for indoor storage space in New Territories in recent years, the applicant would like to continue to use the Site to operate a warehouse for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.) to support the local warehousing and storage industry.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Village Type Development” (“V”) and “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/4 (**Plan 2**). According to the Notes of the OZP, ‘warehouse’ is neither a column one nor column two use within both “V” and “O” zones. Thus, planning permission is required from the Board.
- 2.2 The development with several single low-rise structures is considered not incompatible with the surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, open storage yards, vehicle repair workshops, etc.. Although the Site is zoned “V” and “O”, there is no current Small House application within the Site. The Site falls within the boundary of the Hung Shui Kiu New Development Area; however, there is currently no ongoing land resumption programme for the Site. Approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of both “V” and “O” zones and would better utilise precious land resources in the New Territories. The applicant is also willing to surrender the Site unconditionally to the Government upon land resumption.

- 2.3 Several similar S.16 planning applications for ‘warehouse’ use were also approved by the Board straddling within the same “V” and “O” zones, which the latest application (No. A/HSK/546) was approved by the Board on a temporary basis for 3 years in 2025. Therefore, approval of the current application would not set an undesirable precedent within the same “V” and “O” zones.
- 2.4 The Site was subject of two previous S.16 planning applications, of which the latest application (No. A/HSK/537) for the same use. The latest submission was submitted by a different applicant and was approved by the Board with conditions for a temporary basis of 3 years in 2024. Comparing with the previous application, all development parameters (i.e. site area, gross floor area, plot ratio, covered area, operation mode and hours etc.) remain unchanged.
- 2.5 The previous applicant has made effort in complying with approval conditions under the previous approved application (A/HSK/537) by inviting drainage and fire service installations (FSIs) consultant to implement the approved proposals.
- 2.6 For drainage aspect, the previous applicant has constructed drainage facilities within the Site according to the accepted drainage proposal during the previous application period, and the construction works have been completed.
- 2.7 For fire service aspect, the previous applicant has completed the construction of FSIs within the Site. However, in order to gain full functionality of the implemented FSIs, power and water supply from Government mains are required. Thus, the current applicant is liaising with different parties regarding the matter and submission will be made to Government departments once the FSIs are completed and fully functioned.
- 2.8 The current applicant would like to venture into development and continue to implement the previously approved proposals. In view of the same development parameters between the previous and current applications, the current applicant has submitted previously accepted FSIs and drainage proposals, as well as a set of latest photographic records of the existing drainage facilities within the Site to support the current application (**Appendices I to III**).

3) Development Proposal

- 3.1 The Site occupies an area of 9,293 m² (about), including 122 m² (about) of GL (**Plan 1**). Five 1 to 2-storey structures are proposed at the Site for warehouse (excluding D.G.G.), rain shelter for loading/unloading (L/UL), site office, caretaker office, washroom and pump room uses with total GFA of 10,156 m² (about) (**Plan 4**). Ancillary facilities, including site office, caretaker office, washroom and pump room are intended to support the daily operation of the development. The Site is designated for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc.). The operation hours of the Site are Mondays to Saturdays from 09:00 to 18:00. There will be no operation on Sundays and public holidays.
- 3.2 As the Site is mainly for ‘warehouse (excluding D.G.G.)’ use with no shopfront, no visitor will visit the Site. Details of development parameters are shown at **Table 1** below:

Table 1 - Major Development Parameters

Application Site Area	9,293 m ² (about), including 122 m ² (about) of GL
Covered Area	7,615 m ² (about)
Uncovered Area	1,678 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	82 % (about)
Number of Structure(s)	5
Total GFA	10,156 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m ² (about)
Building Height	5 m - 11 m (about)
No. of Storey	1 - 2

- 3.3 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). 8 parking and 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 Parking Space	5
- 2.5 m (W) x 5 m (L)	

Heavy Goods Vehicle (HGV) L/UL Space - 3.5 m (W) x 11 m (L)	2
Container Vehicle (CV) L/UL Space - 3.5 m (W) x 16 m (L)	1

- 3.4 HGVs and CVs will be deployed for transportation of goods to and 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 Tin Ha Road via the local access; and no motor vehicles will be permitted to reverse into and out of the Site onto Tin Ha 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 are arranged out of peak hours (i.e. 10:00 - 17:00) so as to avoid potential obstruction of traffic flow at Tin Ha Road via the local access. 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/Attraction

Time Period	Estimated Trip Generation/Attraction						
	Private Car		HGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 - 10:00)	5	0	1	0	1	0	7
Trips at <u>PM peak</u> per hour (17:00 - 18:00)	0	5	0	1	0	1	7
Average trip per hour (Beyond AM & PM Peaks)	1	1	1	1	1	1	6

- 3.5 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 area. 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.

4) Conclusion

- 4.1 The development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are also provided by the applicant, i.e. *submission of previously approved FSIs and drainage proposals*, as well as *the photographic records of the existing drainage facilities within the Site*, to mitigate any adverse impacts after the planning application has been approved by the Board (**Appendices I to III**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities for a Period of 3 Years’**.

R-riches Planning Limited

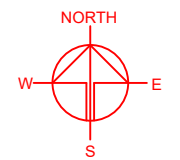
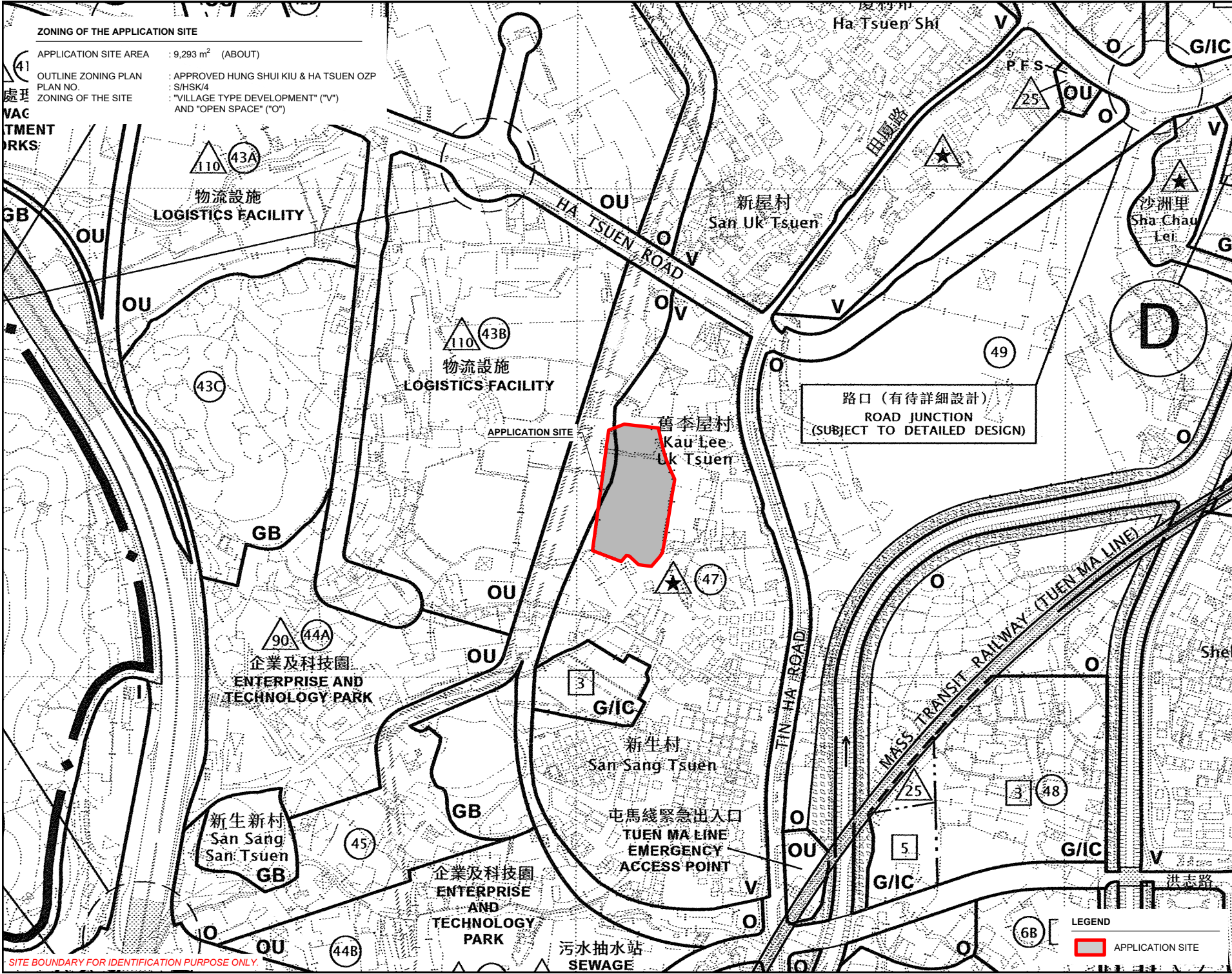
September 2026

APPENDICES

Appendix I	Accepted Fire Service Installations Proposal under the Previous Application No. A/HSK/424
Appendix II	Accepted Drainage Proposal under the Previous Application No. A/HSK/424
Appendix III	Photographic Record of the Existing Drainage Facilities within the Site

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



PLANNING CONSULTANT	
PROJECT	
TEMPORARY (EXCLUDING GOODS)	WAREHOUSE (DANGEROUS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
SITE LOCATION	
VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	28.8.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.