

This document is received on 2025-02-04
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/cn/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500139

17.1.2025 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-HTF/1186
	Date Received 收到日期	2025-02-04

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).

請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.

此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

WONG Sun Kwong (黃新光)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 8,200 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,080 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	563.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group D)' ('R(D)')
(f) Current use(s) 現時用途	Open storage (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. 如上述任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
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 notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(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)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
30/12/2024 to 13/1/2025 (DD/MM/YYYY)[&]

於 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/1/2025 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years

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

(b) Effective period of permission applied for 申請的許可有效期

☒ year(s) 年 3

☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 7,200sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 1,000sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 6

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 1,080sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 Not more than 1,080sq.m ☐ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Structure 1 to Structure 4: Warehouse for storage of construction materials and metal (Not exceeding 6m, 1 storey)

Structure 5: Site office (Not exceeding 6m, 2 storeys).

Structure 6: Toilet (Not exceeding 3m, 1 storey)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 2 spaces of 5m x 2.5m

Motorcycle Parking Spaces 電單車車位 Nil

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil

Others (Please Specify) 其他 (請列明) NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 Nil

Coach Spaces 旅遊巴車位 Nil

Light Goods Vehicle Spaces 輕型貨車車位 1 space of 7m x 3.5m

Medium Goods Vehicle Spaces 中型貨車車位 Nil

Heavy Goods Vehicle Spaces 重型貨車車位 Nil

Others (Please Specify) 其他 (請列明) NA

Imposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) local access road leading from Fung Kong Tsuen Road																															
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The application site is subject to a previous planning permission for recyclable collection centre.
2. The proposed development is compatible with the surrounding environment especially that a similar use with planning permission No. A/YL-HTF/1138 is found to the immediate south of the application site.
3. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the 'Residential (Group D)' ('R(D)') zone.
4. The adjoining land lots of the application site is characterized by the availability of a good number of port back-up and open storage activities including open storage of construction machinery and materials such that the proposed development is not incompatible with the surrounding environment.
5. Almost all the application site is treated as 'Category 2 areas' according to the Town Planning Board Guidelines No. 13G of which open storage and port back-up use is normally considered acceptable in the zone.
6. Minimal traffic impact.
7. Only private car and light goods vehicle will access the application site. No medium goods vehicle, heavy goods vehicle and container trailer/tractor exceeding 5.5 tonnes will access the application site. Thus, the traffic leading to the site would not cause undesirable impact to the residents along the route.
8. The application has submitted drainage proposal in support of his application. No drainage impact is expected.
9. No workshop use is proposed within the application site.
10. The construction materials and metal to be stored at the application site includes tiles, manhole covers, iron gratings and alike.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
 Others 其他

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

17/1/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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 deposited 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、並存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	8,200 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 363.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	'Residential (Group D)' ("R(D)")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,080 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.13 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	12.2 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) NA		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA		0 0 1 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site plan, location plan andn proposed drainage plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years

at

Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Annex 1 Drainage Assessment

1.1 Introduction

A. Site particulars

- 1.1.1 The application site possesses an area of about 8,200m². The surface of the site has been paved with sand and gravel.
- 1.1.2 The application site is accessible via a vehicular track leading from Fung Kong Tsuen Road.
- 1.1.3 There are some open storage yards and port back-up use such as construction machinery and material storage yard to the south of the site. Some vacant land which is a knoll was found to the north of the application site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.4 The application site will be hard paved and occupied an area of approximately 8,200m². It has a deep gradient sloping from north to south from about +28.6mPD to +18.8mPD.
- 1.1.5 In order to follow the topography of the application site, the proposed surface channel will be constructed following the gradient of the site. As demonstrated in the calculation in **Annex 1.3** hereunder, 600mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the same passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.6 It is found that the level of the application site is generally higher than the adjoining land except to the north. Hence, an external catchment is found in **Figure 4**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.7 According to recent site inspection, there is a natural drain to the southeast of the application site. (**Figure 4**)

1.2 Runoff Estimation & Proposed Drainage Facilities

A. Proposed drainage facilities

- 1.2.1 Subject to the above calculations, it is determined that 600mm surface U-channel which is made of concrete along the site periphery is adequate to intercept storm water passing through and generated at the application site. **(Figure 4)**
- 1.2.2 The collected surface runoff will be conveyed to the natural drain to the southeast of the site through the proposed 600mm surface U-channel outside the application site boundary. **(Figure 4)**
- 1.2.3 Prior to the commencement of the drainage works, the applicant will seek the consent of the District Lands Office/Yuen Long and the registered land owner for drainage works outside the application site or outside the jurisdiction of the applicant.
- 1.2.4 All the proposed drainage facilities, including the section of surface channel proposed in between of the subject site to the natural drain, will be provided and maintained at the applicant's own expense. Also, channel will be cleaned at regular interval to avoid the accumulation of rubbish/debris which would affect the dissipation of storm water.
- 1.2.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface U-channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) The level of the site periphery will be maintained during and after the works. As such, the works at the site periphery would not either alter or obstructed the flow of surface runoff from adjacent areas.
 - (d) Some holes will be provided at the toe of site hoarding so as to allow unobstructed flow of surface runoff to and from adjacent area.

Annex 1.3 Drainage Calculation for the Subject Site

1. Runoff Estimation

1.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 12,600m²;
- ii. It is assumed that the value of run-off co-efficient (k) is taken as 1 for conservative reason.

$$\text{Difference in Land Datum} = 36.5\text{m} - 18.8\text{m} = 17.7\text{m}$$

$$L = 136\text{m}$$

$$\therefore \text{Average fall} = 17.7\text{m in } 136\text{m} \text{ or } 1\text{m in } 7.68$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [136 / (13.01^{0.2} \times 12,600^{0.1})]$$

$$t_c = 4.58 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 285 mm/hr

$$\text{By Rational Method, } Q = 1 \times 285 \times 12,600 / 3,600$$

$$\therefore Q = 997.5 \text{ l/s} = 59,850 \text{ l/min} = 1 \text{ m}^3/\text{s}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of 1:20 and 1:23, 600mm surface U-channel is considered adequate to dissipate all the storm water generated at the application site.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting a vehicular access leading from Fung Kong Tsuen Road. Sufficient manoeuvring space is proposed for the manoeuvring of light goods vehicle within the application site. No queueing of traffic outside the application site will occur.
- 2.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

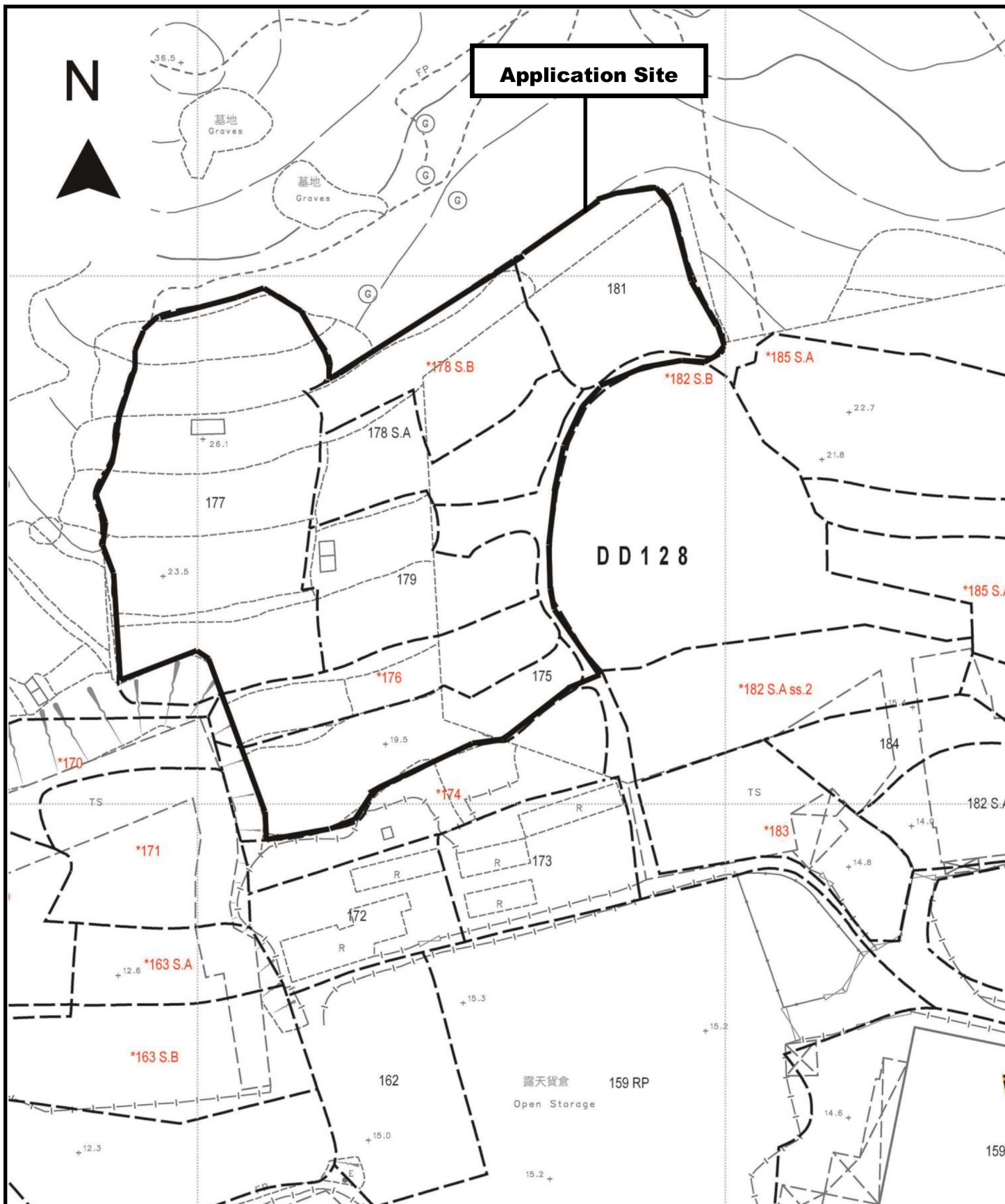
	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	2	0
Light goods vehicle	0.45	0.45	1.5	1.5
Total	0.65	0.65	3.5	1.5

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays and Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and light goods vehicle is assumed as 1 and 1.5 respectively; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.3 In association with the proposed use, adequate space for manoeuvring and loading/unloading of construction materials and metal would be provided. By virtue of the fact that the application site is directly linked with Yuen Long Highway via Tin Wah Road and Tin Ying Road, the proposed development being applied would not aggravate the traffic condition of the area.



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

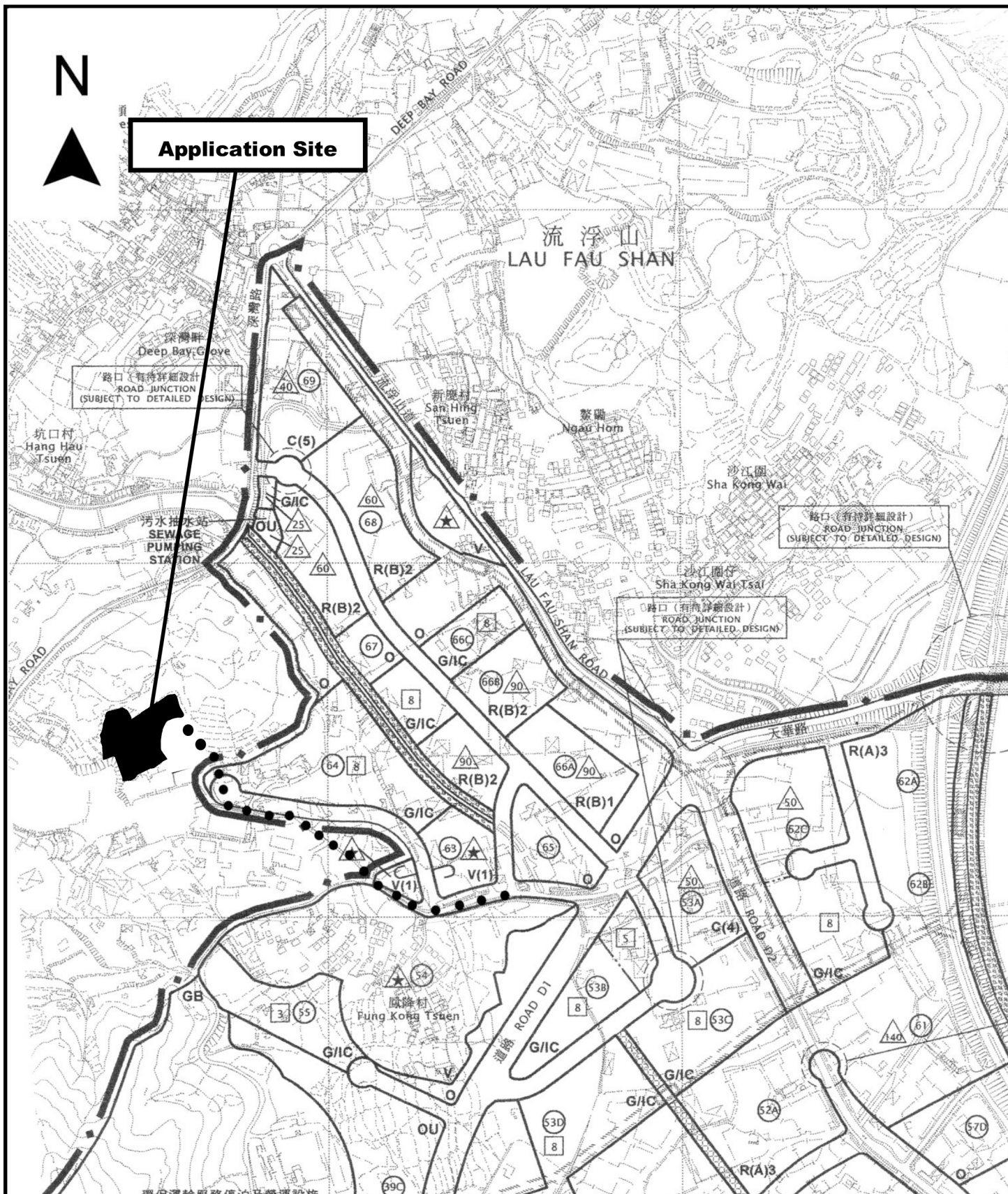
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

- ● ● Vehicular Access Leading from Fung Kong Tsuen Road

Scale 比例:

1:7500

N



Structure 6

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Site office
GFA: Not exceeding 160m²
Height: Not exceeding 6m
No. of storey: 2

2 parking spaces
of 5m x 2.5m for
private car

13m diameter
manoeuvring
circle

13m diameter
manoeuvring
circle

7.3m wide
Ingress/
Egress

One loading/unloading
bay of 7m x 3.5m for
light goods vehicle

Structure 1

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Open storage of construction
materials and metal
(About 4,500m²)

Structure 2

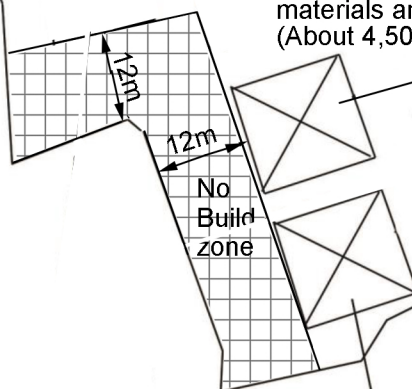
Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 3

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 4

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Open Storage of
Construction Materials and Metal for a
Period of 3 Years at Lots 175 (Part), 176
(Part), 177 (Part), 178 S.A, 178 S.B, 179 &
181 in D.D. 128 & Adjoining Government
Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

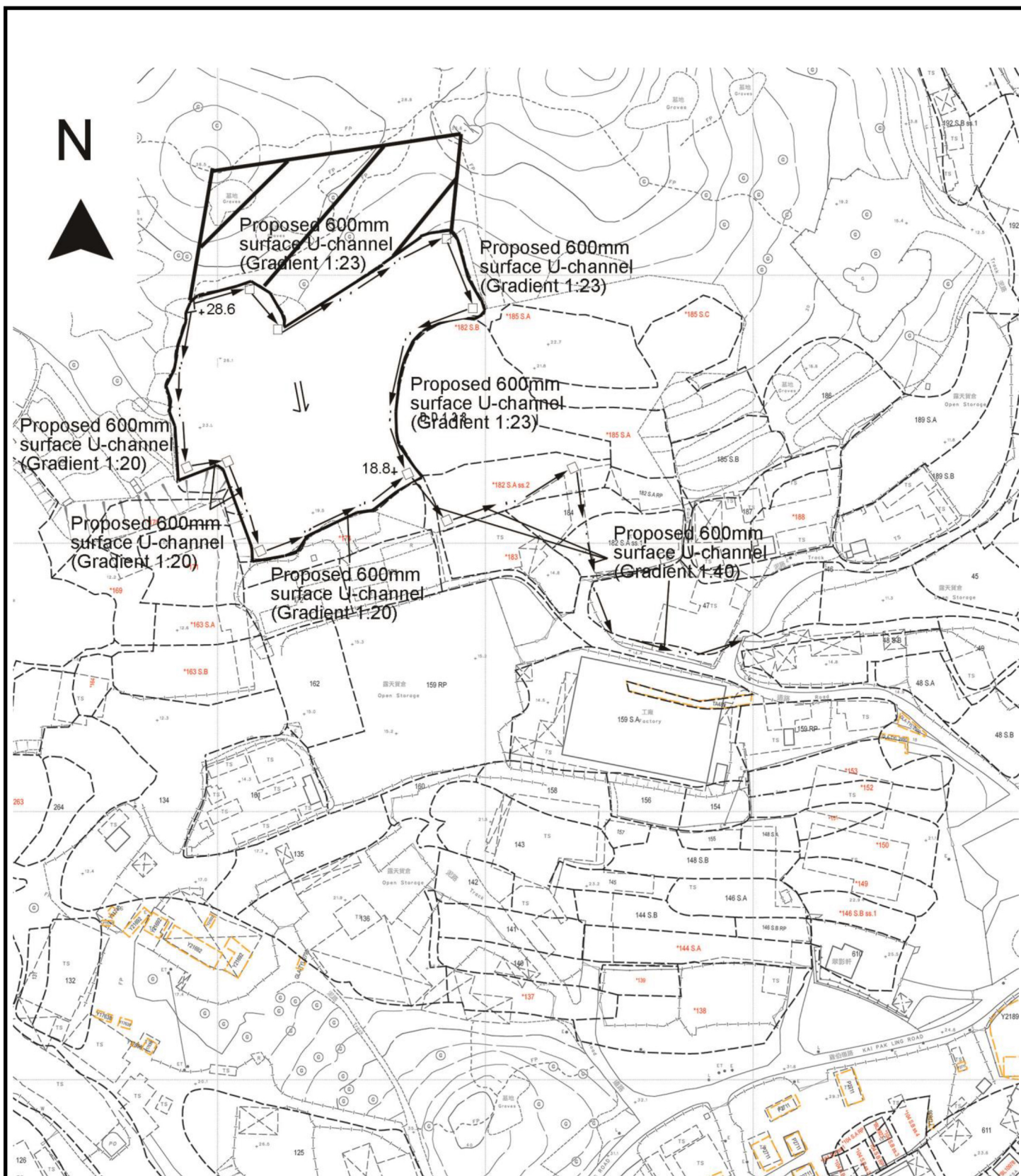
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

+ 18.8 Level (in mPD)

□ Proposed Catchpit

⇐ Flow of Surface Runoff

▨ External catchment

Scale 比例:

1:2000

Date: 6 February 2025

TPB Ref.: A/YL-HTF/1186

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

This letter intends to supersede our letters dated 5.2.2025 and 6.2.2025. The application site is subject to a previous planning permission No. A/YL-HTF/1144. The recyclable materials at the application site have been removed after the lapse of the said planning permission.

The location of open storage within the application site is shown on the updated layout plan in the attachment. The existing trees within the application site will be preserved.

It is noted that the majority portion of the application site is zoned 'Category 2' according to the Town Planning Board Guideline No. 13G. Only a small portion of the application site is zoned 'Category 3' according to the Town Planning Board Guideline No. 13G and no open storage use will be carried out at that portion of land.

The proposed warehouse is ancillary to the open storage use at the application site and they will be enclosed. Only weather sensitive construction materials and metal will be stored within the enclosed warehouses.

A no build zone in proposed layout plan (Figure 3) is proposed because of the proximity to the slope. No open storage or temporary structures would be provided within the no build zone in order not to add loading to the adjacent slope.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Jessie KWOK) – By Email

N



Structure 6

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Site office
GFA: Not exceeding 160m²
Height: Not exceeding 6m
No. of storey: 2

2 parking spaces
of 5m x 2.5m for
private car

Open storage of construction
material and metal (Area 2)
(About 550m²)

13m diameter
manoeuvring
circle

Existing trees to
be preserved

7.3m wide
Ingress/
Egress

One loading/unloading
bay of 7m x 3.5m for
light goods vehicle

Structure 1

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Open storage of construction
materials and metal (Area 1)
(About 3,600m²)

Structure 2

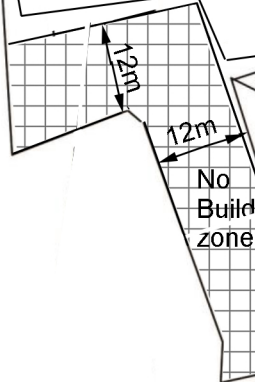
Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 3

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 4

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1



Project 項目名稱:

Proposed Temporary Open Storage of
Construction Materials and Metal for a
Period of 3 Years at Lots 175 (Part), 176
(Part), 177 (Part), 178 S.A, 178 S.B, 179 &
181 in D.D. 128 & Adjoining Government
Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

Date: 13 February 2025

TPB Ref.: A/YL-HTF/1186

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

We are glad to submit the latest proposed layout plan and proposed landscape plan in the attachment. The latest site area for open storage use at the application site is 4,750m².

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Jessie KWOK) – By Email

N



Structure 6

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Site office
GFA: Not exceeding 160m²
Height: Not exceeding 6m
No. of storey: 2

2 parking spaces
of 5m x 2.5m for
private car

Open storage of construction
material and metal (Area 2)
(About 550m²)

13m diameter
manoeuvring
circle

7.3m wide
Ingress/
Egress

One loading/unloading
bay of 7m x 3.5m for
light goods vehicle

Structure 1

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 2

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 3

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 4

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Open storage of construction
materials and metal (Area 1)
(About 4,200m²)

12m

12m

No
Build
zone

Project 項目名稱:

Proposed Temporary Open Storage of
Construction Materials and Metal for a
Period of 3 Years at Lots 175 (Part), 176
(Part), 177 (Part), 178 S.A, 178 S.B, 179 &
181 in D.D. 128 & Adjoining Government
Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

N



Structure 6

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

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Site office
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material and metal (Area 2)
(About 550m²)

13m diameter
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circle

7.3m wide
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One loading/unloading
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Structure 1

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 2

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 3

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 4

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Open storage of construction
materials and metal (Area 1)
(About 4,200m²)

12m

12m

No
Build
zone

Tree	Approximate Height	Spacing	Quantity
○ Proposed <i>Cassia surattensis</i>	About 2.75m	4m	27

Project 項目名稱:

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

1:1000

Date: 10 March 2025

TPB Ref.: A/YL-HTF/1186

By Email

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

Dear Sir,

Proposed Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

This letter intends to supersede our letter dated 7.3.2025. We are glad to submit the geotechnical planning review report in the attachment.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

The image shows a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'METRO PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Tracy LAW) – By Email

GEOTECHNICAL PLANNING REVIEW REPORT

for PLANNING APPLICATION

**at LOTS 175 (PART), 176 (PART), 177 (PART), 178 S.A, 178 S.B, 179
AND 181 IN D.D. 128 AND ADJOINING GOVERNMENT
LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES**

CONTENTS

- 1. INTRODUCTION**
- 2. PROPOSED DEVELOPMENT**
- 3. THE SITE**
- 4. PROPOSED WORKS**
- 5. CONCLUSION**

APPENDIX A	SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION SYSTEM (SIS)
APPENDIX B	SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE RESPONSIBILITY INFORMATION SYSTEM (SMRIS)
APPENDIX C	GEOLOGICAL MAP
APPENDIX D	SITE LAYOUT PLAN AND SECTION
APPENDIX E	PROPOSED LAYOUT PLAN

1. INTRODUCTION

This is the geotechnical planning review report for the application for Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 and 181 in D.D. 128 and adjoining government land, Ha Tsuen, Yuen Long, New Territories.

This report is to identify that the proposed development is geotechnical feasible and will not cause any instability to the adjoining lots and vice versa.

2. PROPOSED DEVELOPMENT

This application is to erect the temporary open storage of construction materials and metal for a period of 3 years.

3. THE SITE

3.1 General

The site is located at the crest near the middle portion of Feature No. 6NW-A/C29. The level of the site is about +19.5mPD to +29.0mPD and the site area is about 8,200m².

3.2 Existing Geotechnical Feature

According to the information obtained from the Hong Kong Slope Safety (HKSS) website – Slope Information System (SIS), a registered feature of 6NW-A/C29 is located at the southwest side of the proposed application site. The layout plan and the feature information obtained from SIS is enclosed in Appendix A.

Feature 6NW-A/C29

Based on the information obtained from SIS, the feature is about 285m long cut slope with about 7.5m high and a gradient of 39°. The application site is located at middle portion of the crest of feature no. 6NW-A/C29. In accordance with the record obtained from Slope Maintenance Responsibility Information System (SMRIS) from the website of Lands Department, the maintenance responsibility of the feature is summarized as below:

Sub-division No.	Maintenance Party
1	Lands Department
2	DD128 Lot 165RP
3	DD128 Lot 170
4	DD128 Lot 177
5	DD128 Lot 176
6	DD128 Lot 175
7	DD128 Lot 171
8	DD128 Lot 174
9	DD128 Lot 163A
10	DD128 Lot 163B
11	DD128 Lot 162
12	DD128 Lot 134
13	DD128 Lot 161

The application site is located at the crest of the sub-division No. 4, 5 and 6 which maintained by DD128 Lot 175, 176 and 177, the SMRIS report is enclosed in Appendix B.

3.3 Site Geology

Desk study is carried out for identification of the site geology and the following documents are viewed:

3.3.1 1:20000 scale geological map

Based on the 1:20,000 scale map, “Yuen Long” Sheet 6, Solid and Superficial Geology, Series HGM20 published by the Geotechnical Engineering Office (Edition I – 1988), the site is underlain by fine-to medium-grained granite from Jurassic-Cretaceous of Mesozoic. The Geological Map is enclosed in Appendix C.

3.3.2 Past Instability and Natural Terrain Hazards

There is no relevant past landslide and ENTLI record was found.

3.4 Adjoining Structures

An open space storage site is located at toe of the feature no. 6NW-A/C29 which at the southwestern side of the application site. The layout plan and the section are enclosed in Appendix D.

4. PROPOSED WORKS

The proposed planning application has 5 nos. of single storey structures which included 4 nos. of single storey of warehouse for storage of construction materials and metal, 1 no. of single storey of toilet. And 1 no. of 2 storeys structure – site office. In order to avoid an additional loading imposed to the slope feature, a 12m no build zone from the slope crest is designated at the crest of slope feature. Also, no excavation lateral support, foundation works and site formation works is proposed for the application site. The proposed layout plan is enclosed in Appendix E.

5. CONCLUSION

The proposed planning application involves the construction of small structures only and no building zone will be assigned at the crest of the feature 6NW-A/C29, it is therefore, no additional loading and adverse effect will be imposed to adjacent ground and the geotechnical feature. Furthermore, no excavation lateral support, foundation works and site formation works is proposed on application site, hence, it is envisaged that the proposed planning application is geotechnical feasible.

APPENDIX A

SLOPE INFORMATION OBTAINED FROM SLOPE INFORMATION SYSTEM (SIS)

BASIC INFORMATION

Location: Shougang Concord Godown Ltd., Lau Fau Shan, Yuen Long.

Date of Formation: pre-1977

Date of Construction/
Modification:

Approximate Coordinates: Easting : 816162 Northing : 835711

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Cottage, licensed and squatter area

Distance of Facility from Crest (m): 0

Facility at Toe: Non-dangerous goods storage site

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 7.5 Length (m): 285 Average Angle (deg): 39

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Mixed Feature	Party: Lands D	Agent: Lands D
Mixed Feature	Party: DD128 LOT165RP	Agent: N/A
Mixed Feature	Party: DD128 LOT170	Agent: N/A
Mixed Feature	Party: DD128 LOT177	Agent: N/A
Mixed Feature	Party: DD128 LOT176	Agent: N/A
Mixed Feature	Party: DD128 LOT175	Agent: N/A
Mixed Feature	Party: DD128 LOT171	Agent: N/A
Mixed Feature	Party: DD128 LOT174	Agent: N/A
Mixed Feature	Party: DD128 LOT163A	Agent: N/A
Mixed Feature	Party: DD128 LOT163B	Agent: N/A
Mixed Feature	Party: DD128 LOT162	Agent: N/A
Mixed Feature	Party: DD128 LOT134	Agent: N/A
Mixed Feature	Party: DD128 LOT161	Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 15-06-2015
Data Source: EI(Lands D)
Slope Part Drainage: N/A

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)

Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A



WALL PART

N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On:

Weather:

District: MW

Section No: 1-1

Height(m):

Type of Toe Facility: Non-dangerous goods storage site

Distance from Toe(m): 0

Type of Crest Facility: Cottage, licensed and squatter area

Distance from Crest(m): 0

Consequence Category:

Engineering Judgement:

Section No: 2-2

Type of Toe Facility:

Distance from Toe(m):

Type of Crest Facility:

Distance from Crest(m):

Consequence Category:

Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:

Sign of Distress:

Criterion D satisfied:

Non-routine maintenance required:

Note:

Masonry wall/Masonry facing:

Note:

Consequence category (for critical section):

Observations: N/A

Emergency Action Required:

Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A

Action By: N/A

Further Study:

Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:

Action By: N/A

Non-routine Maintenance:

Action By: N/A

PHOTO





APPENDIX B

SLOPE INFORMATION OBTAINED FROM SLOPE MAINTENANCE RESPONSIBILITY INFORMATION SYSTEM (SMRIS)

Slope Maintenance Responsibility Report

(6NW-A/C29)



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

List of Slope Maintenance Responsibility Area(s)

1	6NW-A/C29		Sub-Division	1
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	1. Slope information being reviewed. 2. For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		
2	6NW-A/C29		Sub-Division	2
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT165RP	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
3	6NW-A/C29		Sub-Division	3
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT170	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
4	6NW-A/C29		Sub-Division	4
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT177	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
5	6NW-A/C29		Sub-Division	5
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT176	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
6	6NW-A/C29		Sub-Division	6
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT175	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

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Search Criteria: 6NW-A/C29

7	6NW-A/C29		Sub-Division	7
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT171	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
8	6NW-A/C29		Sub-Division	8
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT174	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
9	6NW-A/C29		Sub-Division	9
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT163A	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
10	6NW-A/C29		Sub-Division	10
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT163B	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
11	6NW-A/C29		Sub-Division	11
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT162	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
12	6NW-A/C29		Sub-Division	12
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT134	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		
13	6NW-A/C29		Sub-Division	13
	Location	SLOPE FALLS IN GOVERNMENT LAND, DD128 LOT165RP, 170, 177, 176, 175, 171, 174, 163A, 163B, 162, 161 & 134		
	Responsible Lot/Party	DD128 LOT161	Maintenance Agent	Not Applicable
	Remarks	Slope information being reviewed.		

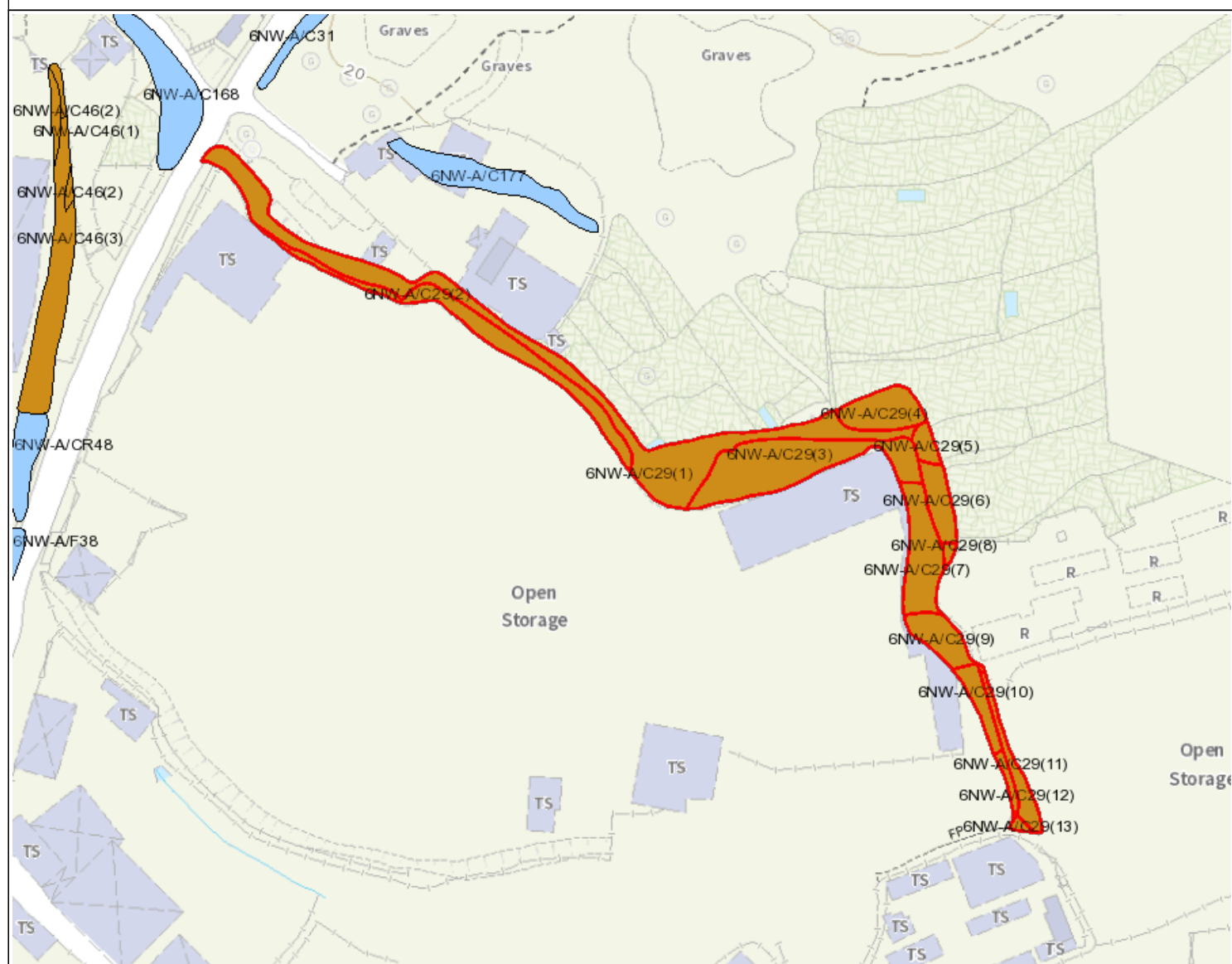
- End of Report -

Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Location Plan



Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 05/04/2022

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Search Criteria: 6NW-A/C29

APPENDIX C

GEOLOGICAL MAP

中生代 MESOZOIC 侏羅-白堊紀 JURASSIC-CRETACEOUS

Megacrystic 具大斑晶的

gf	細粒花崗岩, < 2 毫米	Fine-grained granite, <2mm
gfm	中細粒花崗岩	Fine- to medium-grained granite
gm	中粒花崗岩, 2 - 6 毫米	Medium-grained granite, 2-6mm
gc	粗粒花崗岩, > 6 毫米	Coarse-grained granite, >6mm
gfg	雲英岩化細粒花崗岩	Greisenized fine-grained granite
d	斑狀微晶花崗閃長岩	Dacite
gdf	細粒花崗閃長岩, < 2 毫米	Fine-grained granodiorite, <2mm
gdm	中粒花崗閃長岩, 2 - 6 毫米	Medium-grained granodiorite, 2-6mm

MINOR INTRUSIVE IGNEOUS ROCKS 次要侵入火成岩 (脉岩)

TERTIARY 第三紀

b	輝綠岩	Basalt
a	閃長玢岩	Andesite
l	煌斑岩	Lamprophyre
rf	長石斑岩	Feldsparphyric rhyolite
rq	石英斑岩	Quartzphyric rhyolite
ap	細晶岩	Aplite
p	偉晶岩	Pegmatite
q	石英脉	Quartz vein

中生代 MESOZOIC 侏羅-白堊紀 JURASSIC-CRETACEOUS

METAMORPHIC ROCKS 變質岩

rf	長石斑岩	Feldsparphyric rhyolite
rq	石英斑岩	Quartzphyric rhyolite
ap	細晶岩	Aplite
p	偉晶岩	Pegmatite
q	石英脉	Quartz vein

White wave ornament indicates water cover 白色波紋表示受水淹蓋

rf	長石斑岩	Feldsparphyric rhyolite
rq	石英斑岩	Quartzphyric rhyolite
ap	細晶岩	Aplite
p	偉晶岩	Pegmatite
q	石英脉	Quartz vein

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rq	石英斑岩	Quartzphyric rhyolite
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p	偉晶岩	Pegmatite
q	石英脉	Quartz vein

White wave ornament indicates water cover 白色波紋表示受水淹蓋

GEOLOGICAL LINES 地質界綫

Geological boundary, superficial deposit	-----	地質界綫, 地表沉積地質界綫
Fill boundary, with limit of reclamation at date shown	----- 1975 -----	填土區界綫, 附填土年份
Geological boundary, solid rock	----- *	地質界綫, 基岩地質界綫
Fault (crossmark indicates downthrow side)	----- *	斷裂 (短劃指向下降盤)
Mineral vein	-----	礦脉
Photogeological lineament	-----	航攝地質綫性影像

Broken lines on map face denote uncertainty * 圖內虛綫表示推測界綫

STRUCTURAL SYMBOLS 構造符號

Bedding	Inclined 20	層理
Flow fabric	Inclined 20	流動組構
Jointing	Inclined 20	節理
Foliation	Inclined 20	葉理

All dips and plunges measured in degrees from horizontal 所有傾角和傾伏角的角度均從水平位置起計

MINERAL SYMBOLS 礦產符號

Mineral occurrence	• W	礦產
Graphite	gr	石墨
Quartz	q	石英
Wolframite	W	黑鎢礦
Galena	Pb	方鉛礦
Sphalerite	Zn	閃鋅礦

Geological Survey by **R. L. Langford** and **K.W. Lai** in 1984-1987.
Offshore geology by **R. Shaw** in 1986-1987.
Base map and cartography by Survey and Mapping Office, Buildings and Lands Department, Hong Kong.
Published by the Geotechnical Control Office, Civil Engineering Services Department, Hong Kong.

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地形底圖及製圖由香港屋宇地政署測繪處負責。
香港土木工程署土力工程處出版。

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Index to Sheets 索引圖

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

Sheet 6 編號

Series HGM20 組別

Edition 1-1988 第一版

GEOTECHNICAL CONTROL OFFICE

土力工程處

Geological explanatory notes and base map reference printed on reverse side
地質圖說明及底圖圖例見背頁

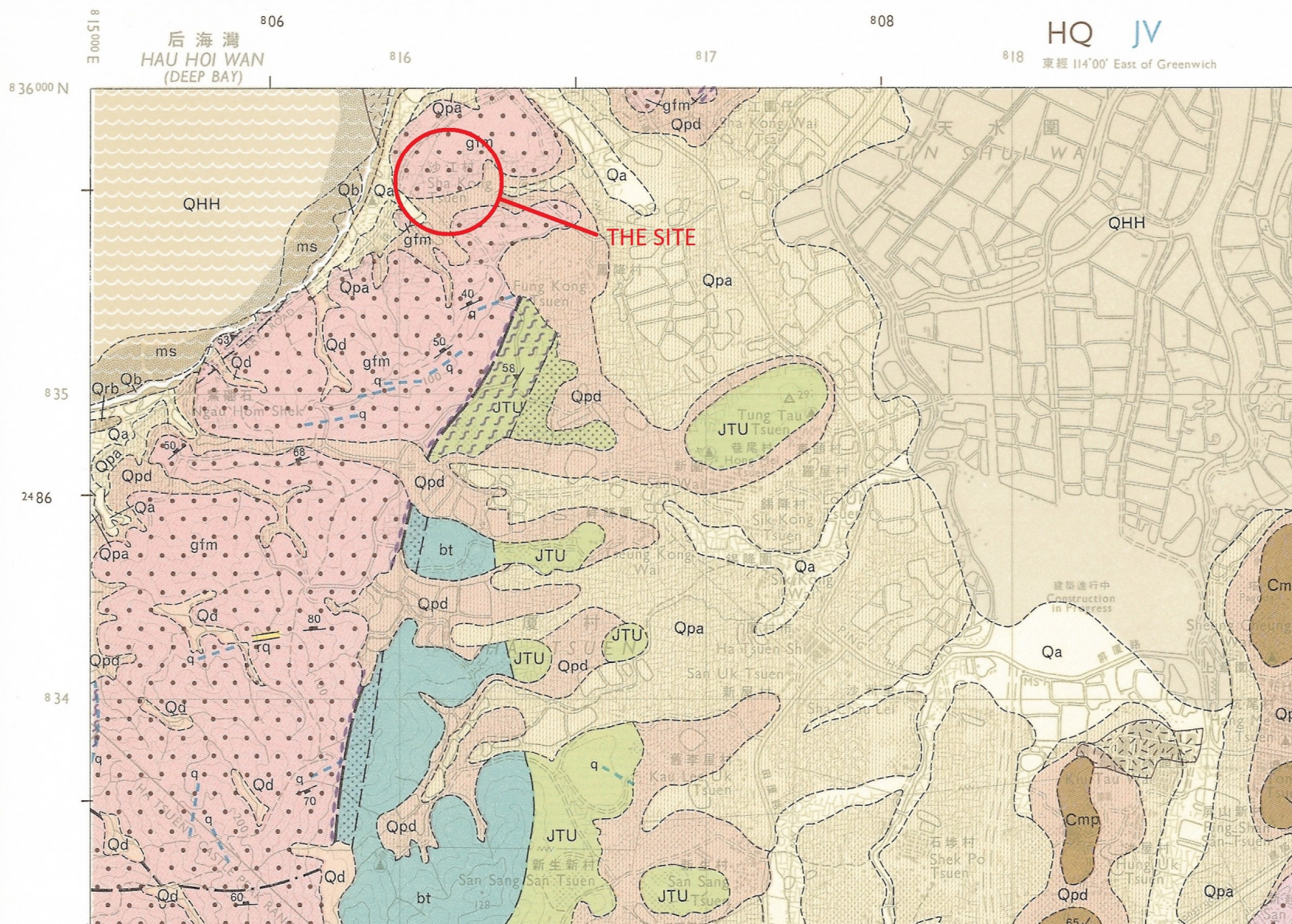
Printed by Lever Printing Factory Ltd. for the Government Printer
香港政府印務局監印, 利華印刷廠有限公司承印

青衣 Tsing Yi

地質圖說明及底圖圖例見背頁

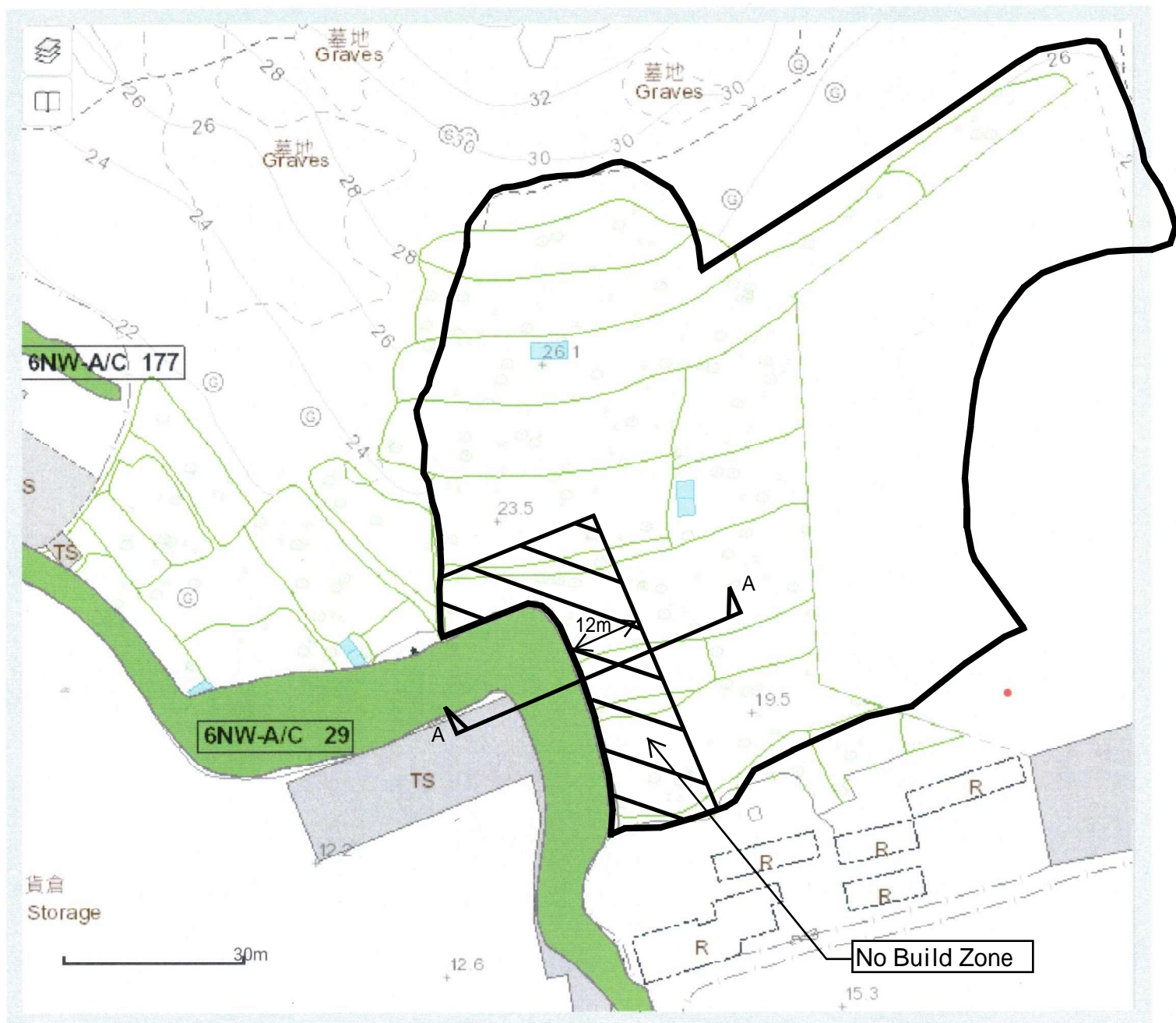
地質圖說明及底圖圖例見背頁

Sheet 6 編號 Series HGM 20 組別

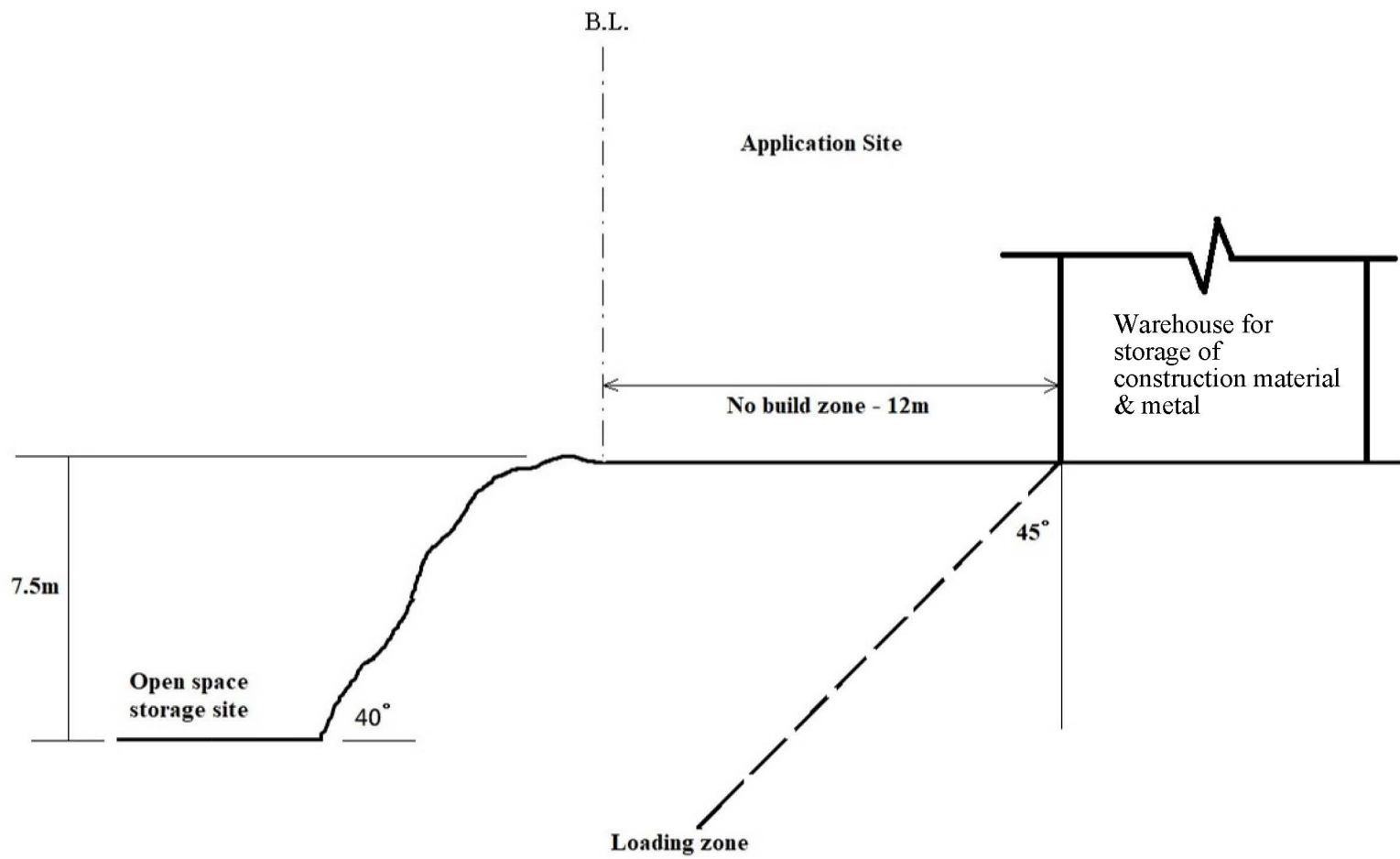


APPENDIX D

SITE LAYOUT PLAN AND SECTION



SITE LAYOUT PLAN



Section A-A
N.T.S.

APPENDIX E

PROPOSED LAYOUT PLAN

N



Structure 6

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 5

Site office
GFA: Not exceeding 160m²
Height: Not exceeding 6m
No. of storey: 2

2 parking spaces
of 5m x 2.5m for
private car

Open storage of construction
material and metal (Area 2)
(About 550m²)

13m diameter
manoeuvring
circle

7.3m wide
Ingress/
Egress

One loading/unloading
bay of 7m x 3.5m for
light goods vehicle

Structure 1

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 2

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 3

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Structure 4

Warehouse for storage
of construction materials & metal
GFA: Not exceeding 225m²
Height: Not exceeding 6m
No. of storey: 1

Open storage of construction
materials and metal (Area 1)
(About 4,200m²)

12m
12m
No
Build
zone

Project 項目名稱:

Proposed Temporary Open Storage of
Construction Materials and Metal for a
Period of 3 Years at Lots 175 (Part), 176
(Part), 177 (Part), 178 S.A, 178 S.B, 179 &
181 in D.D. 128 & Adjoining Government
Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

Relevant Extract of the Town Planning Board Guidelines for
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage uses generating adverse noise, air pollution, visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be provided where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous s.16 Applications covering the Application Site

Approved Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1144	Proposed Temporary Recyclable Collection Centre for Metal and Plastic for a Period of 3 Years	23.12.2022 (Revoked on 23.6.2024)

Rejected Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejection Reasons
1	A/YL-HTF/1129	Proposed Temporary Recyclable Collection Centre for Metal and Plastic with Ancillary Workshop for a Period of 3 Years	10.6.2022	1,2

Rejection Reasons:

1. Not in line with the planning intention of the “R(D)” zone.
2. Failure to demonstrate that the proposed development would not generate adverse environmental impact on the surrounding areas.

**Similar s.16 Applications within the same “Residential (Group D)” Zone
on the Ha Tsuen Fringe OZP**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1111	Temporary Open Storage of Metal for a Period of 3 Years	12.3.2021 (Revoked on 12.8.2023)
2	A/YL-HTF/1114	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	28.5.2021
3	A/YL-HTF/1115	Proposed Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	28.5.2021 (Revoked on 28.11.2021)
4	A/YL-HTF/1118	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	25.6.2021 (Revoked on 25.11.2023)
5	A/YL-HTF/1119	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	9.7.2021
6	A/YL-HTF/1122	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	27.8.2021 (Revoked on 27.2.2023)
7	A/YL-HTF/1124	Temporary Open Storage of Metal Waste and Logistics Centre for a Period of 3 Years	24.9.2021 (Revoked on 5.11.2021)
8	A/YL-HTF/1157	Temporary Open Storage of Construction Materials for a Period of 3 Years	11.9.2023 (Revoked on 11.3.2025)
9	A/YL-HTF/1164	Proposed Temporary Logistics Centre and Open Storage of Metal Waste with Ancillary Office for a Period of 3 Years	22.12.2023 (Revoked on 22.12.2024)
10	A/YL-HTF/1167	Temporary Open Storage of Metal for a Period of 3 Years	15.3.2024
11	A/YL-HTF/1170	Temporary Open Storage of Construction Materials for a Period of 3 Years	19.4.2024
12	A/YL-HTF/1172	Temporary Recycling Centre for Plastic and Open Storage of Construction Materials and Plastic for a Period of 3 Years	10.5.2024 (Revoked on 22.10.2024)
13	A/YL-HTF/1174	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	24.5.2024
14	A/YL-HTF/1175	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years	24.5.2024
15	A/YL-HTF/1176	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	7.6.2024
16	A/YL-HTF/1184	Temporary Open Storage of Construction Materials and Metal for a Period of 3 Years	28.2.2025

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
17	A/YL-HTF/1187	Proposed Temporary Recycling Centre for Plastic and Open Storage of Construction Materials and Plastic for a Period of 3 Years	28.3.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no adverse comment on the application; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments as detailed in **Appendix V**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application; and
- advisory comments as detailed in **Appendix V**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application subject to the imposition of the following approval condition:

no workshop activities shall be conducted at the Site;
- there were four substantiated environmental complaints pertaining to the Site regarding air quality (plastic malodour arising from the operation of a plastic recycling business involving plastic melting and recycling activities, as well as nuisance arising from the operation of a suspected lard factory) in the past three years; and
- advisory comments as detailed in **Appendix V**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the application from a drainage point of view;

- should the Town Planning Board consider the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a revised drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department; and
- his detailed comments on the submitted drainage proposal are in **Appendix V**.

5. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no objection in principle to the application subject to fire service installations being provided to his satisfaction;
- having considered the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within six weeks from the date of planning approval to the satisfaction of D of FS; and

- advisory comments as detailed in **Appendix V**.

6. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and
- if the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix V**.

7. **District Officer’s Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals’ comment on the application.

8. **Other Departments’ Comments**

The following government departments have no objection to/no comment on the application and their advisory comments, if any, are detailed in **Appendix V**:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW,

BD);

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- Director of Agriculture, Fisheries and Conservation (DAFC); and
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) no permission is given for the occupation of GL (about 363.2m² subject to verification) included in the Site. Any occupation of GL without the Government's prior approval is an offence under Cap. 28; and
 - (iii) the lot owner(s) shall apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lots and the occupation of GL. The application(s) for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the access road connecting the Site and Fung Kong Tsuen Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site and Fung Kong Tsuen Road; and
 - (ii) adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should follow the relevant mitigation measures and requirements in the latest

‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) to minimise any potential environmental nuisances;

- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 ‘Drainage Plans subject to Comment by the Environmental Protection Department’ including completion of percolation test and certification by Authorized Person; and
 - (iii) the applicant should meet the statutory requirements under relevant pollution control ordinances;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that:
- (i) the drainage flow path from the Site to the public drainage system/stream course/sea/any recognised drainage facilities shown in LandsD’s map should be provided with supporting site photos;
 - (ii) the existing drainage system proposed for discharge of the runoff from the Site is not maintained by DSD. Consent from the owner/maintenance party, users of this drainage system and/or District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD) should be sought for the proposed drainage connection. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels have adequate capacity to convey the additional runoff from the Site. In addition, regular maintenance should be carried out by the applicant/lot owner to avoid blockage of drain;
 - (iii) further to (ii) above, since there is no record of the said discharge path, site photos should be provided to demonstrate its presence and existing condition;
 - (iv) the cover and invert levels of the proposed u-channels, catchpits/sand traps should be shown on the drainage plan;
 - (v) sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;
 - (vi) standard details should be provided to indicate the sectional details of the proposed u-channels and catchpits/sand traps;
 - (vii) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (viii) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches, adjacent areas, etc.;
 - (ix) the applicant should consult DLO/YL, LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
 - (x) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given;

- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. In addition, the applicant should also be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix VI** of this RNTPC Paper) should also be adhered to. However, the applicant is reminded that if any structure(s) is/are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans. To address the approval condition on provision of fire extinguisher(s), the applicant is advised to submit a valid fire certificate (FS 251) to FSD for approval;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) it is noted that six structures are involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
 - (vi) detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) that a registered man-made slope (i.e. Feature No. 6NW-A/C29) with a height greater than 6m and an average slope angle of 39° according to his record is found within 6m of the Site. The slope may affect or be affected by the proposed use. The applicant should be reminded that the submitted Geotechnical Planning Review Report is considered as a feasibility assessment only;
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau

Fau Shan, Tsim Bei Tsui and Pak Nai Areas - Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and

- (1) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works.

Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

1

From:
Sent: 2025-03-03 星期一 02:19:07
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-HTF/1186 DD 128 Ha Tsuen

Dear TPB Members,

You did another about turn on this application on 23 Dec 2022 and approved 1144.

And of course conditions were not fulfilled. Revoked on 23 June 2024

But these operators know that the board no longer upholds its responsibility to "***promote the health, safety, convenience and general welfare of the community***".

Now its all about expediency under pressure from Development Bureau to give priority to brownfield operations.

So back with a fresh application for "Open Storage of Construction Materials and Metal", in other words the recycle operation. Note agent name is the same.

This is a large site, perhaps this time around you might consider the impact on the community should some 'incident', like a fire, occur on the site.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 6 December 2022 2:06 AM HKT
Subject: A/YL-HTF/1144 DD 128 Ha Tsuen

Dear TPB Members,

Application 1129 - 697th RNTPC MEETING ON 10.06.2022

After deliberation, the Committee decided to reject the application. The reasons were :

(a) the proposed use is not in line with the planning intention of the "Residential (Group D)" zone which is for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis; and

(b) the applicant fails to demonstrate that the proposed use would not generate adverse environmental impact on the surrounding areas.

So Applicant files again, with no change other than parking now 3.

This application has no justification. Previous objections upheld.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 6 February 2022 2:11 AM CST

Subject: A/YL-HTF/1129 DD 128 Ha Tsuen

A/YL-HTF/1129

Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 and 181 in D.D.128 and adjoining Government Land, Ha Tsuen

Site area : About 8,200sq.m Includes Government Land of about 363.2sq.m

Zoning : "Res (Group D)"

Applied use : Recyclable Collection Centre for Metal and Plastic / 2 Vehicle Parking

Dear TPB Members,

Strong objections. No previous history of approvals and the operation would extend brownfield use into the only section of the district that has not been encroached on.

Approval would defeat the objective of the zoning intention to upgrade the district.

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Mary Mulvihill

From:
Sent: 2025-03-31 星期一 03:40:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-HTF/1186 DD 128 Ha Tsuen

Dear TPB Members,

With regard to the geotechnical report, it is now clear that the issues outlined were not properly considered when the original application was approved.

With predictions that Hong Kong will experience "hourly rainfall poised to increase by up to 40 percent in the next decade" this indicates that brownfield expansion is being expedited without the necessary due diligence with regard to negative issues.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 3 March 2025 2:19 AM HKT
Subject: A/YL-HTF/1186 DD 128 Ha Tsuen

Dear TPB Members,

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And of course conditions were not fulfilled. Revoked on 23 June 2024

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This is a large site, perhaps this time around you might consider the impact on the community should some 'incident', like a fire, occur on the site.

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To: tpbpd <tpbpd@pland.gov.hk>

Date: Sunday, 6 February 2022 2:11 AM CST

Subject: A/YL-HTF/1129 DD 128 Ha Tsuen

A/YL-HTF/1129

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Dear TPB Members,

Strong objections. No previous history of approvals and the operation would extend brownfield use into the only section of the district that has not been encroached on.

Approval would defeat the objective of the zoning intention to upgrade the district.

This zone is intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Town Planning Board.

Mary Mulvihill