

This document is received on 28 MAR 2025  
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/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/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](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



2500560

17/3

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 / HSK / 560
	Date Received 收到日期	28 MAR 2025

- 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。
- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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。
- 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)

Tsui Sum Wah 徐森樺

### 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)

Ever United Planning and Development Limited 恒滙規劃發展有限公司

### 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 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, 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 6,075 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,204 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input 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 Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	'Residential (Group A) 3', 'Residential (Group A) 4' and "Road" 「住宅(甲類)3」, 「住宅(甲類)4」及「道路」
(f) Current use(s) 現時用途	Temporary warehouse for storage of electrical appliances 臨時貨倉存放電器用途  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)
	Not Applicable 不適用	

(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 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)
	Not Applicable 不適用	

(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 7/3/2025 (DD/MM/YYYY)&  
於 7/3/2025 (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  
21/2/2025-7/3/2025 (DD/MM/YYYY)&  
於21/2/2025-7/3/2025(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 \_\_\_\_\_ (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，或有關係的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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 or Regulated Areas**

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

(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 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 .....sq.m ☐ About 約Proposed covered land area 擬議有上蓋土地面積 .....sq.m ☐ About 約

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

Proposed domestic floor area 擬議住用樓面面積 .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 .....sq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 .....sq.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)

.....

.....

.....

.....

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 .....

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) .....

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

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) .....

Proposed operating hours 擬議營運時間																																	
<p>.....</p> <p>.....</p>																																	
(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 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))  Kwu Tung Road <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)																															
	No 否	<input type="checkbox"/>																															
(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，請另頁註明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 <p>.....</p> <p>.....</p> <p>.....</p>																															
	No 否	<input 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 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 type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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 or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/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/ <u>HSK</u> / <u>370</u>
(b) Date of approval 獲批給許可的日期	<u>10/6/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>10/6/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary warehouse for storage of electrical appliances
(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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <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。

As per supplementary planning statement.



**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



CYRUS TANG

Name in Block Letters  
姓名（請以正楷填寫）



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

Manager

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

代表

Ever United Planning and Development Limited 恒匯規劃發展有限公司

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

Date 日期

10/3/2025

(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**

1. 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。

2. 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。

3. 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	6,075 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2
Zoning 地帶	'Residential (Group A) 3', 'Residential (Group A) 4' and "Road" 「住宅(甲類)3」, 「住宅(甲類)4」及「道路」
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____  <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary warehouse for storage of electrical appliances 臨時貨倉存放電器用途

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,204 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.69 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	11 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	64.26 % <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) _____ _____ _____		2 (Also for Light Goods Vehicle)
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 _____		2
	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) _____ _____ _____		2 (Also for Heavy Goods Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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"/>
(i) Site Plan, (ii) Extract from OZP No. S/HSK/2 with indication of Vehicular Access,		
(iii) As-planted Landscape & Tree Preservation Plan and (iv) As-built Drainage Plan		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
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。

### **S.16 Planning Application**

The Renewal of Planning Approval for Temporary Warehouse  
for Storage of Electrical Appliances for a Period of 3 Years  
at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B  
(Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part),  
1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part)  
& 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

March 2025



## Executive Summary

The application site is situated at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. The size of the application site is about 6,075m<sup>2</sup>.

The application site is subject to the latest planning permission No. A/HSK/370 for temporary warehouse for storage of electrical appliances for a period of 3 years. All planning approval conditions of the latest permission have been complied. In order to continue the use, this planning application under S.16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years on the application site.

According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2, the application site is currently zoned ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road”. The planning intention of the “R(A)3”, “R(A)4” and “Road” zone could not be realized in the coming 3 years due to land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

The application site is subject to eleven previous planning permissions for open storage and temporary warehouse for storage purposes since 1996. It is not a development on green site. The latest planning permission No. A/HSK/370 was approved in 2022 for the same use as the applied use of current application.

According to the *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)”*, the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Therefore, sympathetic consideration may be given to the current application.

The proposed development is on temporary basis and will not result in any long-term adverse impacts to the planning intention of the area. Besides, the adjoining land lots are almost wholly occupied for open storage and port back-up uses such as logistics centres, temporary warehouses and open storage yards. In particular, temporary warehouses and logistic centre which are similar in size and uses are found to the immediate west and north of the site. Almost all of them were either in ‘existing use’ or granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to seek the approval by the Town Planning Board for the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years on the application site.

## 行政摘要

申請地點位於新界元朗廈村丈量約份第 125 約地段第 1835 號(部份)，第 1839 號，第 1840 號(部份)，第 1841 號 A 分段(部份)，第 1841 號 B 分段(部份)，第 1842 號(部份)，第 1854 號，第 1855 號(部份)，第 1856 號(部份)，第 1857 號餘段(部份)，第 1864 號餘段(部份)，第 1889 號(部份)，第 1890 號(部份)，第 1894 號(部份)及第 1895 號餘段(部份)。申請地點的面積約為 6,075 平方米。

申請地點曾獲城市規劃委員會批出規劃許可，編號 A/HSK/370，作為期三年的臨時貨倉存放電器用途。申請人已履行所有先前規劃許可的所有附帶條件。為延續該用途，申請人特此提交本規劃申請，為批給在申請地點作臨時貨倉存放電器用途的規劃許可續期三年。

根據洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2 中所示，申請地點現時被規劃作「住宅(甲類)3」，「住宅(甲類)4」及「道路」用途。因政府現在還未於申請地點開展收回土地作洪水橋新市鎮發展的關係，「住宅(甲類)3」，「住宅(甲類)4」及「道路」地帶的規劃意向於未來三年將難以實現。

申請地點自 1996 年起已十一度獲城市規劃委員會批准作露天存放用途及臨時貨倉作儲存用途，擬議用途並不是在綠地上發展。而最後的規劃許可編號 A/HSK/370 於 2022 年獲城市規劃委員會批准，其獲批用途與本申請用途一致。

根據城市規劃委員會規劃指引編號 13G (擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請) 中所述，擬議發展符合該規劃指引。因為申請地點是曾獲批規劃許可及在先分區計劃大綱圖准許的現有露天貯物及港口後勤用途。因此，申請地點可獲城市規劃委員會從寬批准。

擬議用途只屬臨時性質及不會對此地區的規劃意向帶來長遠的不利影響。此外，考慮到地區環境，申請地點附近的地段現時大多用作露天存放及港口後勤用途如物流中心、臨時貨倉及露天貯物用途。特別是在毗連申請地點的西面及北面已存在相若面積及用途的臨時貨倉及物流中心。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都屬於“現有用途”或已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午七時至下午十一時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准為批給在申請地點作臨時貨倉存放電器用途的規劃許可續期三年

**Supplementary Planning Statement for the Renewal of Planning Approval for  
Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years  
at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part),  
1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part),  
1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

**Section 1 – Background of the Application Site**

**1.1 Introduction**

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. TSUI Sum Wah (徐森樺), the occupier of Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T. **(Figure 1)**. The applicant would like to solicit the Board's sympathetic consideration for approving the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permission No. A/HSK/370 for the same use. All approval conditions of the latest planning permission have been complied. The relevant approval letters are attached in **Annex I**. In order to continue the use, this planning application under S.16 of the Town Planning Ordinance intended to renew the latest planning approval for a period of 3 years.
- 1.1.3 The applicant intends to demonstrate to the Board that the renewal of planning approval would not generate undesirable impacts to the vicinity. Besides, the applicant has provided a number of mitigation measures as explained in the succeeding paragraphs in order to guarantee that the proposed use would generate no adverse nuisance. The applicant wishes that Town Planning Board could give favourable consideration to his planning application.

**1.2 Site Particulars**

- 1.2.1 The entire site boundary has been erected with site fencing. The surface of application site is hard paved and possess an area of about 6,075m<sup>2</sup>.
- 1.2.2 The application site is served by a paved 10m wide vehicular access leading from Ping Ha Road **(Figure 2)**. The ingress/egress is situated at the southern part of the application site. Temporary open storage activities have been operated on the application site with planning permissions since 1996.
- 1.2.3 The application site is generally surrounded by open storage and port back-up uses. To the north there are temporary warehouse for storage purposes and two logistics centres. Another temporary warehouse for storage purposes is also found to the

immediate west of the application site. Some similar open storage yards were also found to the east, west and south of the application site. It is noteworthy that these activities are either 'existing use' or temporarily permitted land use which is conformed to the prevailing Town Planning Ordinance.

### **1.3 Lease Conditions**

- 1.3.1 The application site is situated on an Old Schedule agriculture lot held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 The applicant approached to the Lands Department after the approval of previous planning permission No. A/HSK/370. Short Term Waivers are granted to regularize the temporary structures at the application site.

### **1.4 Planning Context**

- 1.4.1 The application site is zoned 'Residential (Group A)3' ("R(A)3"), 'Residential (Group A)4' ("R(A)4") and "Road" according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (**Figure 2**). Referring to the OZP, the "R(A)3" and "R(A)4" zone are intended for high-density residential developments where commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys, while "R(A)3" and "R(A)4" are subject to the maximum plot ratio of 5.5 and 5 respectively.
- 1.4.2 Although the applied use is not belonged to either column 1 or column 2 of the 'Residential (Group A)3' ("R(A)3") zone and 'Residential (Group A)4' ("R(A)4") zone, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board in accordance with the Notes of the aforesaid Outline Zoning Plan. As such, it is the applicant's intention to submit this application to request the Board's favour to this proposed use with the provision of the following justifications.
- 1.4.3 *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)" is applicable when considering the current planning application. The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the Guideline. Referring to the Guideline, "For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous*

*approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with.”. Since the application site is subject to a previous planning permission No. A/HSK/370 for the same use, the application site is in line with the TPB PG-No. 13G. Besides, the implementation of NDA development on the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.*

## **1.5 Previous Planning Permissions**

- 1.5.1 The application site is subject to eleven previous planning permissions since 1996. On 29.11.1996, Town Planning Board approved the application site for temporary open storage of containers for a period of 3 years with conditions (TPB Ref.: A/YL-HT/7).
- 1.5.2 The second to fifth planning permissions were approved by Town Planning Board for temporary open storage of construction machinery and materials for a period of 3 years with conditions on (i) 28.1.2000 (TPB Ref.: A/YL-HT/128), (ii) 1.2.2002 (TPB Ref.: A/YL-HT/216), (iii) 18.3.2005 (TPB Ref.: A/YL-HT/380) & (iv) 7.3.2008 (TPB Ref.: A/YL-HT/534) respectively.
- 1.5.3 The sixth planning permission No. A/YL-HT/716 was approved by Town Planning Board on 15.4.2011 for temporary open storage of construction machinery and materials, recycling materials, scrap metal and used electrical appliances with ancillary packaging activities for a period of 3 years with conditions.
- 1.5.4 The seventh and eighth planning permissions No. A/YL-HT/827 and No. A/YL-HT/993 were approved by Town Planning Board on 11.1.2013 and 8.1.2016 for temporary open storage of construction machinery and materials, and scrap metal with ancillary packaging activities for a period of 3 years with conditions.
- 1.5.5 The ninth planning permission No. A/HSK/122 for temporary open storage of construction machinery and materials, scrap metal and used electrical/electronic appliances and parts with ancillary packaging activities for a period of 3 years was approved on 1.2.2019 with conditions.
- 1.5.6 The tenth planning permission No. A/HSK/177 was approved by Town Planning Board on 6.9.2019 for temporary warehouse for storage of electrical appliances for a period of 3 years with conditions. And the latest planning permission No. A/HSK/370 was approved by Town Planning Board on 10.6.2022 for the same use. The above information shows that the application site has been occupied for open storage and port back-up uses for over twenty years. The proposed development is not a development on green site. The applied use of the current application is the same as the approved use of the latest permission. As the applicant intends to



continue the use on the application site, the current application is submitted for the consideration of the Town Planning Board.

## **Section 2 – Development Proposal**

### **2.1 Site Planning**

- 2.1.1 The application site occupies an area of about 6,075m<sup>2</sup>. The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the southern part of the site. The application site is accessible via a vehicular track leading from Ping Han Road (**Figure 2**). The applicant will seek the access right by himself.
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 2 unloading/unloading bays for medium/heavy goods vehicle of 11m x 3.5m and 2 parking spaces of 7m x 3.5m for private car/light goods vehicle are proposed (**Figure 3**).
- 2.1.5 The opening time of the proposed development is 7:00 a.m. to 11:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.
- 2.1.7 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.
- 2.1.8 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.
- 2.1.9 The proposed layout of the proposed development is illustrated in **Figure 3**.

### **2.2 Vehicular Access Arrangement**

- 2.2.1 The proposed development is serviced by a vehicular track leading from Ping Ha Road. Site ingress/egress is arranged at the southern part of the application site.
- 2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.5**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow even in peak hours. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of Ha Tsuen area.

## **2.3 Environmental Commitments**

- 2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

### Air

The surface of the application site will be hard paved to avoid any fugitive dust impact due to vehicle movements.

### Noise

No operation will be held in-situ during sensitive hours from 11:00 p.m. to 7:00 a.m. next morning. No operation will be held on Sunday and public holidays.

No repairing, dismantling, assembling or other workshop activity is proposed.

### Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

## **2.4 Visual Commitments**

- 2.4.1 The application site is situated to the north of Ping Ha Road. In brief, the application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.
- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.4.3 All the existing trees in the application site will be preserved. The applicant will also replenish trees along the north and south of site periphery to make the tree available every 4 m to enhance the screening effect.
- 2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:
- (i) No open storage will be carried out within the 1m diameter of all the trees within the site boundary;
  - (ii) Remove climbers and weeds regularly;
  - (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
  - (iv) Irrigate the trees at regular interval; &
  - (v) Replace dead tree, if any.

2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

## **2.5 Drainage Commitments**

2.5.1 The applicant had revised the drainage proposal and thereafter had implemented the accepted drainage proposal and maintained the drainage facilities to comply with planning conditions (f), (g) and (h) imposed to the previous planning permission No. A/HSK/177. Besides, the applicant has submitted the condition record of the existing drainage facilities and regularly cleaned and duly maintained the existing drainage facilities in order to comply with planning conditions (a) and (b) imposed to the latest planning permission No. A/HSK/370.

2.5.2 The applicant has regularly cleaned the surface U-channel to make sure that no obstruction of drainage facilities is resulted. The applicant will take whole responsibility to maintain the implemented drainage facilities at his own expense.

2.5.3 The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**.

## **Section 3 – Planning Justifications**

### **3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)**

3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site falls within Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) under the abovementioned guideline. Referring to the Guideline, it is stated that “*The planning for various NDAs (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.*” (Section 3.1 of the Guideline).
- (ii) “*For existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where*

*appropriate, should be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.” (Section 3.2 of the Guideline).*

- (iii) The application site is subject to eleven previous planning permissions since 1996. For the latest planning permission No. A/HSK/370, all approvals conditions were complied with. It shows that the applicant is a sincere and consciousness person in complying the regulations stipulated by the Town Planning Board and the application site is in line with the TPB PG-No. 13G. Besides, the implementation of NDA development at the application site is not scheduled to start in a short period of time. Therefore, in accordance with the Guideline, sympathetic consideration could be given to the current application.
- (iv) The applicant had provided landscape, drainage and fire services facilities at the application site to comply with the planning conditions imposed to previous planning permissions. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas.
- (v) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site.
- (vi) No excessive or on-going operative noise will be emitted from proposed development.

- 3.1.2 The above considerations showed that the proposed development has fulfilled the guidelines laid down by the Board for the application of open storage and port back-up uses to a large extent. Nevertheless, the application has committed to provide a series of ameliorative measures to maintain the surrounding environmental quality. The Board should therefore give favourable consideration of the application.

### **3.2 The proposed Development would not Jeopardize the Long Term Planning Intention of the Area**

- 3.2.1 The application site is zoned ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road” according to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
- 3.2.2 The planning intention of the ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road” could not be realized within the coming 3 years because land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

- 3.2.3 Further, the proposed development is temporary in nature and it would not jeopardize the long term planning intention of the ‘Residential (Group A)3’ (“R(A)3”), ‘Residential (Group A)4’ (“R(A)4”) and “Road”. Although the planning intention could be hardly realizable at present, the application highly appreciates the long term planning intention of the zone. While the zoning of the land and its planning intention should be upheld, alternative temporary use which generates no significant nuisance should be encouraged in the interim to make economic use of scarce land resources.

### **3.3 Planning Application in Close Proximity to the Application Site was Approved under the Same Planning Circumstance**

- 3.3.1 The current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with open storage yards and port back-up uses. The application is adjoining to a good number of temporary warehouses for storage purposes and logistics centres. It is noteworthy that significant number of them were granted with temporary planning approval by Town Planning Board such as TPB Ref.: A/HSK/387, A/HSK/390, A/HSK/458 & A/HSK/505. On the other hand, temporary open storage activities with planning permission are also found near the subject site such as TPB Ref.: A/HSK/421, A/HSK/433, A/HSK/500, A/HSK/523 & A/HSK/542. The application site is also subject to a latest planning permission for temporary warehouse for storage of electrical appliances approved in 2022 (TPB Ref.: A/HSK/370). The applied use of current application is the same as the approved use of the latest planning permission.
- 3.3.2 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.
- 3.3.3 The proposed development of current application is similar to those open storage yards and port back-up activities previously approved by the Town Planning Board. Also, the environment surrounding the application site no significant change and there will be no major development nearby the application site.
- 3.3.4 The applicant understands and supports the Board’s viewpoint that the Board would assess the individual merits of each application. However, the various assessments undertaken for the evaluation of the potential impact of the proposed development concluded that it would generate no significant adverse impact to the surroundings. Furthermore, any potential impact could also be mitigated by imposing appropriate planning conditions. Therefore, Town Planning Board is sincerely requested to deliver similar treatment to the current application.

### **3.4 The Proposed Development is Compatible with the Surrounding Environment**

- 3.4.1 The ‘Residential (Group A)3’ (“R(A)3”) and ‘Residential (Group A)4’ (“R(A)4”)



zone where the application site falls within is currently mainly filled with temporary warehouses, logistics centres and open storage yards.

- 3.4.2 The application site is surrounded by a good number of open storage and port back-up activities at all directions. It is noteworthy that significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. Town Planning Board's approved temporary warehouse for storage of construction machinery, construction material, food and electronic goods for a period of 3 years is found to the immediate west of the application (TPB Ref.: A/HSK/387). To the immediate north of the application, temporary warehouse for storage of spare parts and adblue (TPB Ref.: A/HSK/390) and another temporary logistics centre (TPB Ref.: A/HSK/505) are found. It shows that the vicinity of application site is fully occupied by the temporary structures for open storage and port back-up activities and the current application is compatible with the surrounding environment.

### 3.5 Insignificant Traffic Impact

- 3.5.1 The application site is serving by a vehicular track leading from Ping Ha Road. Site ingress/egress is arranged at the southern part of the application site. The application site is occupied for open storage and port back-up uses since 1996.
- 3.5.2 The proposed development is intended for temporary warehouse for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak</u> <u>Hours</u> (pcu/hr)
Private car/ Light goods vehicle	0.25	0.25	2	2
Medium/heavy goods vehicle	0.33	0.33	2	2
Total	0.58	0.58	4	4

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car/light goods vehicle and medium/heavy goods vehicle are taken as 1 and 2 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.

3.5.3 As shown in above estimation, traffic generation and attraction in both peak hours and in average are not significant. It would not affect the traffic condition of Ping Ha Road.

3.5.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

### **3.6 Insignificant Environmental Impact**

3.6.1 The proposed development is intended for temporary warehouse for storage of electrical appliances for a period of 3 years. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area. The application site has been approved by Town Planning Board for the open storage use since 1996.

3.6.2 To begin with, the proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of electrical appliances and associated traffic are not frequent and not significant. Besides, the temporary warehouse would shield the noise generated at the application site to a large extent. Similar open storage yards port back-up activities were found in the vicinity. The proposed development is not incompatible with the surrounding environment.

3.6.3 Further, the applicant proposed a number of preventive and mitigation measures hereunder to avoid degradation of surrounding environment:

- (i) No operation between sensitive hours from 11:00 p.m. to 7:00 a.m. next morning;
- (ii) No operation on Sundays and public holidays; &
- (iii) No cutting, dismantling, cleansing, repairing, compaction, tyre repair, vehicle repair, container repair and workshop activity are proposed.

3.6.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage and port back-up uses such as logistics centre, temporary warehouse and open storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are similar in size, the current application should receive the same sympathetic consideration.

3.6.5 The application site is adjacent to a good number of open storage and port back-up uses and almost all of them were approved by Town Planning Board on temporary

basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as TPB Ref.: A/HSK/387, 390, 421, 433, 458, 500, 505, 523 and 542 which were abutting or in close proximity to the application site.

- 3.6.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

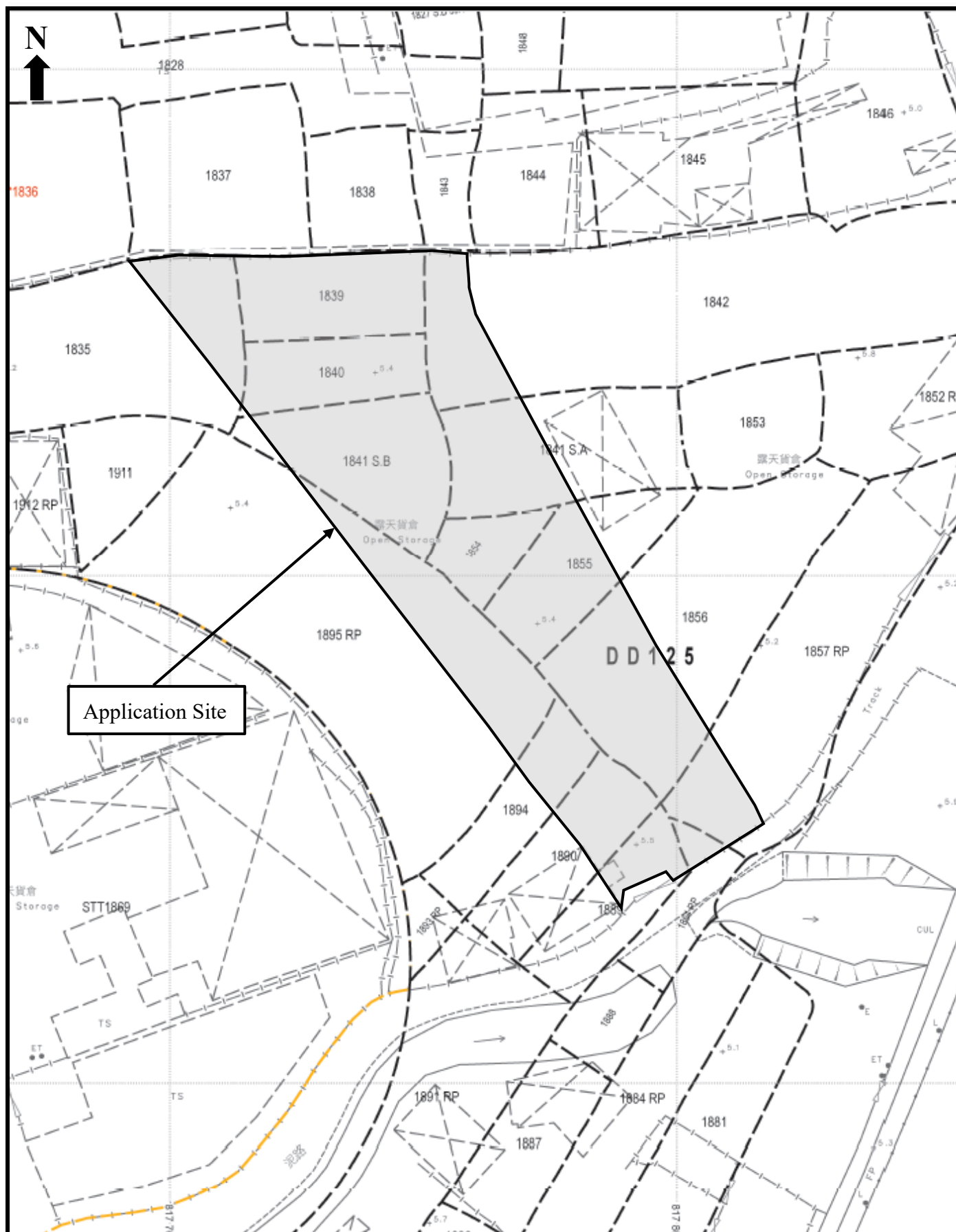
### **3.7 Insignificant Drainage Impact**

- 3.7.1 The implementation of the approved drainage proposal was accepted by the Town Planning Board for the compliance with approval condition (g) of previous planning permission No. A/HSK/177. After that, the applicant has submitted the condition record and due diligence in maintaining the condition of existing drainage facilities to comply with the planning approval conditions (a) and (b) in the latest planning permission No. A/HSK/370 as well.
- 3.7.2 All the accrued runoff would be intercepted by the existing 600mm surface U-channel along the inner site periphery (**Figure 5**). The intercepted surface runoff will then be transported to the existing 600mm diameter underground pipe at the southern site periphery connecting the public drain. With the implementation of drainage facilities, the proposed development has not generated adverse drainage impact.
- 3.7.2 All the implemented drainage facilities will be maintained by the applicant's own expense. Also, surface channel will be cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

## **Section 4 – Conclusion**

- 4.1 The application site subject to eleven previous planning permissions for open storage use since 1996. For the latest planning approval, Town Planning Board approved the application site for temporary warehouse for storage of electrical appliances, which is the same as the applied use of current application, for a period of 3 years. Besides, the planning circumstance pertaining to the application site remain unchanged since the approval of the last planning permission.
- 4.2 The application site is currently zoned 'Residential (Group A)3' ("R(A)3"), 'Residential (Group A)4' ("R(A)4") and "Road". The planning intention of the zone could not be realized within the coming 3 years because land resumption of the application site for the development of Hung Shui Kiu new town is yet to commence.

- 4.3 In accordance with the *“Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses” (TPB PG-NO. 13G)*”, the proposed development is conformed to the guidelines because the application site is for existing open storage and port back-up uses with previous planning approvals and permitted under the previous OZPs. Besides, the applicant had complied with all the approval conditions in the latest planning permission. Therefore, sympathetic consideration may be given to the current application.
- 4.4 The adjoining land lots are almost wholly occupied for open storage and port back-up uses. It is noteworthy that significantly numbers of them are either ‘existing use’ or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance. It makes the proposed development compatible with the surrounding landscape. The adjoining site which has similar size and located at the immediate west of application site is approved by the Board for similar use (TPB Ref.: A/HSK/387).
- 4.5 The Board is hereby respectfully requested to approve the renewal of planning approval for temporary warehouse for storage of electrical appliances for a period of 3 years at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.



Proposed Development:

**Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

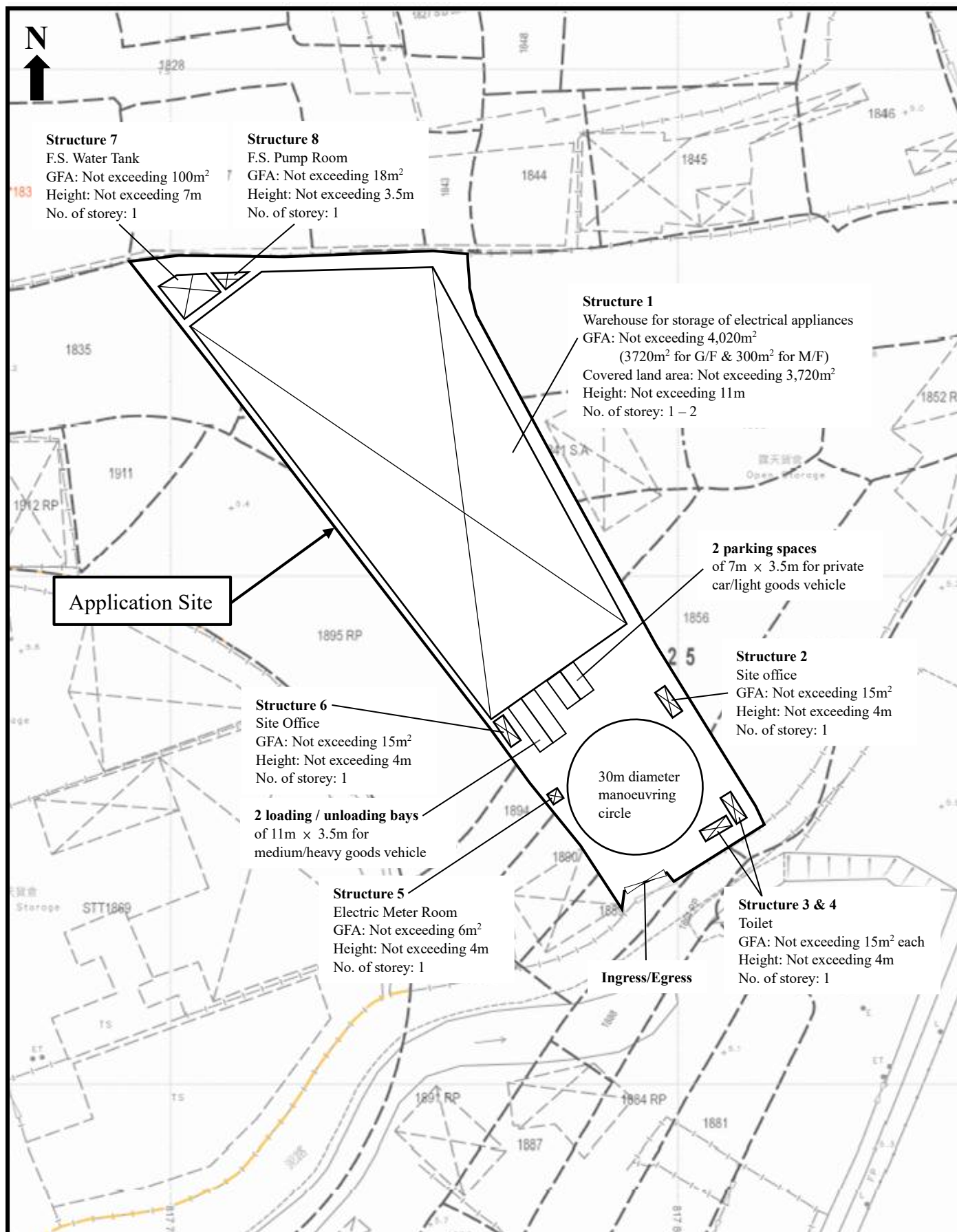
**Figure 1:  
Site Plan**

Scale:  
**1:1000**

Remarks:







Proposed Development:

**Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

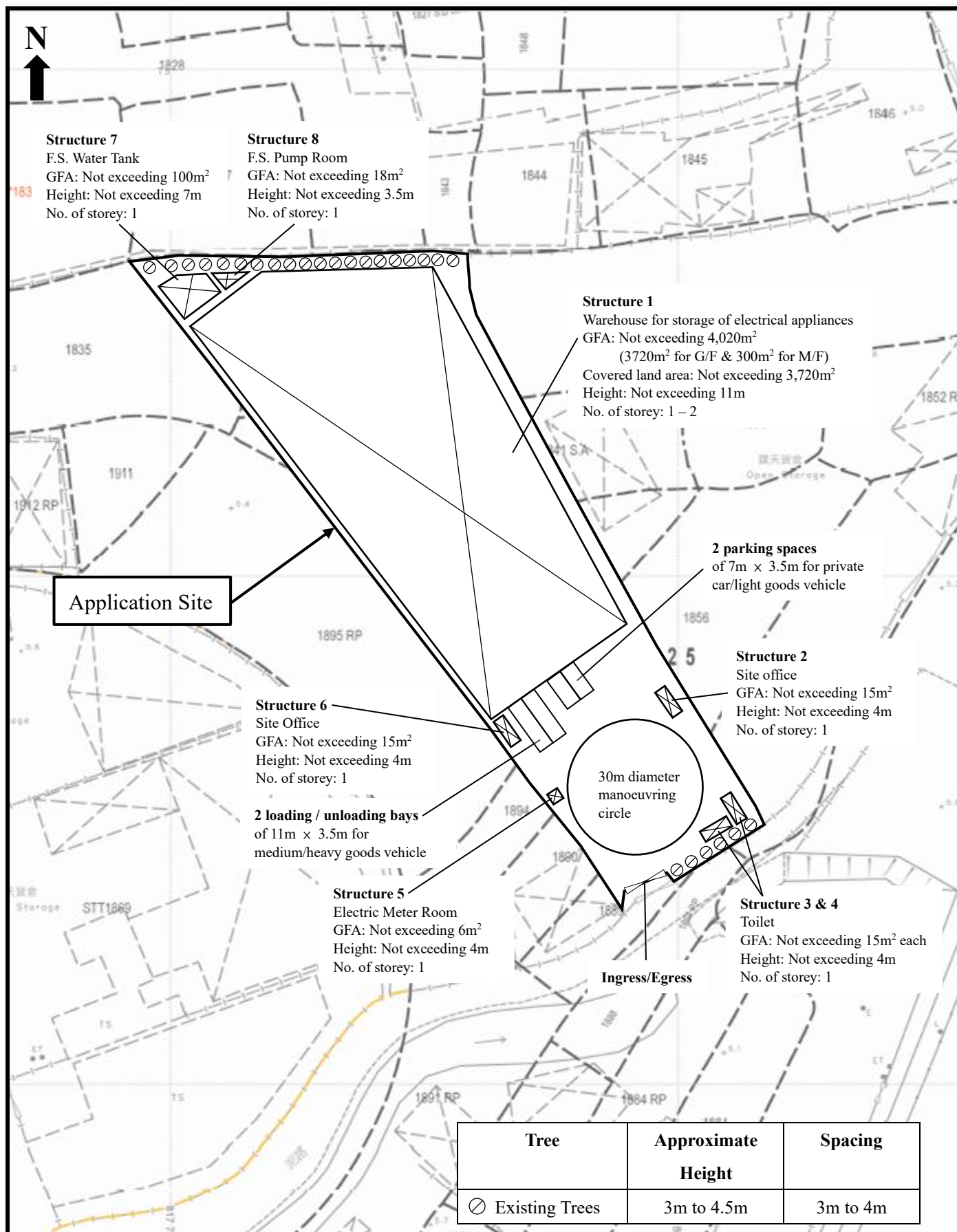
**Figure 3:**

**Proposed Layout Plan**

Scale:

**1:1000**

Remarks:



Proposed Development:

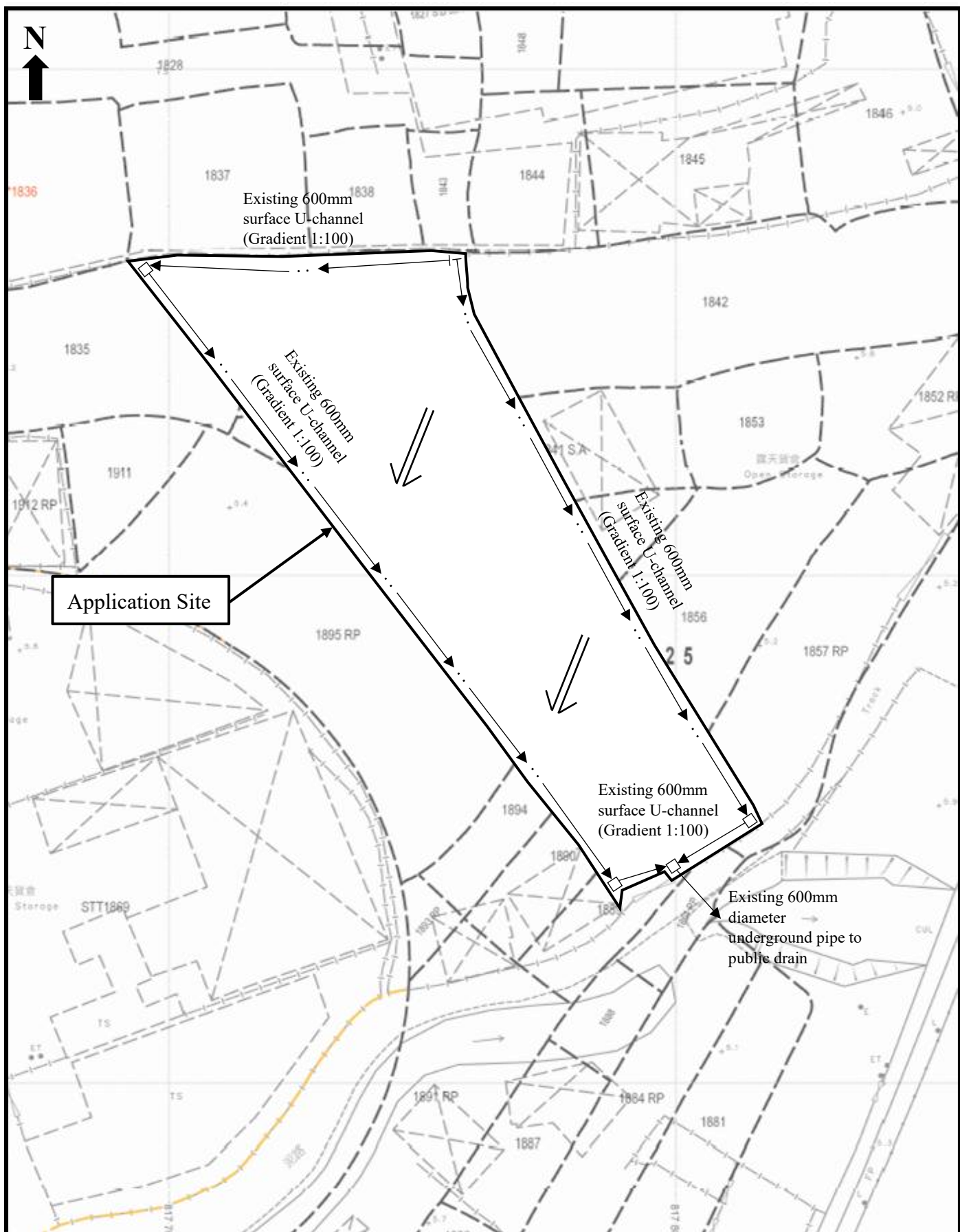
**Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

**Figure 4:**  
**As-planted Landscape & Tree Preservation Plan**

Scale:  
**1:1000**

Remarks:







**By Post****規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路1號  
沙田政府合署14樓

**Planning Department**

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

26 June 2023

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/370
電話號碼	Tel. No. : 2158 6295
傳真機號碼	Fax No. : 2489 9711

Ever United Planning and Development Ltd.

(Attn.: Mr. Cyrus TANG)

Dear Sir/ Madam,

**Compliance with Approval Condition (b)**  
**Planning Application No. A/HSK/370**

I refer to your submission dated 25.4.2023 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

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

Yours faithfully,

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



**By Post****規 劃 署**

屯門及元朗西規劃處  
香港新界沙田上禾輦路 1 號  
沙田政府合署 14 樓

**Planning Department**

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

30 September 2022

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/370  
電話號碼 Tel. No. : 2158 6295  
傳真機號碼 Fax No. : 2489 9711

Ever United Planning and Development Ltd.

(Attn.: Mr. Cyrus TANG)

Dear Sir/ Madam,

**Compliance with Approval Condition (c)**  
**Planning Application No. A/HSK/370**

I refer to your submission dated 6.9.2022 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

(Ms. Sherry KONG)

for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department



**規 劃 署**

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沙田政府合署 14 樓



**Planning Department**

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

23 May 2023

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/370
電話號碼	Tel. No. : 2158 6295
傳真機號碼	Fax No. : 2489 9711

Ever United Planning and Development Ltd.

[Redacted]  
(Attn.: Mr. Cyrus TANG)

Dear Sir/ Madam,

**Compliance with Approval Condition (d)**  
**Planning Application No. A/HSK/370**

I refer to your submission dated 31.3.2023 regarding the implementation of the fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any queries on the departmental comments, please contact Mr. CHOI Wai-lun (Tel: 2733 5845) of the Fire Services Department direct.

Yours faithfully,

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



Total: 1 page

Date: 2<sup>nd</sup> April, 2025

TPB Ref.: A/HSK/560

Tuen Mun and Yuen Long West District Planning Office  
14/F, Sha Tin Government Offices  
1 Sheung Wo Che Road  
Sha Tin, N.T.  
(Attn.: Mr. LAM Tsz Ying, Tony)

Dear Tony,

**Supplementary Information for S.16 Application for the Renewal of Planning Approval for Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years at Lots 1835 (Part), 1839, 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854, 1855 (Part), 1856 (Part), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Part) & 1895 RP (Part) in D.D. 125, Ha Tsuen, Yuen Long, N.T.**

Referring to captioned application, we would like to provide the following information:

- (i) The FSI proposal (Drawing No. FS-01 dated 27 Aug 2022) approved in the previous planning permission No. A/HSK/370 is attached for reference;
- (ii) It is hereby confirmed that there is no storage of combustibles within the site;
- (iii) It is hereby confirmed that there is no change in layout and use from the previous planning permission No. A/HSK/370.

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

Yours sincerely,

*For and on behalf of*  
Ever United Planning and Development Limited  
恒匯規劃發展有限公司

  
.....  
Authorized Signature(s)

Cyrus TANG

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



APPENDIX I  
Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years at Lots 1835 (Part), 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854,1855 (Part), 1856 (Park), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Park) & 1895 RP (Park), in D.D. 125, Ha Tsuen, Yuen Long, N,T,

F.S. NOTES:

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2012 (COP 2012), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS.
- 1.2 THE AGGREGATE AREA OF OPENABLE WINDOWS NOT LESS THAN 6.25% OF THE FLOOR AREA OF THE STRUCTURE
- 1.3 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. HOSE REEL SYSTEM

- 2.1 NEW FIRE HOSE REEL SHALL BE PROVIDED AS INDICATED ON PLAN TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m HOSE REEL TUBING.
- 2.2 THE WATER SUPPLY FOR HOSE REEL SYSTEM WILL BE FED FROM A NEW 2m<sup>3</sup> F.S. FIBREGLASS WATER TANK VIA TWO HOSE REEL PUMPS (DUTY/STANDBY) LOCATED INSIDE FS PUMP ROOM AT EXTERNAL AREA.
- 2.3 HOSE REEL PUMPS SHALL BE STARTED BY ACTUATION OF ANY BREAKGLASS UNIT FITTED ASIDE EACH HOSE REEL SETS
- 2.4 ALL FIRE HOSE REEL OUTLETS SHOULD BE HOUSED IN GLASS FRONTED CABINET SECURED UNDER LOCK & KEY.
- 2.5 ALL FIRE HOSE REEL SHOULD BE PROVIDED WITH FSD APPROVED TYPE INSTRUCTION PLATE & WSD WARNING PLATE
- 2.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE FH/HR PUMPS.

3. AUTOMATIC SPRINKLER SYSTEM

- 3.1 NEW AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2003 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 3/2006 AND 3/2012. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 3.2 ONE NEW 135m<sup>3</sup> SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 3.3 TWO NEW SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 3.4 NEW SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE INTERCONNECTED & PROVIDED AS INDICATED ON PLAN.
- 3.5 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 3.6 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 3.7 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:  
HAZARD CLASS : ORDINARY HAZARD GROUP III  
TYPE OF STORAGE : POST-PALLET (ST2)  
STORAGE CATEGORY : CATEGORY I  
MAXIMUM STORAGE HIEGHT : 3.5m  
SPRINKLER PROTECTION : CEILING PROTECTION ONLY

4. FIRE ALARM SYSTEM

- 4.1 NEW FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2002 +A2:2008 AND FSD CIRCULAR LETTERS NO. 1/2009 & 3/2010.
- 4.2 NEW BREAKGLASS UNITS AND FIRE ALARM BELLS SHALL BE PROVIDED AT ALL NEW FIRE HOSE REEL POINTS. THE FIRE ALARM INSTALLATION WILL BE INTEGRATED WITH THE HOSE REEL SYSTEM.

5. EMERGENCY LIGHTING

- 5.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE















6. EXIT SIGN

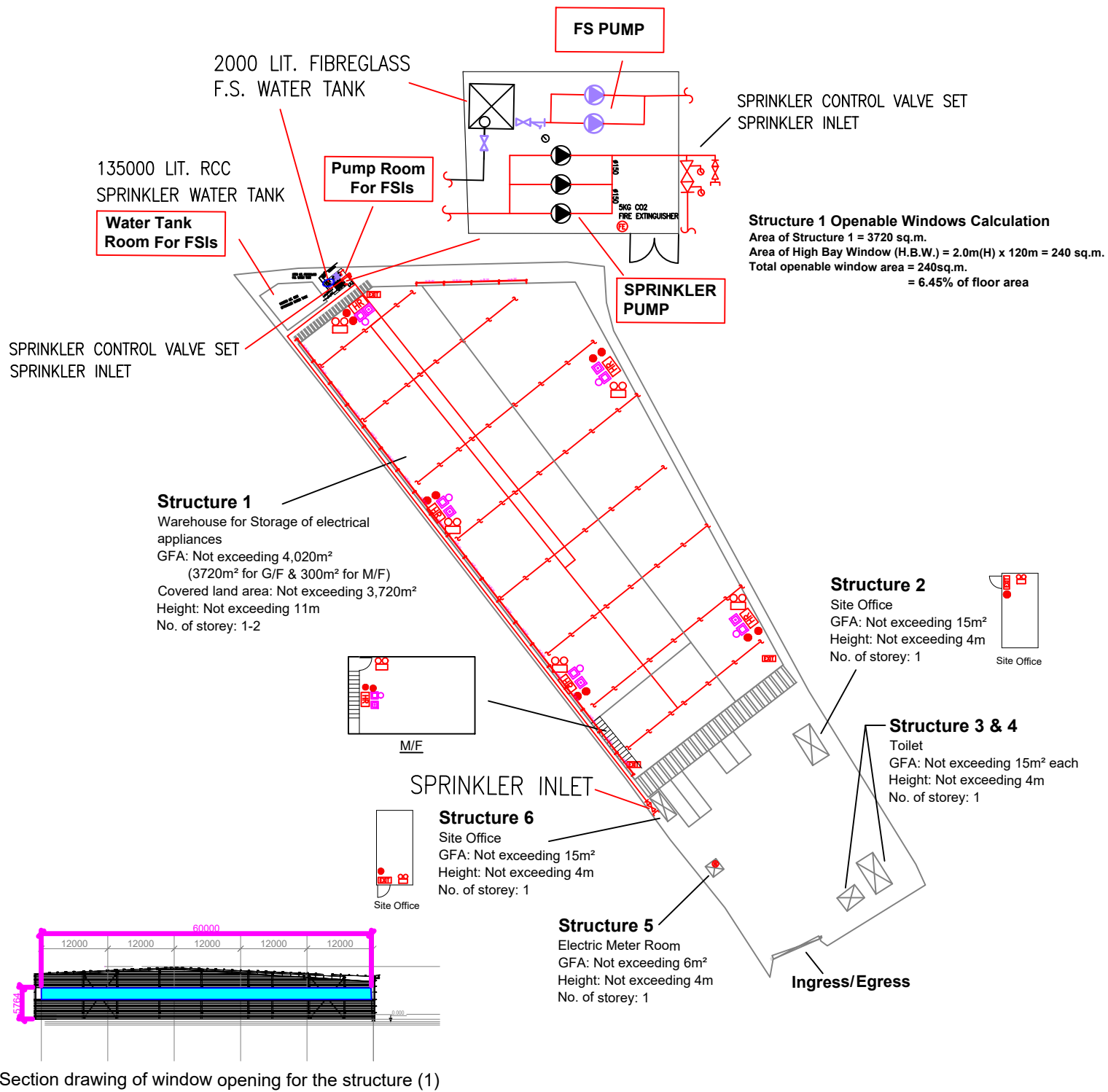
- 6.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF COP 2012 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

7. PORTABLE APPLIANCES

- 7.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.

LEGEND

	HOSE REEL		EMERGENCY LIGHT		5KG CO2 FIRE EXTINGUISHER		PUMP SET		5KG DRY POWDER FIRE EXTINGUISHER
	BREAK GLASS UNIT		EXIT SIGN		SPRINKLER HEAD (ON PLAN)		Y-TYPE STRAINER		SPRINKLER CONTROL VALVE SET
	FIRE ALARM BELL		NON-RETURN VALVE		SUBSIDIARY VALVE / FLOW SWITCH		SPRINKLER INLET		



**Structure 1 Openable Windows Calculation**  
Area of Structure 1 = 3720 sq.m.  
Area of High Bay Window (H.B.W.) = 2.0m(H) x 120m = 240 sq.m.  
Total openable window area = 240sq.m.  
= 6.45% of floor area

Section drawing of window opening for the structure (1)

PROJECT : Proposed Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years at Lots 1835 (Part), 1840 (Part), 1841 S.A (Part), 1841 S.B (Part), 1842 (Part), 1854,1855 (Part), 1856 (Park), 1857 RP (Part), 1864 RP (Part), 1889 (Part), 1890 (Part), 1894 (Park) & 1895 RP (Park), in D.D. 125, Ha Tsuen, Yuen Long, N,T,	DRAWING TITLE :			ARCHITECT :	CONSULTANT :	FIRE SERVICE CONTRACTOR :  <b>Century Fire Service Engineering Co., Ltd.</b>		NAME	DATE	DRAWING NO : <b>FS-01</b>	REV. <b>0</b>
	<b>F.S. Notes, Legend, Fire Service Installation Layout Plan</b>						DRAWN BY	C.K.NG	27 AUG 2022	SCALE : 1 : 1000 (A3)	
							CHECKED BY			SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
							APPROVED BY				
		REV	DESCRIPTION	DATE							

**Relevant extracts of the Town Planning Board Guidelines on  
“Renewal of Planning Approval and Extension of Time for Compliance with Planning  
Conditions for Temporary Use or Development”  
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous S.16 Applications covering the Application Site**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/7	Temporary Open Storage of Containers for 3 Years	29.11.1996 (on review) (revoked on 29.9.1997)
A/YL-HT/128	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	28.1.2000 (revoked on 28.4.2001)
A/YL-HT/216	Proposed Temporary Open Storage of Construction Machinery & Materials for a Period of 3 Years	1.2.2002 (on review)
A/YL-HT/380	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	18.3.2005
A/YL-HT/534	Temporary Open Storage of Construction Machinery and Materials for a Period of 3 Years	7.3.2008
A/YL-HT/716	Temporary Open Storage of Construction Machinery and Materials, Recycling Materials, Scrap Metal and Used Electrical Appliances with Ancillary Packaging Activities for a Period of 3 Years	15.4.2011 (revoked on 15.1.2013)
A/YL-HT/827	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities for a Period of 3 Years	11.1.2013
A/YL-HT/993	Temporary Open Storage of Construction Machinery and Materials, and Scrap Metal with Ancillary Packaging Activities for a Period of 3 Years	8.1.2016
A/HSK/122	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	1.2.2019
A/HSK/177	Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	6.9.2019 (revoked on 6.2.2022)
A/HSK/370	Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	10.6.2022

**Similar S.16 Applications within/straddling the same  
“Residential (Group A)3” and “Residential (Group A)4” Zones and Area shown as ‘Road’  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/225	Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years	26.6.2020 (revoked on 26.11.2022)
A/HSK/387	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	12.8.2022
A/HSK/390	Temporary Warehouse for Storage of Spare Parts and Adblue for a Period of 3 Years	26.8.2022 (revoked on 26.2.2024)

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

No adverse comment on the application.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No objection to the application from highway maintenance point of view.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to maintain the existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

**4. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

**5. Fire Safety**

Comments of the Director of Fire Services:

No in-principle objection to the application subject to the fire service installations being provided on the Site.

**6. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no adverse comment on the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures.

## **7. Long-term Development**

Comments of the Project Manager (West), Civil Engineering and Development Department (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 Planning Department and CEDD. The implementation programme 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 application is granted, notwithstanding the validity period, the applicant should note his advisory comments at **Appendix V**.

## **8. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

## **9. District Officer's Comments**

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

- no comment from departmental point of view; and
- his office has not received any comment from the locals on the application.

**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) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises 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;
  - the following private lots covered by Short Term Waivers (STWs) are listed as below:

<u>STW No.</u>	<u>Lot No.</u> <u>(in D.D. 125)</u>	<u>Purposes</u>
3156	1857 RP	Storage and Ancillary Use
4164	1842	(i) Temporary Open Storage of Construction Machinery and Materials and Scrap Metal with Ancillary Packaging Activities; (ii) Temporary Warehouse for Storage of Electrical Appliances
5204	1890, 1893 RP and 1911	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods
5205	1835 and 1841 S.B	(i) Temporary Warehouse for Storage of Electrical Appliances; (ii) Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods
5206	1889	
5207	1895 RP	
5208	1894	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods
5209	1839, 1841 S.A, 1855 and 1864 RP	Temporary Warehouse for Storage of Electrical Appliances
5210	1840	
5211	1854	
5212	1856	

- the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) should apply to his office for STWs to permit the structure(s) erected within the said private lot(s). The application(s) for STW/STT 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/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (c) to note the comments of the Commissioner for Transport that the local track leading to the Site is not under 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;

- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Ping Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site and Ping Ha Road;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (f) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” in order to minimise the potential environmental nuisance on the surrounding area;
- (g) to note the comments of the Director of Fire Services that:
- the applicant is advised to submit the latest fire service installations (FSIs) proposal and full set of valid F.S. 251(s) covering all the FSIs implemented on the Site; and
  - if the proposed structure(s) is 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;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- 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. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
  - for UBW erected on leased land, enforcement action may be taken by the 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;
  - before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in



accordance with the BO; and

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (i) 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 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.