

**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH  
ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN  
“OTHER SPECIFIED USES” ANNOTATED “COMPREHENSIVE DEVELOPMENT TO INCLUDE  
WETLAND RESTORATION AREA” ZONE**

**LOTS 3723 S.C ss.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG,  
NEW TERRITORIES**

**PLANNING STATEMENT**

**TAI WAH DEVELOPMENT CONSULTANTS LIMITED**

**JANUARY 2026**

**VERSION 1.0**

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## EXECUTIVE SUMMARY

- The applicant seeks to apply for 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 3723 S.C ss.1 (Part) and 3723 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long New Territories* (the Site) for ‘**Proposed Warehouse (Excluding Dangerous Goods Godown) (D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the proposed development).
- The Site falls within an area zoned as “Other Specified Uses” annotated “Comprehensive Development to Include Wetland Restoration Area” (“OU(CDWRA)”) on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11. The Site area is 6,208 m<sup>2</sup> (about). One 2-storey structure is proposed at the Site for warehouse (excluding D.G.G.), covered loading/unloading (L/UL) area, site office and washroom uses with total gross floor area (GFA) of 8,936 m<sup>2</sup> (about). The remaining area is reserved for parking and L/UL spaces and circulation area.
- The Site is accessible from Kam Pok Road East via Kam Pok Road. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - The current application is intended to facilitate the relocation of the applicant’s business premises affected by the implementation of San Tin Technopole;
  - The current application is intended to facilitate the full relocation of the applicant’s original premises;
  - The applied use is the same as the affected business premises;
  - The proposed development is considered not incompatible with surrounding land uses; and
  - The proposed development is only on temporary basis, approval of the application will not frustrate the long-term planning intention of the “OU(CDWRA)” zone
- Details of development parameters are as follows:

<b>Application Site Area</b>	6,208 m <sup>2</sup> (about),
<b>Covered Area</b>	4,468 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,740 m <sup>2</sup> (about)
<hr/>	
<b>Plot Ratio</b>	1.4 (about)
<b>Site Coverage</b>	72 % (about)
<hr/>	
<b>Number of Structure</b>	1
<b>Total GFA</b>	8,936 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	Not applicable
- <i>Non-Domestic GFA</i>	8,936 m <sup>2</sup> (about)
<hr/>	
<b>Building Height</b>	11 m (about)
<b>No. of Storey</b>	2

**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打鼓嶺丈量約份第 104 約第 3723 號 C 分段第 1 小分段 (部分) 及第 3723 餘段 (部分) 的規劃申請，於上述地點作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《南生圍分區計劃大綱草圖編號 S/YL-NSW/11》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」用途地帶。申請地盤面積為 6,208 平方米 (約)。申請地點將設有 1 座兩層高的構築物作貨倉 (危險品倉庫除外)、有蓋上／落貨區、辦公室及洗手間用途，構築物的總樓面面積合共為 8,936 平方米 (約)。其餘地方將預留作車輛停車位和上落客貨車位及流轉空間。
- 申請地點可從錦豐路東經錦豐路前往。擬議發展的作業時間為星期一至六上午九時至下午七時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 本申請旨在協助申請人原來的經營處所受政府新田科技城發展收地影響而需遷移業務處所；
  - 是次申請旨在全面地將受影響的經營處所搬遷到申請地點；
  - 申請用途與受影響的經營處所用途相近；
  - 擬議發展與周邊土地用途並非不相容；及
  - 擬議發展只屬臨時性質，批出規劃許可將不會影響「其他指定用途」註明「綜合發展包括濕地修復區」用途地帶的長遠規劃意向；
- 擬議發展的詳情發展參數如下：

申請地盤面積：	6,208 平方米 (約)
上蓋總面積：	4,468 平方米 (約)
露天地方面積：	1,740 平方米 (約)
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地積比率：	1.4 (約)
上蓋覆蓋率：	72 % (約)
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樓宇數目：	1 座
總樓面面積	8,936 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	8,936 平方米 (約)
<hr/>	
構築物高度：	11 米 (約)
構築物層數：	2 層

## 1. INTRODUCTION

### *Background*

- 1.1 **Tai Wah Development Consultants Limited** has been commissioned by *Weisheng Transportation & Enterprises Company Limited* (the applicant) to make submission on their behalf to the Board under the S.16 of the Ordinance in respect to *Lots 3723 S.C ss.1 (Part) and 3723 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development). The Site currently falls within an area zoned as "OU(CDWRA)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11 (**Plan 2**). According to the Notes of the OZP, the proposed use, i.e. '*warehouse (excluding D.G.G.)*' is neither column one nor two uses within the "OU(CDWRA)" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans, drawings and supplementary information are provided with the planning statement (**Plans 1 to 10** and **Appendices I to II**). Sets of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government bureaux/departments and members of the Board.

## **2. JUSTIFICATIONS**

*To facilitate the relocation of the applicant's business premises affected by the implementation of San Tin Technopole*

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in San Tin due to land resumption and to pave way for the development of San Tin Technopole (**Appendix I** and **Plan 4**). The original premises (i.e. *formerly Lots 76, 77 RP, 87, 88 and 90 RP in D.D.105 and Adjoining Government Land*) currently falls within an area zoned "Other Specified Uses (Effluent Polishing Plant and Food Waste Pre-treatment Facilities) on the Approved San Tin Technopole OZP No. S/STT/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, the original premises falls within Phase 1 Stage 1 Development of the San Tin Technopole (**Plan 5**). As the private lots where the original premises were resumed and reverted to the Government in 2025, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.

*Applicant's effort in identifying suitable site for relocation*

- 2.3 Whilst the applicant has spent effort to relocate the original premises to a number of alternative sites in the New Territories, those sites were considered not suitable or incompatible due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II** and **Plan 6**).
- 2.4 Although the applicant has several operational premises in the New Territories, only a limited number of the sites have sufficient space to accommodate the relocation of the original premises in San Tin. Following a comprehensive site-searching process, the applicant's existing warehouse premises in Nam Sang Wai (i.e. Lots 3723 RP and 3723 S.C ss.1 in D.D.104) have been identified for relocation due to the relatively flat topography, extensive uncovered area and not incompatible to surrounding land uses (**Plans 1, 9** and **Appendix I**).
- 2.5 The current application involves integrating the additional floor space relocated from the San Tin premises into the existing warehouse premises in Tai Sang Wai. Integrating their two premises into a single site would enable the applicant to manage the company's operations more effectively. Since deliveries between the applicant's current warehouse premises in Tai Sang Wai and the original premises in San Tin are no longer necessary, this results in lower transportation costs for frequent deliveries and enhanced overall efficiency. Therefore, approval of the application would also reduce burden to the surrounding road network.

*The applied use is the same as the original premises*

- 2.6 The proposed development involves the operation of warehouse (excluding D.G.G.) with ancillary facilities to support the daily operation of the Site. The applied use is the same as that at the original premises. Details of the difference between the original premises and the Site are shown at **Table 1** below

**Table 1:** Difference between the affected premises and the Site

	<b>Affected Premises (a)</b>	<b>The Site (b)</b>	<b>Difference (b) – (a)</b>
<b>Site Area</b>	2,175 m <sup>2</sup>	6,208 m <sup>2</sup>	+4,033 m <sup>2</sup> , +185%

- 2.7 Although the site area is larger than that of the original premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. The increase in site area can offer an excellent opportunity to enhance the operational efficiency by providing additional space for storage, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to the overall economic development of Hong Kong.
- 2.8 The Site is also geographically close to various New Development Areas with convenient access to nearby highway networks, which help facilitate the efficient cross-district movement of local warehousing industry. Furthermore, due to the Site's proximity to the applicant's existing warehouse operation in Tai Sang Wai, operating cost could be reduced by minimising transportation costs for frequent deliveries, so as to enhance efficiency of the overall supply chain.

*Approval of the application on a temporary basis would not frustrate the long-term planning intention of the “OU(CDWRA)” zone*

- 2.9 Although the Site falls within area zoned as “OU(CDWRA)” on the Draft Nam Sang Wai OZP No. S/YL-NSW/11, the Site is currently vacant with no known long-term planned development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “OU(CDWRA)” zone and would better utilise deserted land in the New Territories.
- 2.10 Despite the fact that the proposed development is not in line with planning intention of the “OU(CDWRA)” zone, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the “OU(CDRWA)” zone.

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

- 2.11 The Site is located at an area predominated by temporary structures for warehouses

and logistic centres, open storage yards, village houses and vacant land. A similar S.16 planning applications are also located at the vicinity of the Site: applications (No. A/YL-NSW/343) for 'warehouse (excluding D.G.G)' use which were approved by the Board in 2025. Thus, the proposed development is considered not incompatible with its surrounding land use.

- 2.12 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimize potential adverse impacts arising from the proposed development.

### 3. SITE CONTEXT

#### *Site Location*

- 3.1 The Site is located approximately 240 m west of San Tin Highway; 7.6 km southwest of Lok Ma Chau Boundary Control Point; 8.4 km southwest of Kwu Tung North New Development Area; and 4.5 km southwest of the original premises (**Plan 1**).

#### *Accessibility*

- 3.2 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is generally flat, hard-paved and partially vacant with some vacant structures.

#### *Surrounding Area*

- 3.4 The Site is located at an area predominated by temporary structures for warehouses and logistic centres, open storage yards, village houses and vacant land (**Plans 1 and 3**).
- 3.5 To its immediate north are some open storage yards. To its further north are Kam Pok Road East and some existing ponds.
- 3.6 To its immediate east is the applicant's existing warehouse operation in Tai Sang Wai. To its further east across Pok Wai Road are Pok Wai Tseun, Castle Peak Road – Tam Mi and San Tin Highway.
- 3.7 To its immediate south are some temporary structures for warehouse use. To its further south are the application site for an approved application (No. A/YL-NSW/343) for 'warehouse (excluding D.G.G.)' use, and some open storage yards.
- 3.8 To its immediate west is the applicant's site office within the same premises. To its further west are Kam Pok Road, sites occupied by temporary structures for warehouses, logistics centres and some open storage yards.

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

##### *Zoning of the Application Site*

- 4.1 The Site falls within an area zoned as “OU(CDWRA)” on the Draft Nam Sang Wai North OZP No. S/YL-NSW/11 (**Plan 2**). According to the Notes of the OZP, ‘*warehouse (excluding D.G.G.)*’ use is neither a column 1 nor column 2 use within the “OU(CDWRA)” zone, which requires permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the subject “OU(CDWRA)” zone is *intended primarily for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland through consideration of application of development or redevelopment under the “private-public partnership approach”. Low-density private residential or passive recreational development within this zone in exchange for committed long-term conservation and management of the remaining fish ponds or wetland within the development site may be permitted subject to the “no-net-loss in wetland” principle and planning permission from the Town Planning Board. Any new building should be located farthest away from Deep Bay.*

##### *Filling of Land Restriction*

- 4.3 According to the Remarks of the “OU(CDWRA)” zone, any **filling of land**, including that *to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works coordinated or implemented by Government, and maintenance repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Board under S.16 of the Ordinance.*

##### *Previous Application*

- 4.4 There is no previously approved application within the Site.

##### *Similar Application*

- 4.5 There are several similar S.16 planning applications within the same “OU(CDWRA)” zone. The latest applications (No. A/YL-NSW/337) for the same applied use (i.e. warehouse (excluding D.G.G.) with ancillary facilities) was approved by the Board on 15/8/2025.

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

- 4.6 The Site falls entirely on private lots, i.e. Lots 3723 S.C ss.1 (Part) and 3723 RP

*(Part) in D.D. 104 with total land area of 6,208 m<sup>2</sup> (about) of Old Schedule Lots held  
under the Block Government Lease (**Plan 3**).*

- 4.7 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) application to the Lands Department to make way for erection of the proposed structures and occupation of GL at the Site respectively after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The site consists of an area of 6,208 m<sup>2</sup> (about). Details of development parameters are shown at **Table 2** below.

**Table 2** - Development Parameters of the Proposed Development

<b>Application Site Area</b>	6,208 m <sup>2</sup> (about),
<b>Covered Area</b>	4,468 m <sup>2</sup> (about)
<b>Uncovered Area</b>	1,740 m <sup>2</sup> (about)
<hr/>	
<b>Plot Ratio</b>	1.4 (about)
<b>Site Coverage</b>	72 % (about)
<hr/>	
<b>Number of Structure</b>	1
<b>Total GFA</b>	8,936 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	Not applicable
- <i>Non-Domestic GFA</i>	8,936 m <sup>2</sup> (about)
<hr/>	
<b>Building Height</b>	11 m (about)
<b>No. of Storey</b>	2

- 5.2 A two-storey structure is proposed at the Site for warehouse (excluding D.G.G.), covered L/UL area, site office and washroom with total GFA of 8,936 m<sup>2</sup> (about). The applied structure is the extension of the applicant's existing structure for warehouse (excluding D. G. G.) to compensate for the loss of floor area in San Tin, as well as to consolidate the applicant's warehouse premises into a single site. The remaining area is reserved for vehicle parking, L/UL spaces and circulation area (**Plan 8**). Details of structures are shown at **Table 3** below:

**Table 3** - Details of Proposed Structures

<b>Structure</b>	<b>Use</b>	<b>Covered Area</b>	<b>Gross Floor Area</b>	<b>Building Height</b>
B1	Warehouse (excl D.G.G.), covered L/UL area, site office and washroom	4,468 m <sup>2</sup>	8,936 m <sup>2</sup>	11 m (2-storey)
<b>Total</b>		<b>4,468 m<sup>2</sup> (about)</b>	<b>8,936 m<sup>2</sup> (about)</b>	-

\*D.G.G. - Dangerous Goods Godown

### Filling of Land at the Site

- 5.3 The entire Site was filled with concrete in the early 1990s. The applied filling of land

is intended to regularize the existing filled area (**Plan 9**). The existing hard-paving is considered necessary and has been kept to minimum to meet the operational need of the proposed development. No further filling of land will be carried out by the applicant after planning permission has been granted from the Board.

#### *Operation Mode*

- 5.4 The proposed development involves the operation of warehouse for storage of miscellaneous goods, including but not limited to packaged food, packaged beverage, apparel, footwear, electronic goods, etc.. While the uncovered area will be used as parking and L/UL spaces of private cars (PC), light goods vehicles (LGV) and container vehicles (CV), as well as circulation area. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 8 staff. The site office and washroom are intended to provide indoor office space for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

#### *Minimal Traffic Impact*

- 5.6 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**). One 11m (about) wide ingress/egress is provided at the western boundary of the Site (**Plan 8**). A total of 12 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 4** below:

**Table 4** - Parking and L/UL Provisions

Type of Parking Space:	No. of Space
PC Parking Space - 2.5 m (W) X 5 m (L)	4
Type of L/UL Space:	No. of Space
L/UL Space for LGV - 3.5 m (W) X 7 m (L)	4
L/UL Space for CV - 3.5 m (W) X 16 m (L)	4

- 5.7 Parking spaces are reserved solely for staff use. LGV and CV will be deployed for the transportation of goods into and out of the Site, which will only be conducted beyond peak hours between 09:00 and 19:00. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reserve onto/from the Site to the public road (**Plan 10**). The breakdown of the estimated trip

generation/attraction are provided at **Table 5** below:

**Table 5 – Estimated Trip Generation /Attraction**

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	0	0	0	0	4
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	0	0	0	4
Average Trip/Hour (10:00 – 18:00)	0	0	2	2	2	2	8

- 5.8 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

#### *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 Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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 PNs) 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.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site sewage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly, and the location of portable toilets are located away from the watercourse in the vicinity.

*Minimal Landscape Impact*

- 5.12 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for circulation purpose, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

*Minimal Drainage Impact*

- 5.13 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Authority.

*Fire Safety Aspect*

- 5.14 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance fire safety to the Site after planning permission has been granted from the Board. Upon receiving STW approval from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSIs proposal at the Site.

## **6. CONCLUSION**

- 6.1 The current application is intended to facilitate the relocation of the original premises in San Tin, which will be affected by the San Tin Technopole (**Appendix I; Plans 4 and 5**). Whilst the affected business operator has attempted to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II; Plan 6**). Given that the relocation is to facilitate the San Tin Technopole, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.2 The current planning application is intended to compensate for the loss of site area of the original premises in order to facilitate the development of the San Tin Technopole and to merge the Site with the applicant’s existing warehouse premises in Tai Sang Wai for the purpose of expanding their warehouse operations, so as to facilitate the complete transfer of the applicant’s business operations and to consolidate all operations into a single site, thereby reducing transportation costs for frequent deliveries and improving the company’s overall efficiency.
- 6.3 Although the Site falls within area zoned as “OU(CDWRA)” on the Draft Nam Sang Wai OZP No. S/YL-NSW/11, the Site is currently vacant with no known long-term planned development. Therefore, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone and would better utilise deserted land in the New Territories.
- 6.4 The Site is located at an area predominated by temporary structures for warehouses and logistics centres, open storage yards, village houses and vacant land. The proposed development is considered not incompatible with the surrounding areas. Similar applications have also been approved by the Board within the same “OU(CDWRA)” zone on the OZP, hence, approval of the current application would not set an undesirable precedent within the “OU(CDWRA)” zone.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage proposal, FSIs proposal etc., to mitigate any adverse impact that would have arisen from the proposed development upon obtaining relevant planning permission from the Board. The applicant will also strictly follow the latest ‘*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*’ and relevant Practice Notes and guidelines issued by EPD to minimise all possible environmental impacts on nearby sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’**.

**Tai Wah Development Consultants Limited**

January 2026



Our Ref. : DD104 Lot 3723 S.C ss.1 & RP  
Your Ref. : TPB/A/YL-NSW/363

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

[By Email](#)

4 February 2026

Dear Sir,

**Supplementary Information**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associate Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated  
“Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) Zone,  
Lots 3723 S.C ss.1 (Part) and 3723 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/363)**

We write to submit supplementary information for the subject application (**Appendix I**).

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

Yours faithfully,

Louis TSE

**Tai Wah Development Consultants Limited**

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN  
(Attn.: Mr. Travis KWOK

email: adchan@pland.gov.hk )  
email: ttkkwok@pland.gov.hk )

## Supplementary Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)" Zone, Lots 3723 S.C ss.1 (Part) and 3723 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

(Application No. A/YL-NSW/363)

Please refer to the following further justifications in support of the application:

**To facilitate the relocation of the applicant's business premises affected by the implementation of San Tin Technopole**

- 1.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in San Tin due to land resumption and to pave way for the development of San Tin Technopole (**Annex 1** and **Plan 4**). The original premises (i.e. formerly Lots 74 RP (Part), 75 RP (Part), 76 (Part), 77 RP (Part), 78 RP (Part), 84 (Part), 85 (Part), 87 (Part), 88 (Part), 90 RP (Part), 92 and 93 RP (Part) in D.D. 105 and Adjoining Government Land) currently falls within an area zoned "Other Specified Uses annotated as "Effluent Polishing Plant and Food Waste Pre-treatment Facilities" on the Approved San Tin Technopole OZP No. S/STT/2 (**Plan 4**).
- 1.2 With reference to the implementation programme, the original premises falls within Phase 1 Stage 1 Development of the San Tin Technopole (**Plan 5**). As the private lots where the original premises were resumed and reverted to the Government in 2025, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.

**The applied use is the same as the original premises**

- 1.3 The proposed development involves the operation of warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the Site. The applied use is the same as that at the original premises. Details of the difference between the original premises and the Site are shown at **Table 1** below:

**Table 1:** Difference between the affected premises and the Site

	<b>Affected Premises (a)</b>	<b>The Site (b)</b>	<b>Difference (b) – (a)</b>
<b>Site Area</b>	3,946 m <sup>2</sup>	6,208 m <sup>2</sup>	+2,262 m <sup>2</sup> , +57%

## **Annex I – Details of the Affected Business Premises**

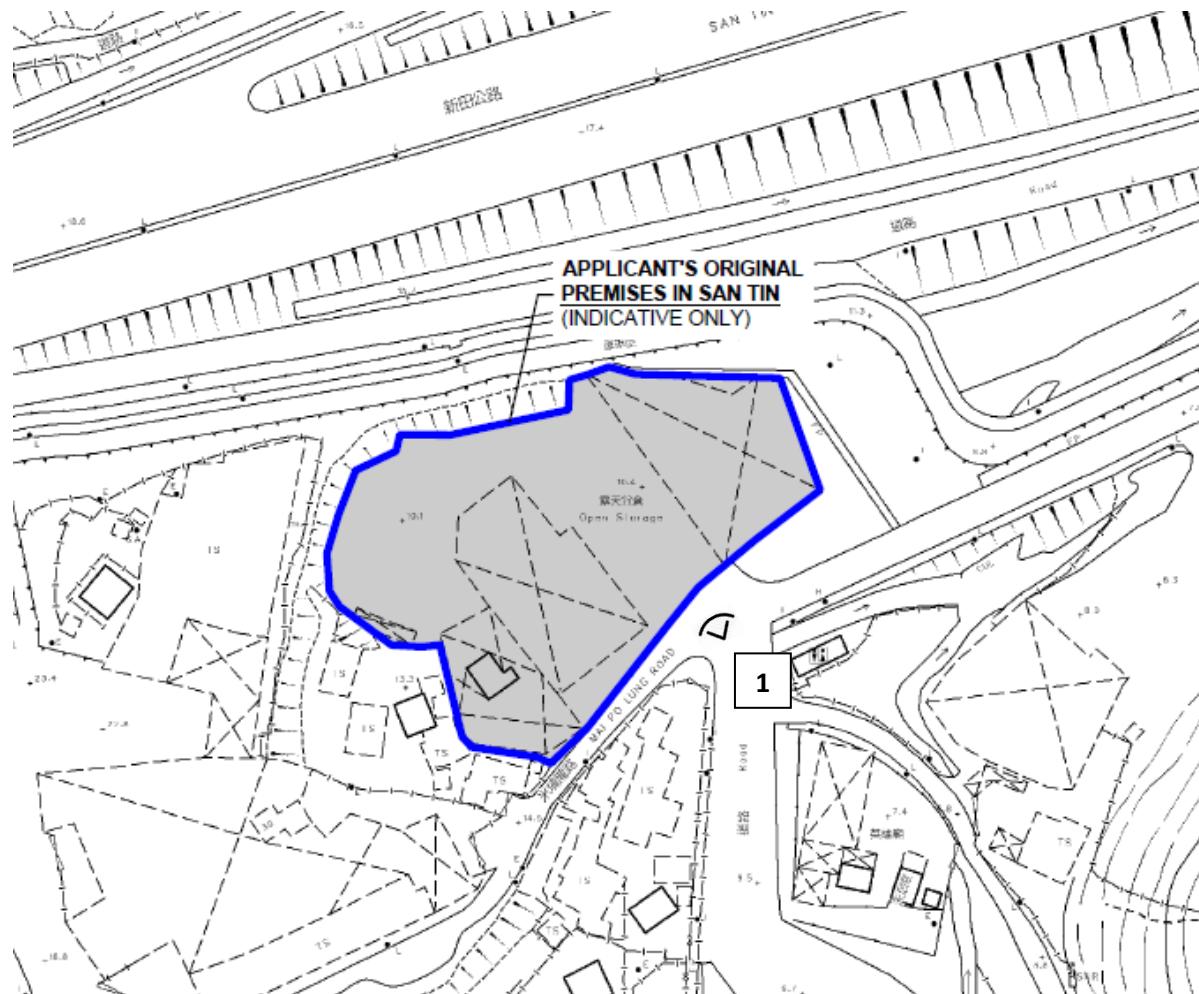
Operator Name: **Weisheng Transportation & Enterprises Company Limited**  
**威盛運輸企業有限公司**

### Details of the Affected Business Premises

Location: Lots 74 RP (Part), 75 RP (Part), 76 (Part), 77 RP (Part), 78 RP (Part), 84 (Part), 85 (Part), 87 (Part), 88 (Part), 90 RP (Part), 92 and 93 RP (Part) in D.D. 105 and Adjoining Government Land, San Tin, Yuen Long, New Territories

Site Area: 3,946m<sup>2</sup>

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)



Site Photo of the Affected Business Premises



Source: Google Map

Letter Received from the Lands Department on 10.7.2025

電 話 Tel: 3974 5712  
圖文傳真 Fax: 3974 5510  
電郵地址 Email:  
本署檔號 Our Ref.: (5) in LD STLMC/NMCR/22/4/2019Q Pt.II  
來函檔號 Your Ref.:

**請商請註明本署檔號**  
Please quote our reference in your reply



地政總署  
土地徵用組  
新田落馬洲小組  
SAN TIN LOK MA CHAU TEAM  
ACQUISITION SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界荃灣青山公路 382 至 392 號中榮大廈 27 樓  
27/F, CDW Building, 382-392 Castle Peak Road,  
Tsuen Wan, New Territories.

網址 Website : [www.landsd.gov.hk](http://www.landsd.gov.hk)

WEISHENG TRANSPORTATION &  
ENTERPRISES CO. LTD.  
[REDACTED]

By Registered Service and Post On-site

10 JUL 2025

Dear Sir / Madam,

Short Term Tenancy No. 1674

I wish to inform you that the captioned Short Term Tenancy (STT) will shortly be affected by the Development of San Tin Technopole (Phase 1). Accordingly, I attach herewith a Notice to Quit informing that you are required to quit and deliver up the land under the captioned STT to the Government on 21 OCT 2025 (the captioned STT will be cancelled on 20 OCT 2025). I will contact you shortly for the arrangement of returning the site to me.

I must emphasize that you should, on the day of your returning the site to me, vacate the site without leaving behind any illegal structures, rubbish or building debris and, most importantly, you should re-erect the boundary fence, reinstate any damaged government structures, including highway and drainage structures, etc., to my satisfaction.

Should you have any queries on this matter, please contact Land Executive Mr WONG Ching-long at telephone number 3974 5763 or the undersigned during office hours.

A Chinese translation of this letter is attached for your information.

Yours faithfully,

C. C. PANG  
for Chief Estate Surveyor/Acquisition

Encl.

本信息及任何附件只供收件人使用，而其中可能載有機密及/或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本訊息而引致的任何法律責任。  
This message including any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

Letter Received from the Lands Department on 10.7.2025

電 話 Tel: 3974 5832  
圖文傳真 Fax: 3974 5510  
電郵地址 Email: stmc1\_general@landsd.gov.hk  
本署檔號 Our Ref.: ( ) in LD STLMC/NMCR/22/5/2019Q  
來函檔號 Your Ref.:  
**覆函請註明本署檔號**  
Please quote our reference in your reply



地政總署  
土地徵用組  
新田落馬洲小組  
SAN TIN LOK MA CHAU TEAM  
ACQUISITION SECTION  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界荃灣青山公路 382 至 392 號中銀大廈 27 樓  
27/F, CDW Building, 382-392 Castle Peak Road,  
Tsuen Wan, New Territories.

網址 Website : [www.landsd.gov.hk](http://www.landsd.gov.hk)

**By Ordinary Mail, Registered Mail  
& Post On-site**

Weisheng Transportation & Enterprises Company Limited



10 JUL 2025

Dear Sir/Madam,

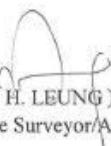
**Cancellation of Short Term Waiver No. STW2459  
Lot Nos. 76, 77 RP, 87, 88, 90RP all in D.D. 105**

I wish to inform that the captioned Short Term Waiver (STW) will shortly be affected by the Development of San Tin Technopole (Phase 1) at Yuen Long (First Batch). The STW will be cancelled on 10 OCT 2025.

Should you have any quires on this matter, please contact Land Executive Mr. WONG Ching-long at 3974 5763 during office hours.

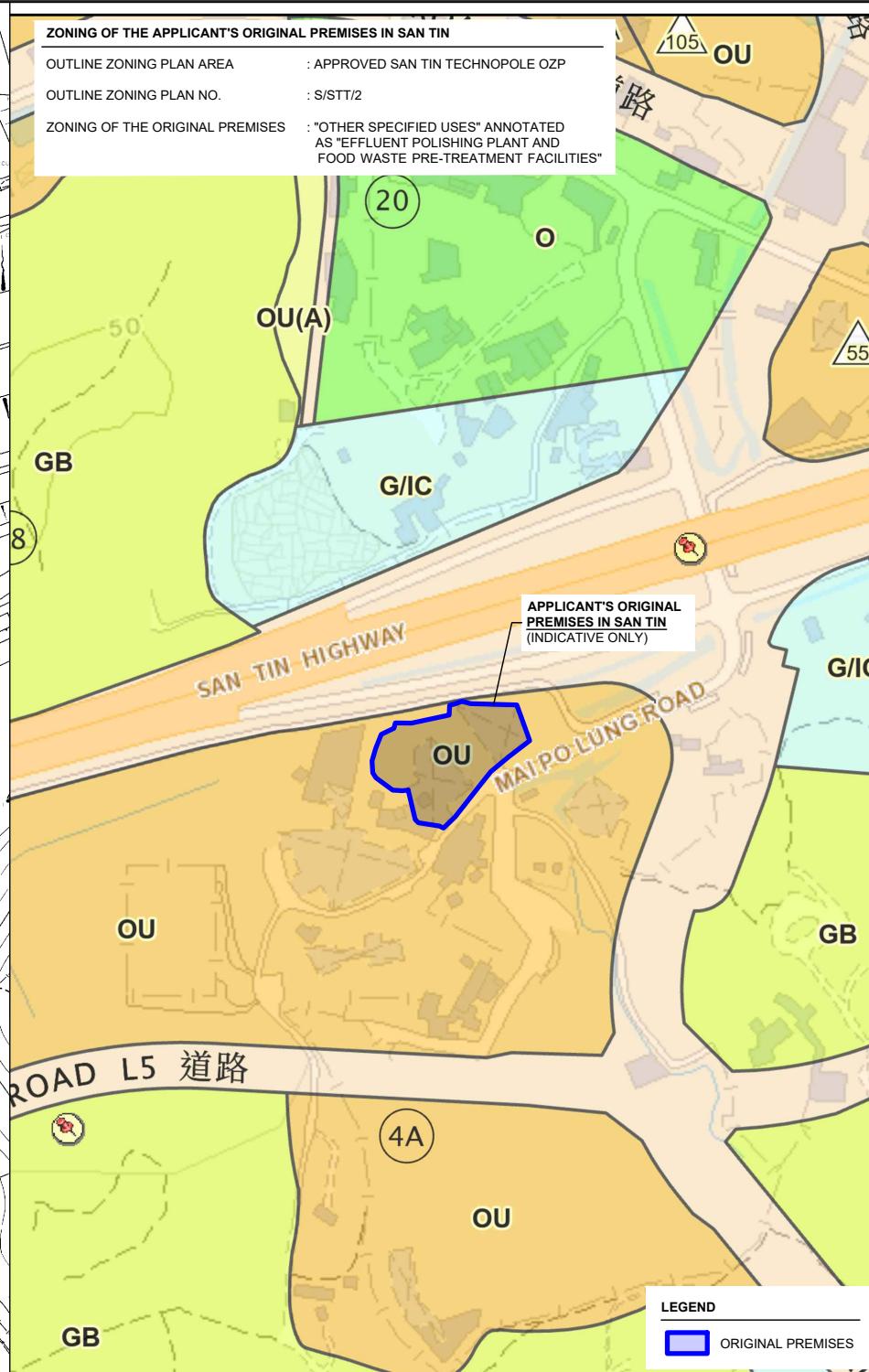
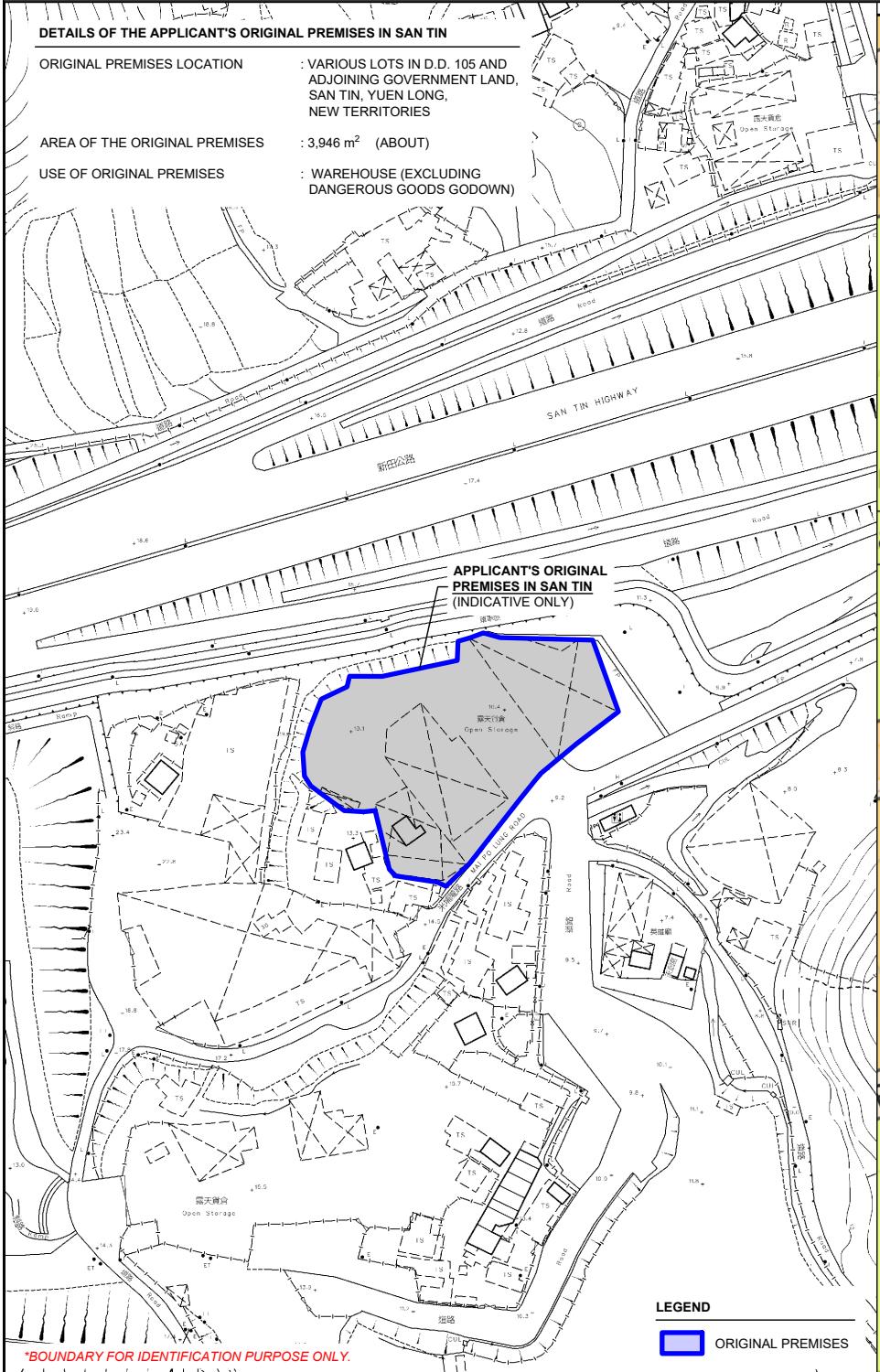
A Chinese Translation of this letter is attached for your information.

Yours faithfully,

  
(W. H. LEUNG)  
for Chief Estate Surveyor/Acquisition

## **PLANS**

- Plan 4** Original Premises – Locations and Development Phasing of the San Tin Technopole
- Plan 5** Original Premises - OZP



PLANNING CONSULTANT	<b>TAI WAH</b> DEVELOPMENT CONSULTANTS LIMITED
PROJECT	PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
SITE LOCATION	LOTS 3723 S.C SS.1 (PART) AND 3723 RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES
SCALE	1 : 2000 / 4000 @ A4
DRAWN BY	DATE
MN	3.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	OP (LOCATION & PHASING)
DWG. NO.	PLAN 4
VER.	002

