

This document is received on 30 APR 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

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

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16/4

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/564
	Date Received 收到日期	30 APR 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)

Pronto Star Limited 同皇有限公司

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)

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
(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 5,362 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,512 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) 153 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 Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Government, Institution or Community" Zone
(f) Current use(s) 現時用途	Warehouse (Excluding Dangerous Goods Godown) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ 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
06/03/2025 - 20/03/2025 (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 _____ 08/04/2025 (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 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

Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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 3,210sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 2,152sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 9

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 2,512sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 2,512sq.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	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B2	WAREHOUSE (EXCLUDING D.G.G.) AND SITE OFFICE	1,036 m ² (ABOUT)	1,090 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B3	WAREHOUSE (EXCLUDING D.G.G.)	1,054 m ² (ABOUT)	1,354 m ² (ABOUT)	7 m (ABOUT)(2-STORY)
B4	FS WATER TANK AND SITE OFFICE	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B5	FS PUMP ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B6	METER ROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B7	WASHROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B8	METER ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
B9	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STORY)
TOTAL		2,152 m ² (ABOUT)	2,512 m ² (ABOUT)	

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 5

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

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 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 2

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 2

Others (Please Specify) 其他 (請列明) Container Vehicle Spaces 2

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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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/ _____ / _____
(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	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

[illegible]

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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

R-riches Property Consultants Limited 盈卓物業顧問有限公司


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

Date 日期

15/04/2025

(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:

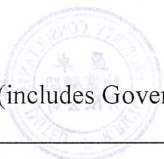
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (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 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div>  </div> <div> 5,362 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 153 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No.: S/HSK/2
Zoning 地帶	"Government, Institution or Community" Zone
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,512 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 - 7 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	40 % <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		5
	Private Car Parking Spaces 私家車車位		5
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Medium Goods Vehicle Spaces 中型貨車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		2
	Others (Please Specify) 其他 (請列明)		
	Container Vehicle Spaces		2

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
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"/>
Location plan; Zoning plan; Land status plan and Swept path analysis.		
Reports 報告書		
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。

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 124 and Adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The applicant believed that the Site is suitable for warehouse use which, situated at a convenient location well served by highways as well as its proximity to border control points. In view of the increasing demand for indoor storage space in recent years arising from land resumption for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK NDA), the applicant would like to use the Site to alleviate the pressing demand for the applied use, as well as to support the local warehousing and logistics industries, which are affected and forced to relocate to new locations in order to continue their operations.

2) Planning Context

- 2.1 The Site currently falls within an area zoned as "Government, Institution or Community" ("G/IC") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 2**). According to the Notes of the OZP, 'warehouse' use is neither column one nor two uses within the "G/IC" zone, which requires planning permission from the Board.
- 2.2 Although the Site falls within the "G/IC" zone, and the Remaining Phase of the HSK NDA for uses including hospital/specialist clinic/polyclinic which resumption will be carried out in the future, there is no specific implementation programme at the moment. Hence, approval of the planning application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "G/IC" zone and would better utilise precious land resources in the New Territories.
- 2.3 The Site is the subject of a previous S.16 planning application (No. A/HSK/436) for 'logistics centre' use (i.e. submitted by the same applicant with a similar use as the current application), which was approved by the Board in 2023. Therefore, approval of the current application is in line with the Board's previous decision. Comparing with the previous application (No. A/HSK/436), a different layout is adopted by the applicant which includes additional structures

and parking spaces are provided at the site, thus a larger gross floor area (GFA) and higher plot ratio. The applicant has made effort to comply with approval conditions of the previous application, details are shown at **Table 1** below:

Table 1 – Details of Compliance with Approval Conditions of the Previous Application

Approval Conditions of Application No. A/HSK/436		Date of Compliance
(c)	The submission of a drainage proposal	26.10.2023
(d)	The implementation of the drainage proposal	24.01.2025
(f)	The submission of a fire service installations (FSIs) proposal	22.07.2024
(g)	The implementation of the FSIs proposal	Not complied with

2.4 During the approval period of the previous application, the applicant has made efforts in complying with approval conditions in regards to drainage and fire safety aspects. All drainage related conditions have been complied with; whilst regarding fire service related conditions, the applicant submitted a FSIs proposal for compliance with condition (f) on 03.07.2024 and was considered acceptable by the Director of Fire Services (D of FS) on 22.07.2024. However, the applicant did not have sufficient time to complete the implementation of the accepted FSIs proposal by the designated time period, which led to revocation of the application on 22.01.2025.

2.5 In support of the application, the applicant has submitted the previously accepted drainage proposal, accepted photographic records of existing drainage facilities and an updated FSIs proposal to minimise potential impact(s) to the surrounding areas, as well as for the consideration of relevant government bureaux/departments and members of the Board (**Appendices I to III**).

3) Development Proposal

3.1 The Site occupies an area of 5,362 m² (about), including 153 m² (about) of GL (**Plan 3**). Nine 1 to 2-storey structures are provided at the Site for warehouse (excluding D.G.G.), site office, FS water tank, FS pump room, meter room and washroom uses with total gross floor area (GFA) of 2,512 m² (about) (**Plan 4**). The operation hours of the Site are Mondays to Sundays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. Ancillary facilities, including site office, FS water tank, FS pump room, meter room and washroom uses

are intended for operation needs, water supplies for emergency uses, conveniences and office for administrative staff to support the daily operation of the Site. The number of staff working at the Site is 10. As there is no shopfront at the Site, no visitor will be anticipated. Details of development parameters are shown at **Table 2** below:

Table 2 – Major Development Parameters

Application Site Area	5,362 m ² (about), including 153 m ² of GL
Covered Area	2,152 m ² (about)
Uncovered Area	3,210 m ² (about)
Plot Ratio	0.47 (about)
Site Coverage	40% (about)
Number of Structure	9
Total GFA	2,512 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	2,512 m ² (about)
Building Height	3 m to 7 m (about)
No. of Storey	1 to 2

- 3.2 The proposed warehouse is intended for storage of miscellaneous goods (i.e. packaged food, apparel, footwear, electronic goods, furniture etc). No dangerous goods and workshop activities (including car washing, dismantling, painting, etc.) will be stored/conducted at the Site at any time during the planning approval period.
- 3.3 The Site is accessible from Hung Chi Road via a local access (**Plan 1**). A total of 11 parking and loading/unloading (L/UL) spaces are provided at the Site, details are shown at **Table 3** below:

Table 3 – Parking and L/UL Provisions

Type of Space	No. of Space
Parking Space for Private Car (PC) - 2.5 m (W) x 5 m (L)	5
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Space for Heavy Goods Vehicle (HGV) - 3.5 m (W) x 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	2

- 3.4 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back or reverse onto from the Site to the local access (**Plan 5**). Staff will be deployed to station at the ingress/egresses of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 4** below), adverse traffic impact should not be anticipated.

Table 4 – Estimated Trip Generation and Attraction

Time Period	PC		LGV		HGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	1	0	1	0	1	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	1	0	1	0	1	8
Traffic trip per hour (10:00 – 18:00)	0	0	1	1	1	1	1	1	6

- 3.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc.* at all times during the planning approval period. The applicant will follow the *Professional Persons Environmental Consultative Committee Practice Notes* (ProPECCPNs) for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of FSIs and the previously accepted drainage proposals and photographic records of existing drainage facilities to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I to III**).

- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**’.

R-riches Property Consultants Limited

April 2025

APPENDICES

Appendix I	Fire Service Installations Proposal
Appendix II	Accepted Drainage Proposal under previous application No. A/HSK/436
Appendix III	Accepted Photographic Records of Existing Drainage Facilities of the Site under previous application No. A/HSK/436

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,362 m² (ABOUT)

VEHICULAR ACCESS

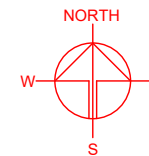
ACCESSIBLE FROM HUNG CHI ROAD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM HUNG CHI ROAD VIA A LOCAL ACCESS

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND
ADJOINING GOVERNMENT
LAND, HUNG SHUI KIU, YUEN
LONG, NEW TERRITORIES

SCALE
1:3000 @ A4

DRAWN BY
MN 7.4.2025

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

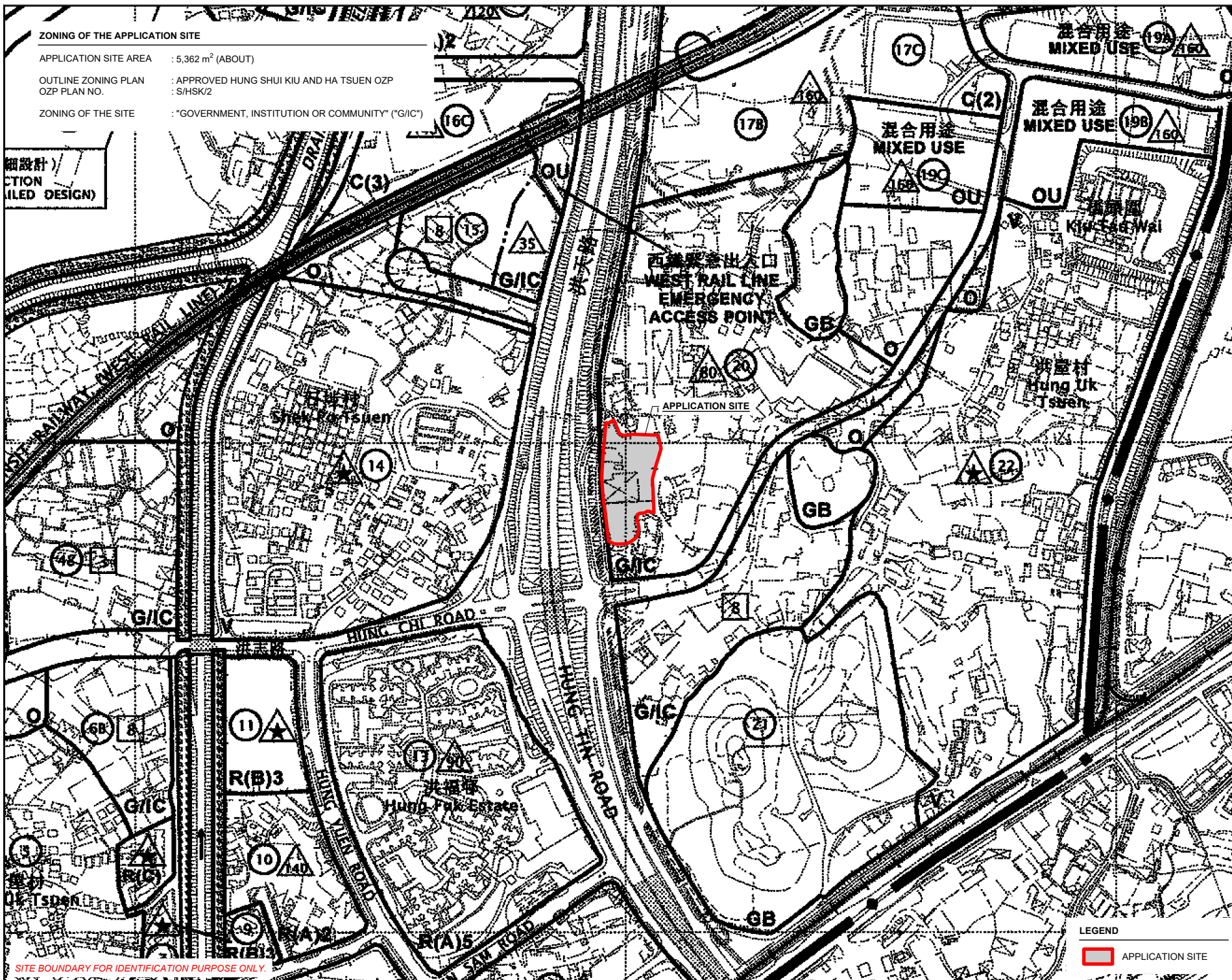
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,362 m² (ABOUT)

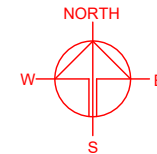
OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
OZP PLAN NO. : S/HSK/2

ZONING OF THE SITE : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C")

細設計)
CTION
ILED DESIGN)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE
(EXCLUDING DANGEROUS
GOODS GODOWN) WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND
ADJOINING GOVERNMENT
LAND, HUNG SHUI KIU, YUEN
LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

7.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

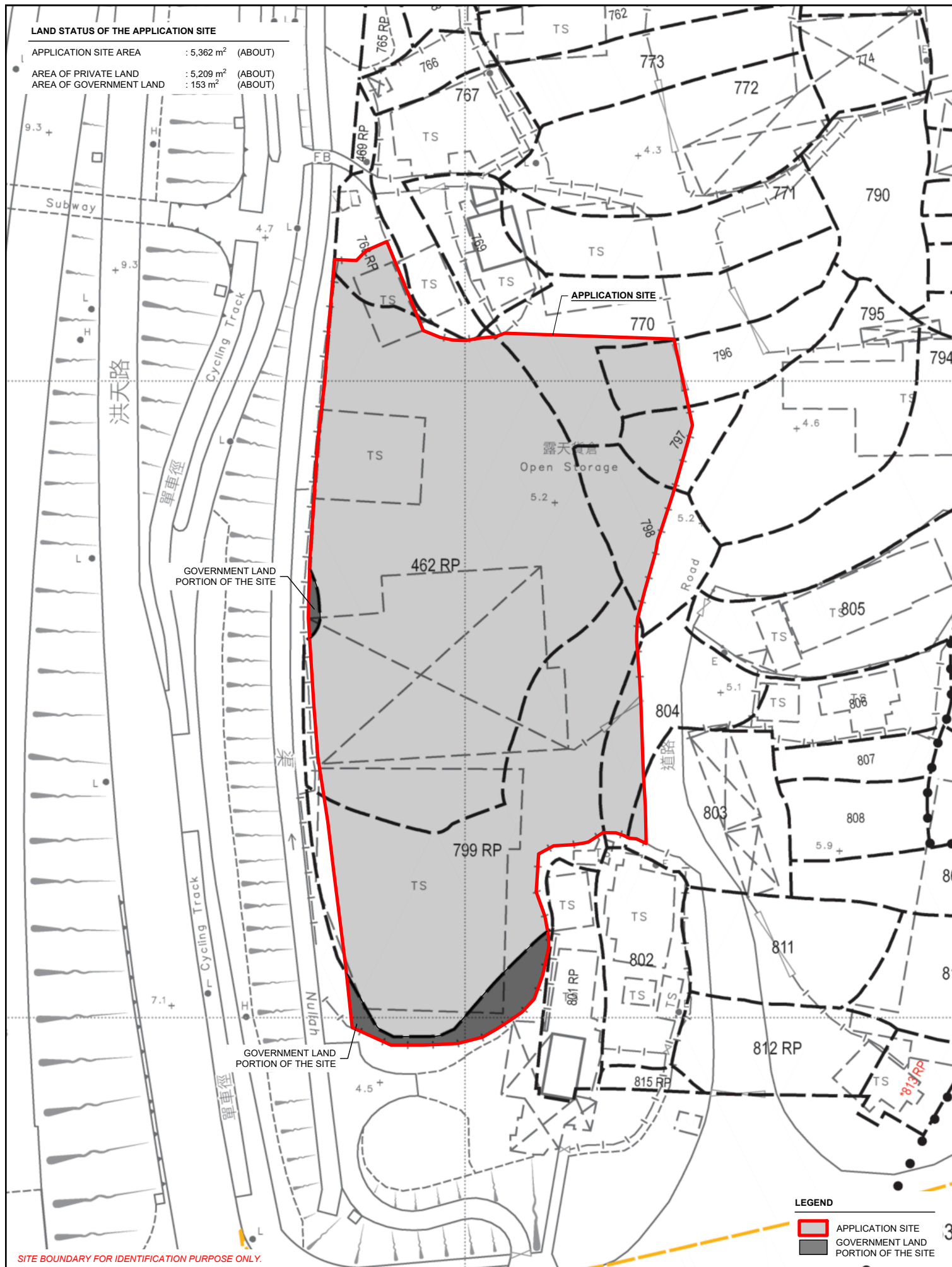
DWG. TITLE
ZONING OF THE SITE

DWG NO.
PLAN 2

VER.
001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,362 m² (ABOUT)
 AREA OF PRIVATE LAND : 5,209 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 153 m² (ABOUT)



LEGEND

APPLICATION SITE
 GOVERNMENT LAND PORTION OF THE SITE

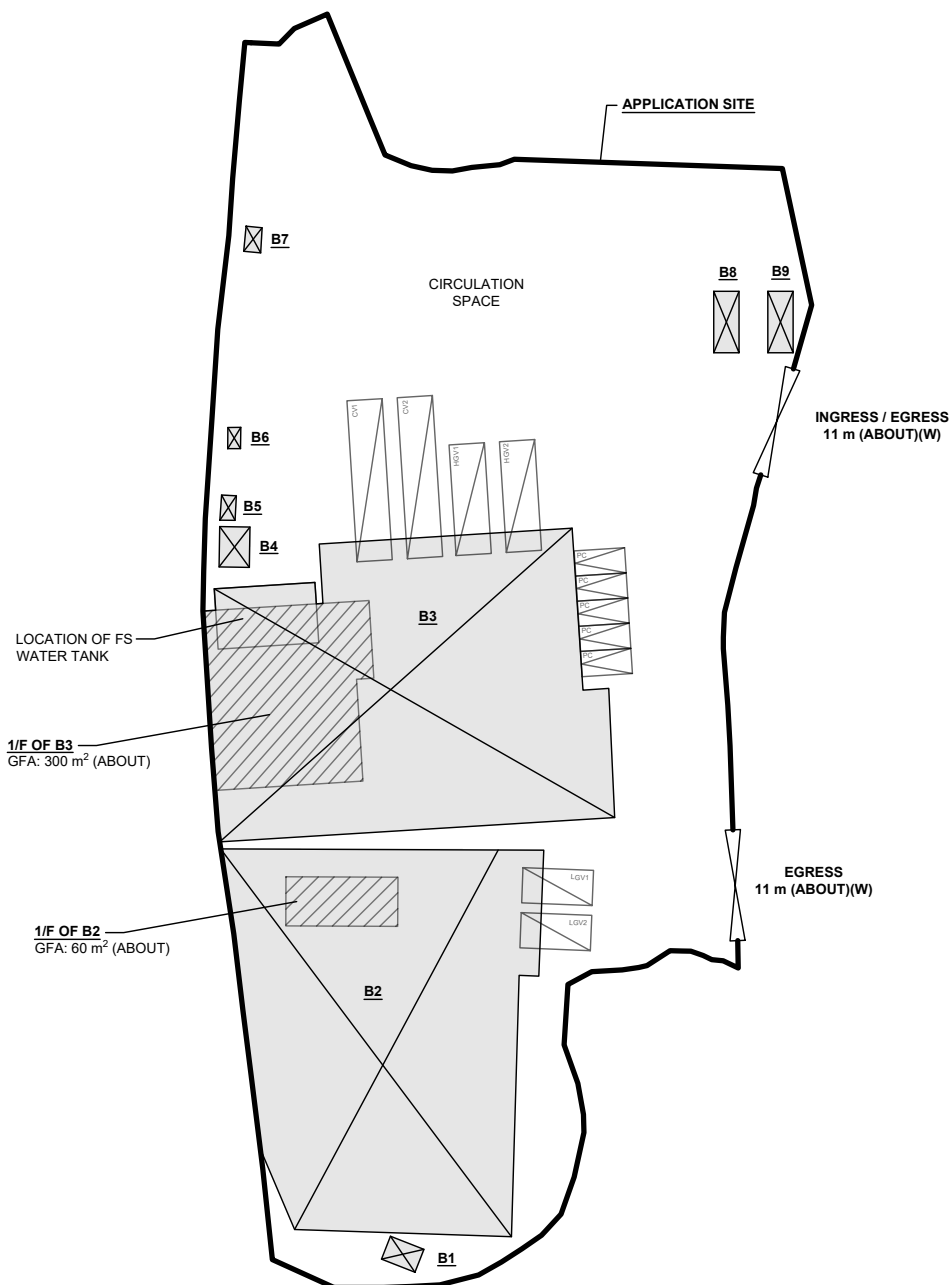
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

<p>PLANNING CONSULTANT</p> <p>R-Riches Property Consultants Ltd.</p>	<p>PROJECT</p> <p>TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS</p>	<p>ADDRESS</p> <p>VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES</p>	<p>SCALE</p> <p>1 : 750 @ A4</p> <p>DRAWN BY</p> <p>MN</p> <p>DATE</p> <p>7.4.2025</p> <p>REVISED BY</p> <p>DATE</p>	<p>TITLE</p> <p>LAND STATUS</p> <p>DWG NO.</p> <p>PLAN 3</p> <p>VER.</p> <p>001</p>	<p>NORTH</p>
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,362 m ²	(ABOUT)
COVERED AREA	: 2,152 m ²	(ABOUT)
UNCOVERED AREA	: 3,210 m ²	(ABOUT)
PLOT RATIO	: 0.47	(ABOUT)
SITE COVERAGE	: 40 %	(ABOUT)
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,512 m ²	(ABOUT)
TOTAL GFA	: 2,512 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WASHROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCLUDING D.G.G.) AND SITE OFFICE	1,036 m ² (ABOUT)	1,096 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B3	WAREHOUSE (EXCLUDING D.G.G.), FS WATER TANK AND SITE OFFICE	1,054 m ² (ABOUT)	1,354 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	FS PUMP ROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B6	WASHROOM	3 m ² (ABOUT)	3 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B7	METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B8	WASHROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B9	SITE OFFICE	15 m ² (ABOUT)	15 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		2,152 m ² (ABOUT)	2,512 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE SPACE	: 11 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 2
DIMENSION OF L/UL SPACE SPACE	: 16 m (L) X 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	STRUCTURE (1/F OF STRUCTURE)
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (LGV)
	LOADING/UNLOADING SPACE (MG)
	LOADING/UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

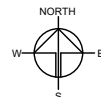
ADDRESS

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE
1 : 750 @ A4DRAWN BY
MNDATE
7.4.2025

REVISED BY

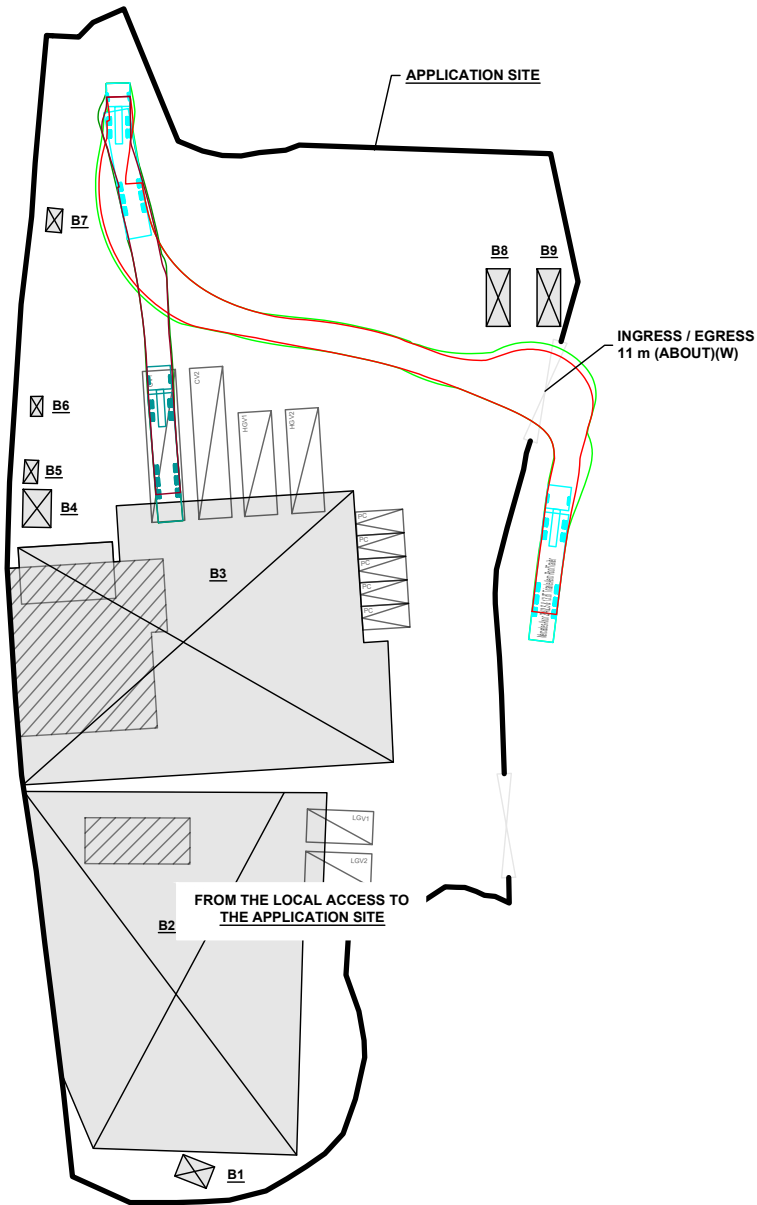
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TITLE
LAYOUT PLANDWG NO.
PLAN 4VER.
001

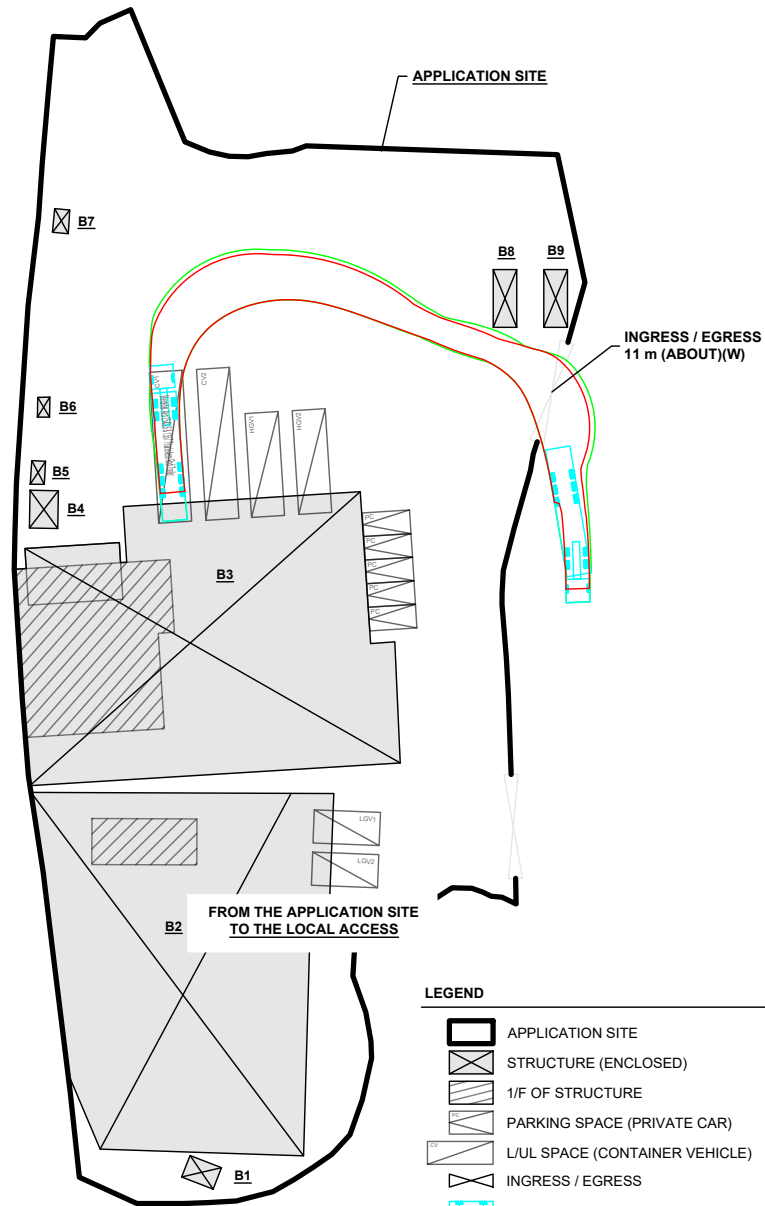
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

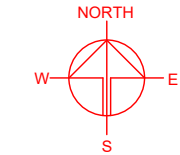


SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- 1/F OF STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE 1 : 800 @ A4	
DRAWN BY MN	DATE 7.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 5	VER. 001

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

**By Fax [redacted] and Post****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 October 2023

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/436
電話號碼 Tel. No.: 2158 6294
傳真機號碼 Fax No.: 2489 9711

R-riches Property Consultants Ltd.



(Attn.: Mr. Orpheus LEE/Ms. Grace WONG)

Dear Sir/ Madam,

Compliance with Approval Condition (c)
Planning Application No. A/HSK/436

I refer to your submission dated 19.10.2023 regarding the submission of a drainage 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.

Should you have any queries on the departmental comments, please contact Ms. Iris KEUNG (Tel: 2300 1259) of the Drainage Services Department direct.

Yours faithfully,

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

C.C.

CE/MN, DSD (Attn: Ms. Iris KEUNG)

Internal

CTP/TPB2

Our Ref.: DD124 Lot 462 RP (P) & VL
Your Ref.: TPB/A/HSK/436

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

By Email

19 October 2023

Dear Sir,

Compliance with Approval Condition (c)

**Proposed Temporary Logistic Centre with Ancillary Office for a Period of 3 Years
in "Government, Institution or Community" Zone, Various Lots
in D.D.124, Kam Hing Wai, Kam Tin, Yuen Long**

(S.16 Planning Application No. A/HSK/436)

We are writing to submit a response to comments (**Appendix I**) and a revised drainage proposal (**Appendix II**) for compliance with approval condition (c) of the subject application, i.e. the submission of drainage proposal. Your kind attention to the matter is much appreciated.

Should you require more information regarding the application, please contact our Ms. Grace WONG at (852) 2339 0884 / gracewong@r-riches.com.hk or the undersigned at your convenience.

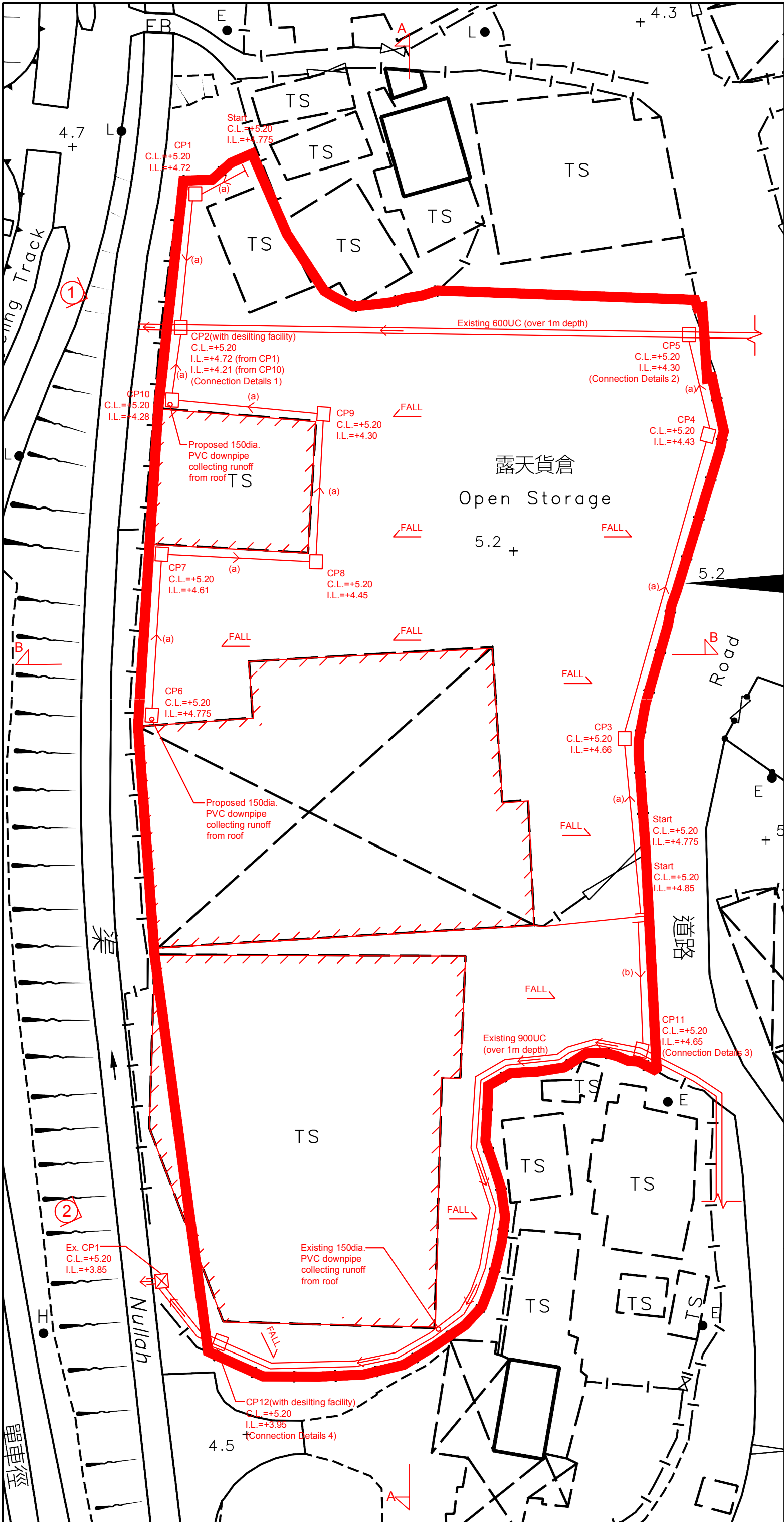
Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

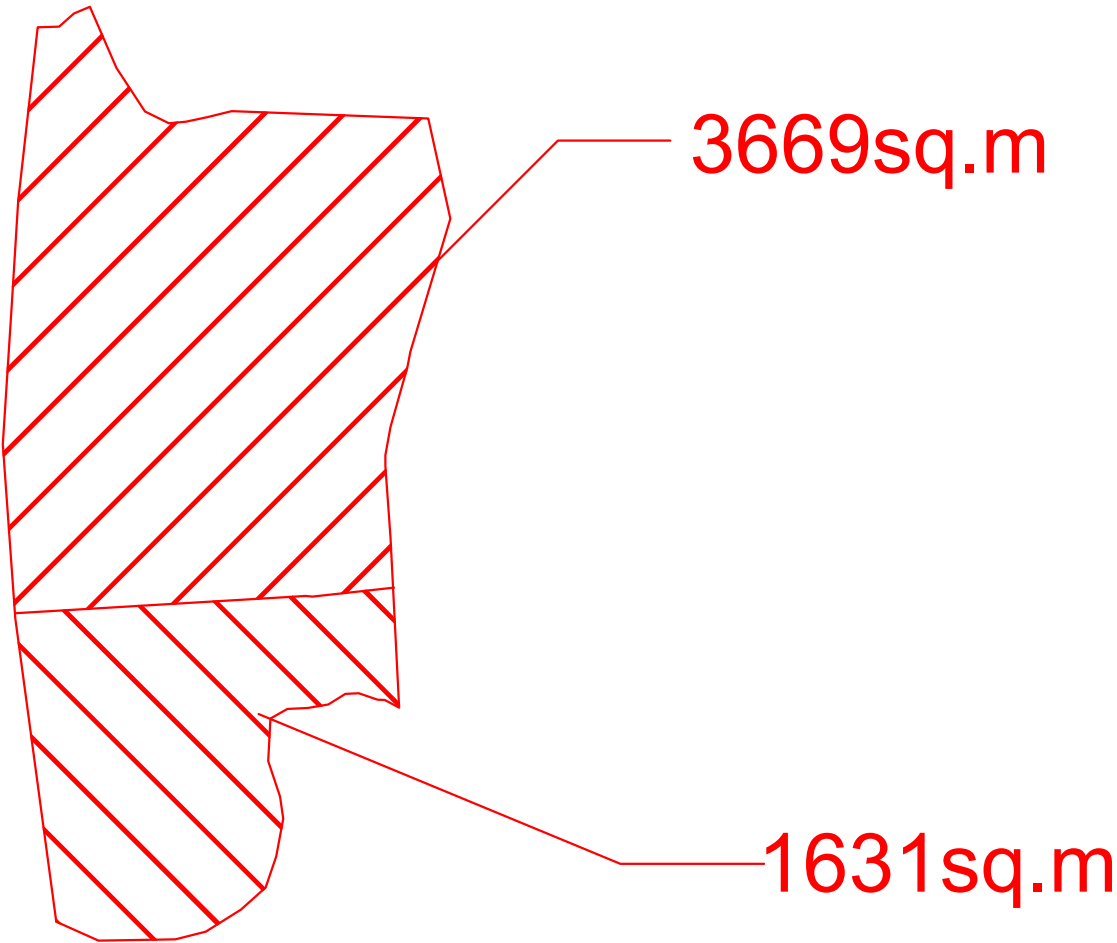


Orpheus LEE
Planning and Development Consultant





LEGEND	
	Proposed CatchPit
	Proposed 375UC (1:100) with Cast Iron Cover
	Proposed 300UC (1:100) with Cast Iron Cover
	Existing Catchpit
	Existing 600UC/900UC (as indicated)
Company:	
正宏工程顧問公司 Ching Wan Engineering Consultants Company	
PROJECT:	
Proposed Temporary Logistic Centre with Ancillary Office for a Period of 3 Years at Lots 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories	
Application No.: A/HSK/436	
TITLE:	
Drainage Layout Plan	
File:	DWG NO. D01
Scale:	
Date: 19-10-2023	



$Q=0.278CiA$

$0.278 \times 0.95 \times 250 \times \frac{3669}{1000000} = 0.242 \text{ m}^3/\text{s} = 14534 \text{ lit/min}$
Provide 375UC(1:100) is OK for upper portion

$0.278 \times 0.95 \times 250 \times \frac{1631}{1000000} = 0.108 \text{ m}^3/\text{s} = 6461 \text{ lit/min}$
Provide 300UC(1:100) is OK for lower portion

LEGEND

- CP Proposed CatchPit
- (a) Proposed 375UC (1:100) with Cast Iron Cover
- (b) Proposed 300UC (1:100) with Cast Iron Cover
- Existing Catchpit
- Existing 600UC/900UC (as indicated)

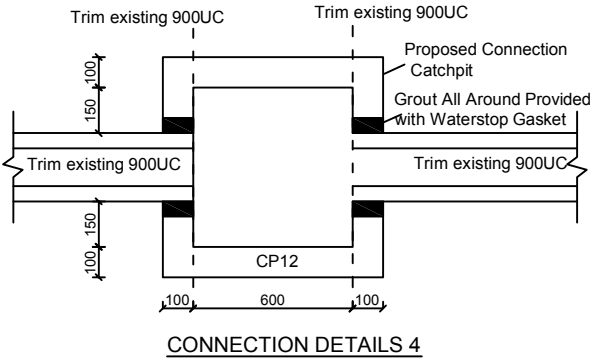
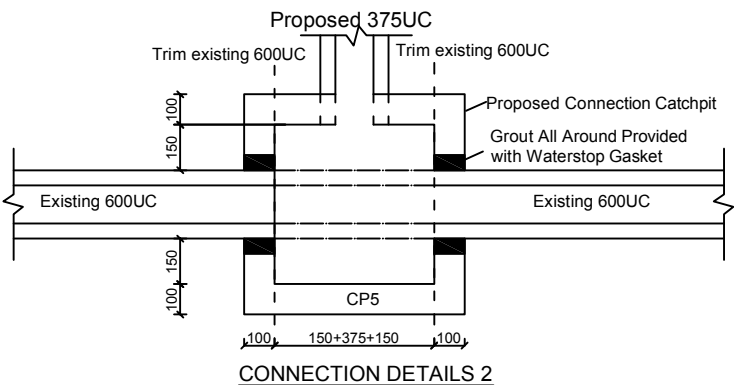
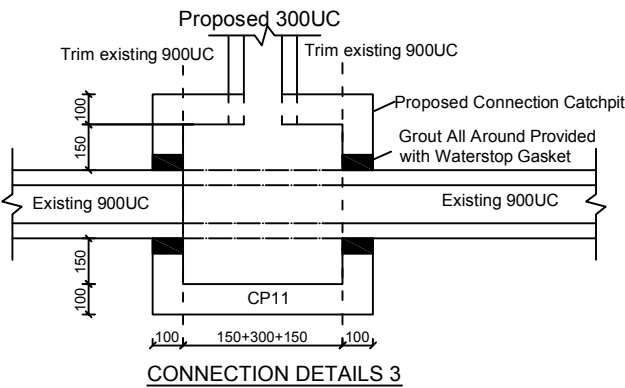
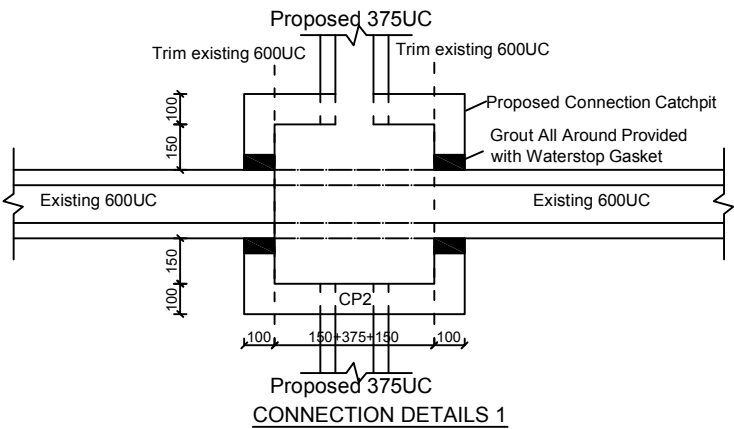
Company:
正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
**Proposed Temporary
Logistic Centre with
Ancillary Office for a
Period of 3 Years at
Lots 462 RP (Part),
768 RP (Part), 770
(Part), 796 (Part), 797
(Part), 798 (Part), 799
RP (Part), 803 (Part)
and 804 (Part) in D.D.
124 and Adjoining
Government Land,
Hung Shui Kiu, Yuen
Long, New Territories**

Application No.:
A/HSK/436

TITLE:
Details

File:	DWG NO.
Scale:	D02
Date: 19-10-2023	



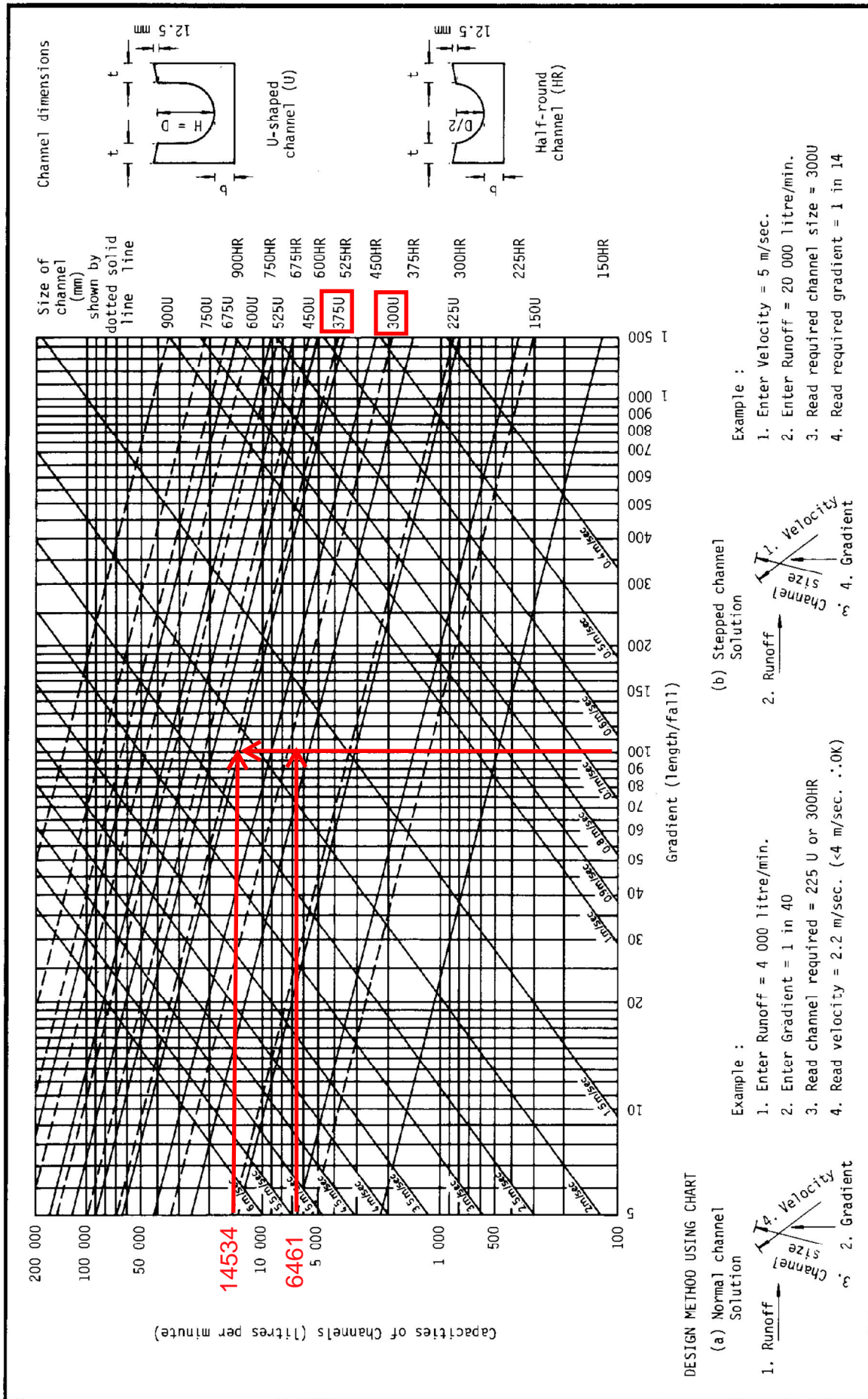
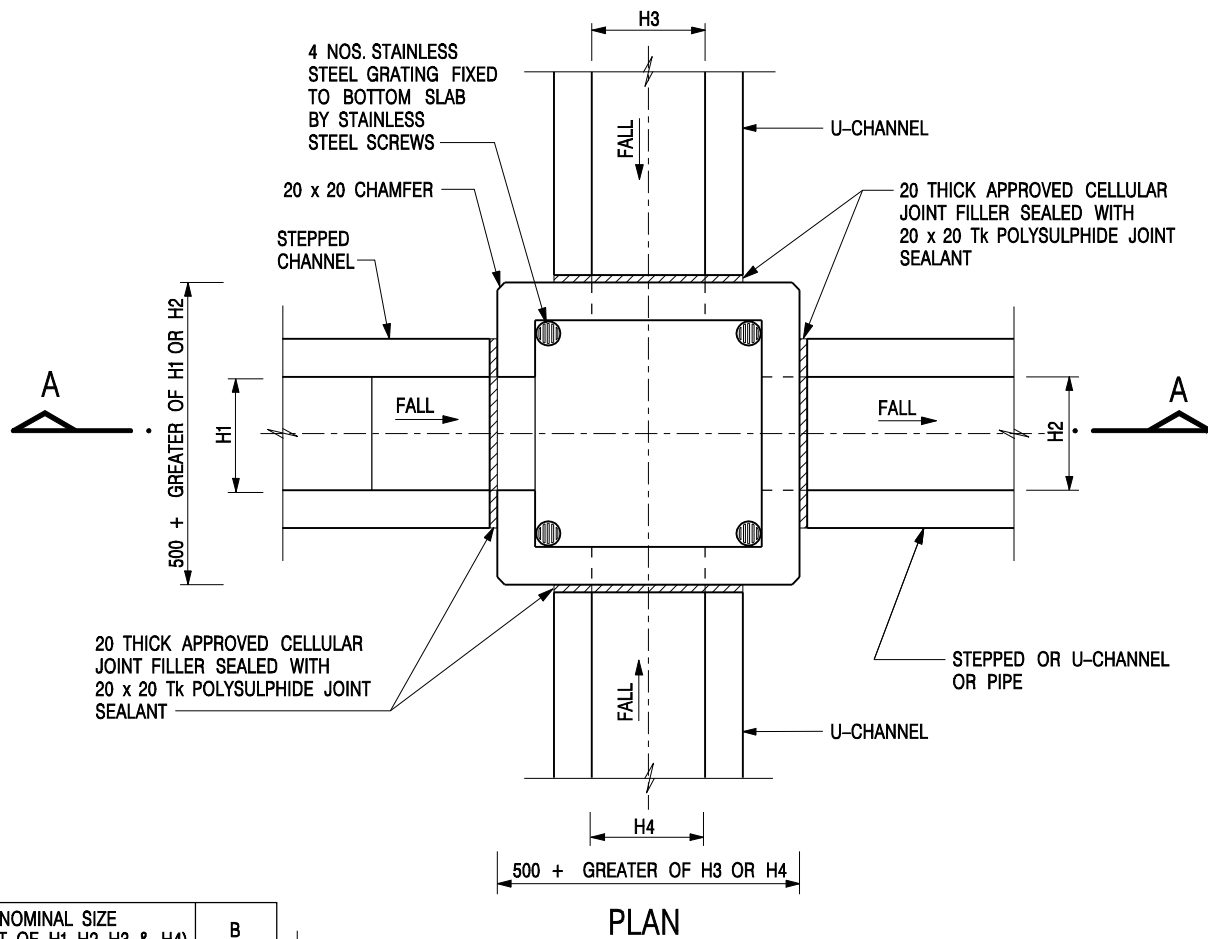
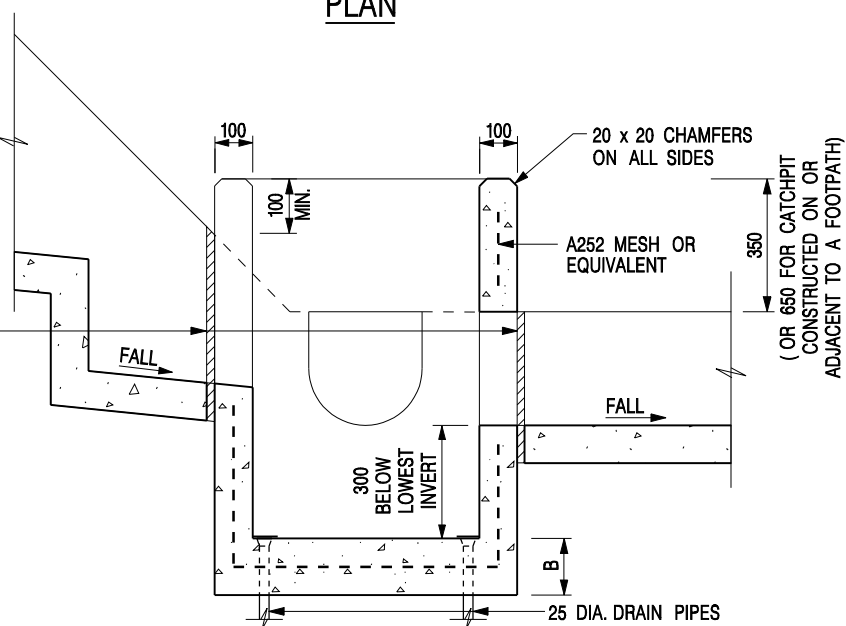


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175

20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT



SECTION A - A

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



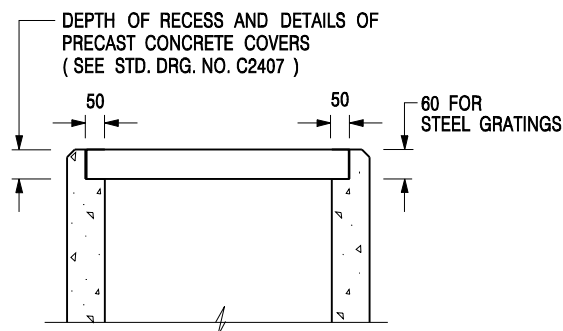
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

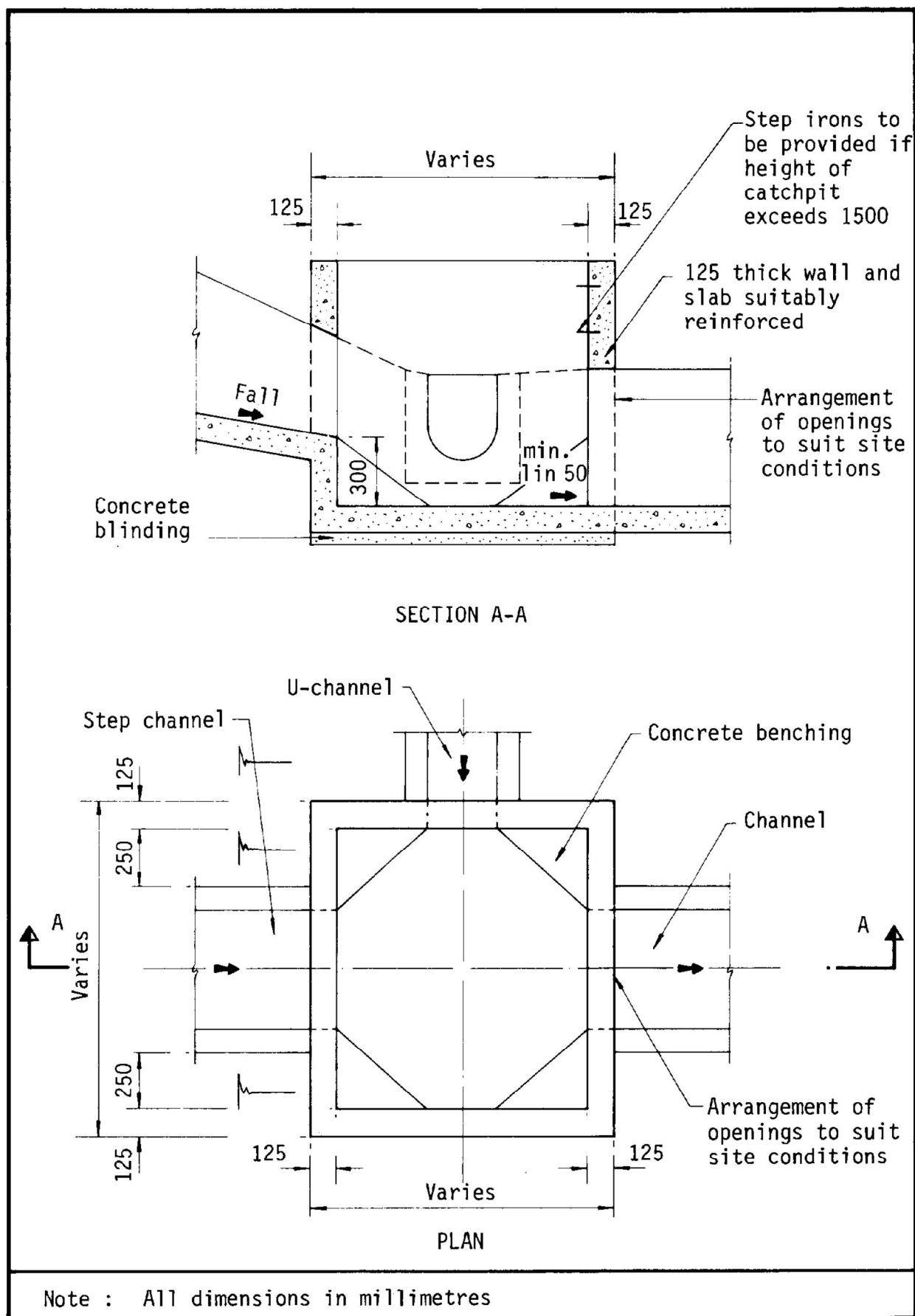
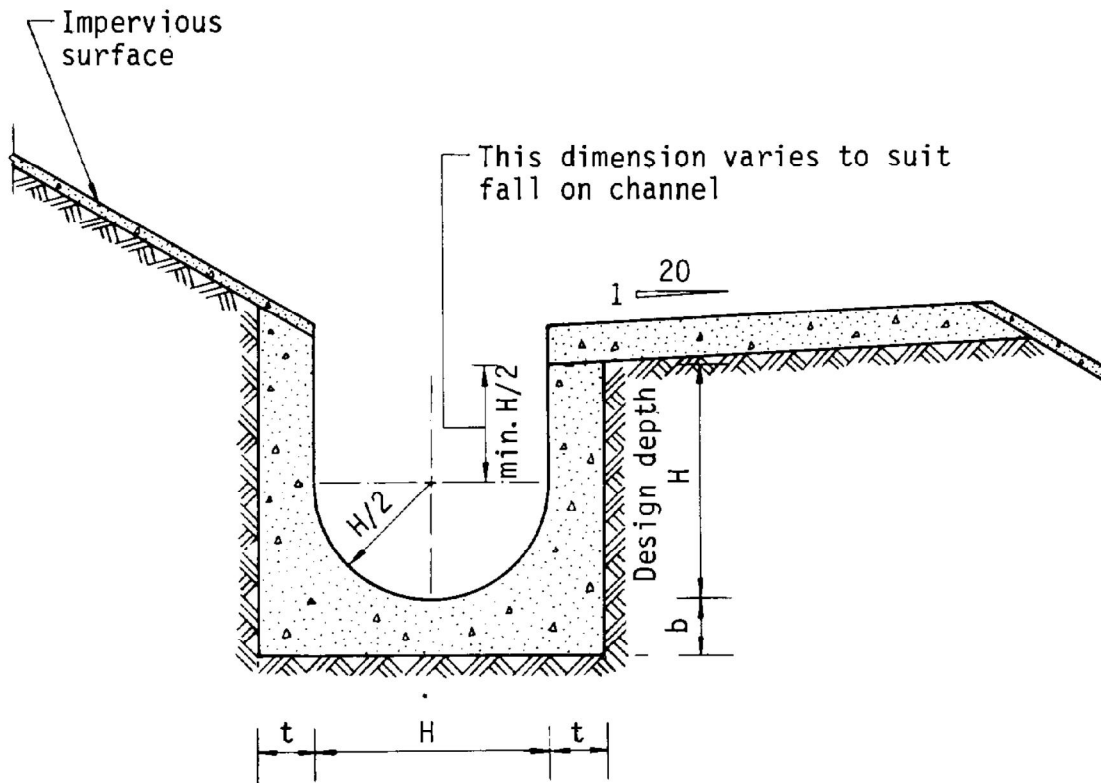


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Photo 1



Photo 2



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

24 January 2025

來函檔號	Your Reference
本署檔號	Our Reference () in TPB/A/HSK/436
電話號碼	Tel. No.: 2158 6294
傳真機號碼	Fax No.: 2489 9711

R-riches Property Consultants Ltd.



(Attn.: Mr. Louis TSE)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/436

I refer to your submission dated 1.11.2024 regarding the implementation of the drainage 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.

Should you have any queries on the departmental comments, please contact Ms. Jessica KWAN (Tel: 2300 1444) of the Drainage Services Department direct.

Yours faithfully,

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

C.C.

CE/MN, DSD (Attn: Ms. Jessica KWAN)

Internal

CTP/TPB2

Our Ref.: DD124 Lot 462 RP(P) & VL
Your Ref.: TPB/A/HSK/436

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

By Email

1 November 2024

Dear Sir,

Compliance with Approval Condition (d)

**Proposed Temporary Logistics Centre with Ancillary Office for a Period of 3 Years
in "Government, Institution or Community" Zone,
Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long**

(S.16 Planning Application No. A/HSK/436)

We are writing to submit a set of photographic records of the existing drainage facilities prepared by the applicant for compliance with approval condition (d) of the subject application, i.e. *the implementation of the drainage proposal (Appendix I)*.

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited



Danny NG
Town Planner



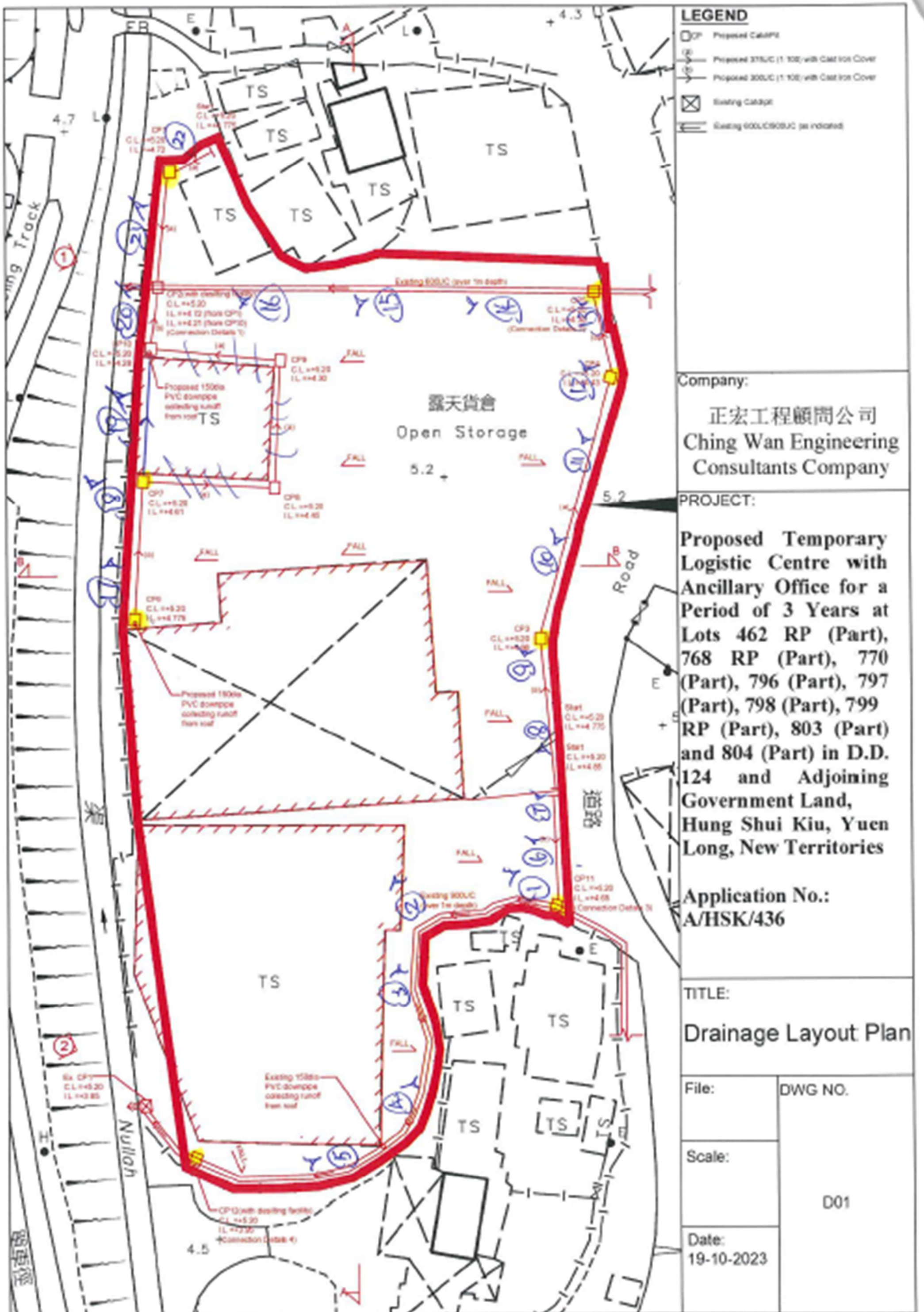


PHOTO 1

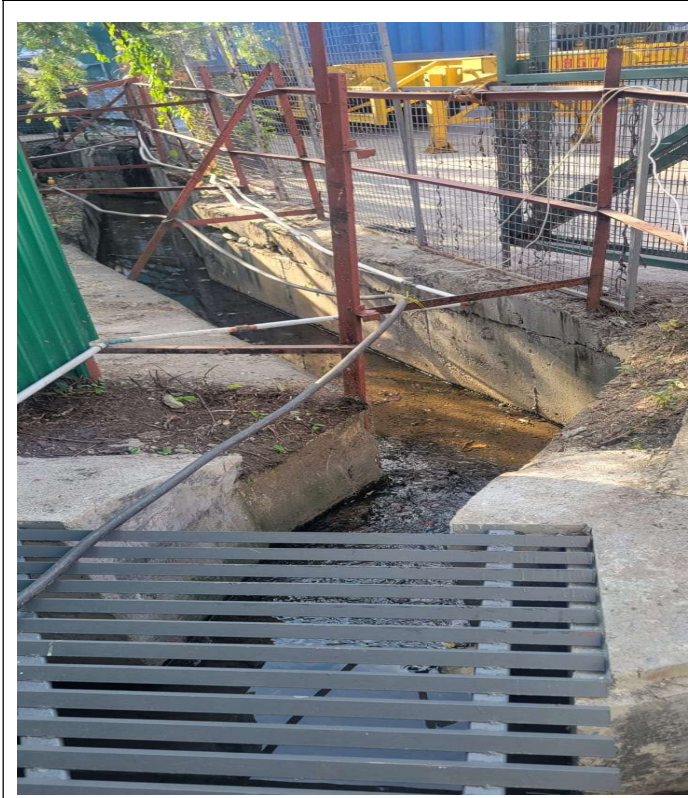


PHOTO 2



PHOTO 3

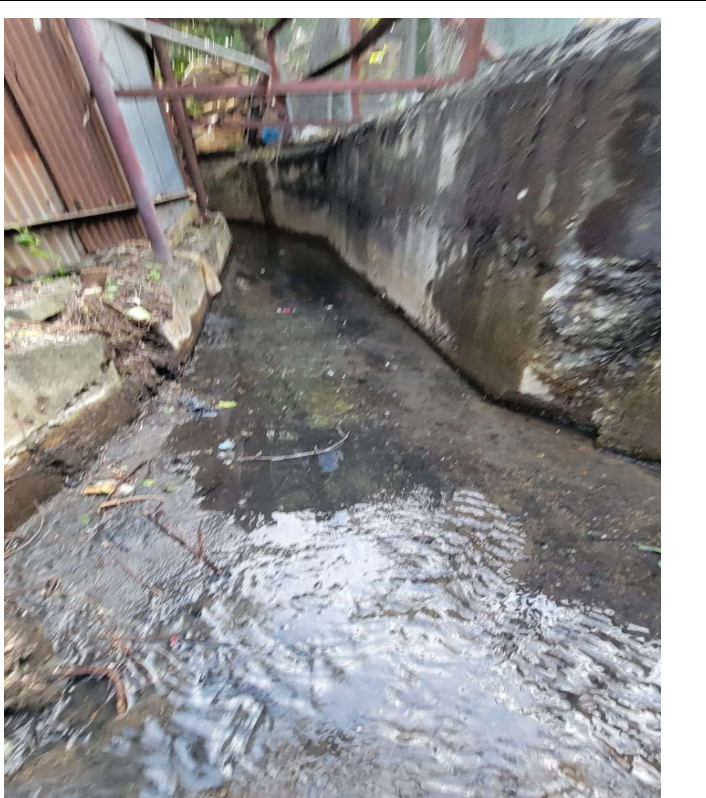


PHOTO 4



PHOTO 5



PHOTO 6

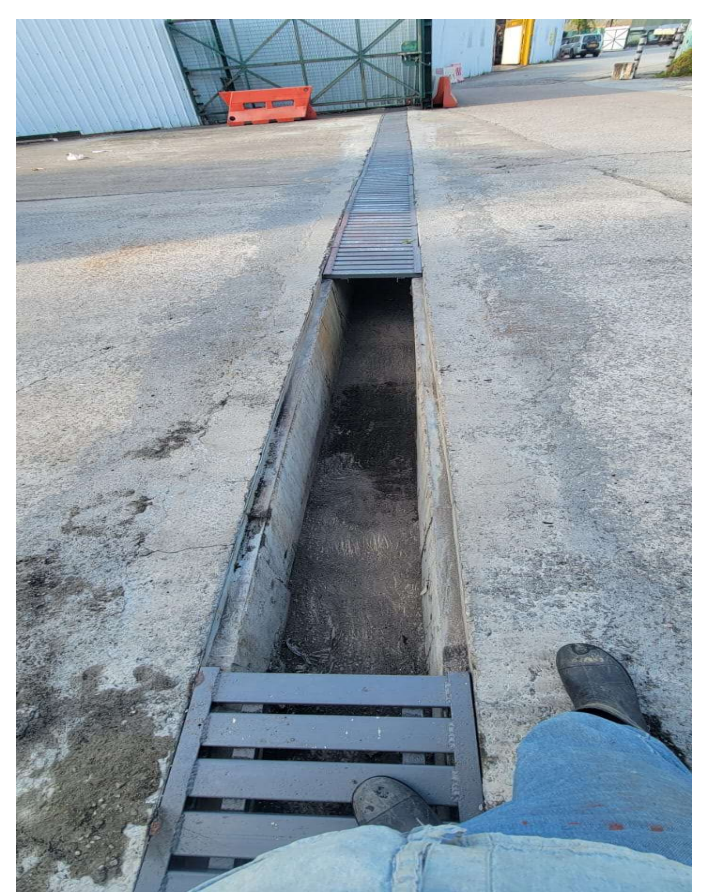


PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19

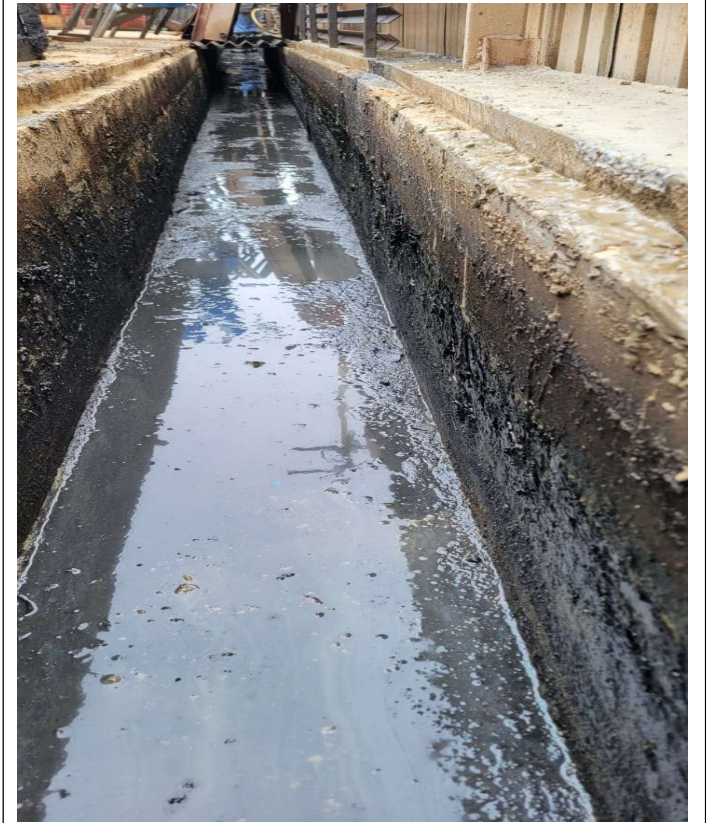


PHOTO 20

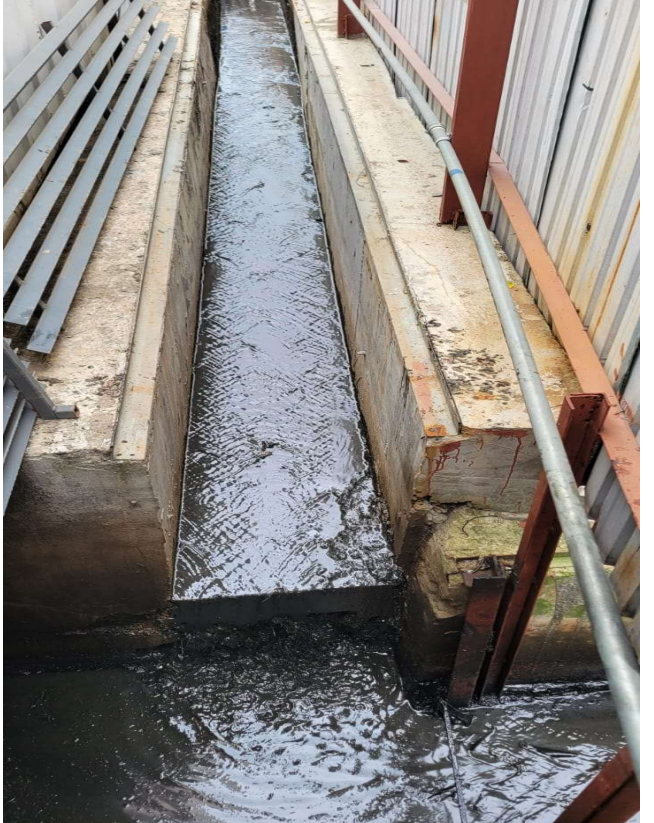


PHOTO 21

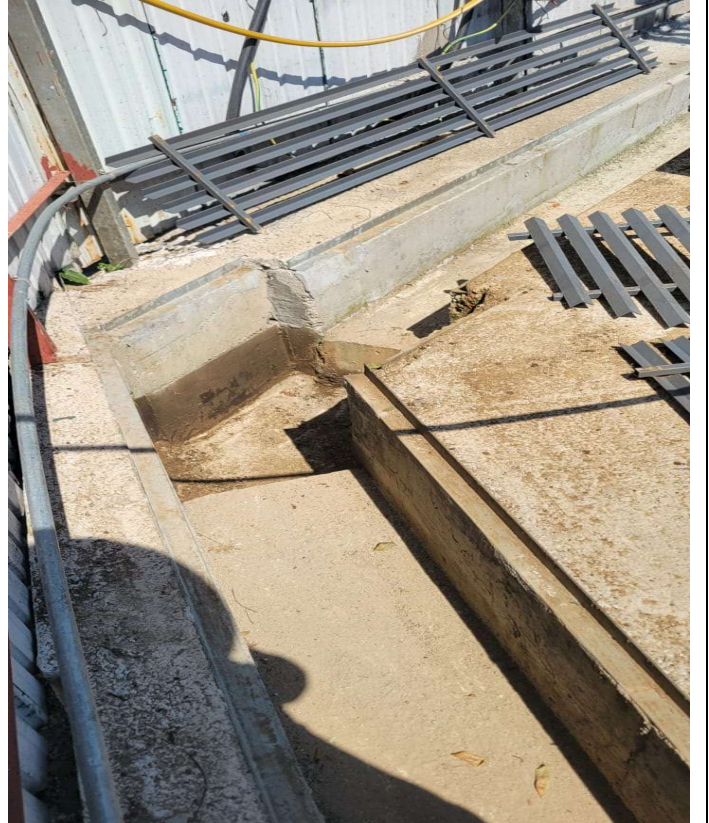
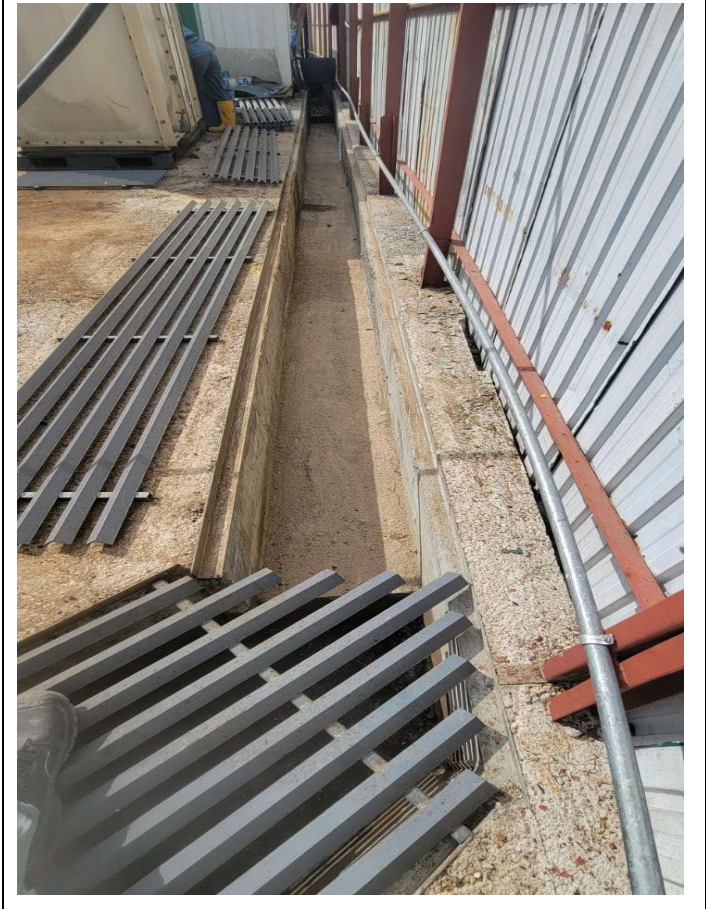


PHOTO 22



Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-PS/6	Metalware workshop and ancillary storage	16.5.1997
A/YL-PS/36	Concrete Batching Plant with Minor Relaxation on Building Height	25.9.1998
A/HSK/436	Proposed Temporary Logistic Centre with Ancillary Office for a Period of 3 Years	21.4.2023 (revoked on 21.1.2025)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reasons
A/YL-PS/38	Temporary open storage of container, container trailer park, container and container trailer/heavy vehicle repair workshop for a period of 12 months	28.8.1998	(1) - (3)

Rejection Reasons:

- (1) Not compatible with the village houses and domestic structures to the east of the site.
- (2) Not comply with the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses”.
- (3) Setting an undesirable precedent.

Government Departments' General Comments

1. 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.

2. 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.

3. Environment

Comments of the Director of Environmental Protection:

- it is noted that the applied use would involve traffic of heavy vehicles but not dusty operation. Given that only temporary structures are present within 100m from the site boundary and within 50m from access road, he has no objection to this application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

4. 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.

5. Building Matters

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

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

6. Long-term Development

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

No objection to the application of three years.

7. Water Supplies

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

No objection to the application.

8. 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) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of construction machinery) 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;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- 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;
 - no permission is given for the occupation of the GL (about 153m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is an offense under Cap. 28;
 - LandsD has reservation on the planning application since there are unauthorized structures on the private Lots 462 RP and 799 RP in D.D. 124 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization of the lease breaches as demanded by LandsD; and
 - the lot owner(s) should apply to his office for Short Term Waiver(s) (STWs) and Short Term Tenancy(s) (STTs) to permit the structures erected within the said private lots, and the occupation of the GL. The application(s) of 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, 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 use is temporary in nature, only erection of temporary structures will be considered;
- (e) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring spaces 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
 - the local track leading to the subject 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 subject site;
- (f) 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 Hung Chi Road is not and will not be maintained

by his office. His office should not be responsible for maintaining any access connecting the Site with Hung Chi Road;

- (g) 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;
- (h) to note the comments of the Director of Fire Services that 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;
- (i) to note the comments of the Director of Environmental Protection that the applicant is advised that:
 - to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise the potential environmental nuisance on the surrounding areas;
 - to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use. 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 Environmental Protection Department’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
 - to meet the statutory requirements under relevant pollution control ordinances;
- (j) 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 4.5m 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 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 applied 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 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
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department that the site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The Site falls within the site under Remaining Phase Development of HSK/HT NDA. While the site formation and engineering infrastructure works for the Remaining Phase development is envisaged to commence in 2030, the above implementation programme is subject to review. The applicant is required to pay attention to the development programme and ensure his proposed development would not affect or impose constraints to the proposed works under HSK/HT NDA.

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

From:
Sent: 2025-05-26 星期一 02:21:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/564 DD 124 Hung Shui Kiu GIC

Dear TPB Members,

436 approved 21 April 2023, two years later conditions not fulfilled. May have been revoked, there is a time lag in recording this information.

As there are unauthorized structures on the site pending enforcement action, it appears that the operation has in fact been around for some time.

DEP did not support as there are sensitive uses in the vicinity.

Members have a duty to inquire into the history of this operation and to take into account the adverse comments.

436 was streamlined and therefore rubber stamped. But in view of the failure to fulfill conditions the onus is now on members to look into matters.

Mary Mulvihill

From: n
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 23 March 2023 2:23 AM HKT
Subject: A/HSK/436 DD 124 Hung Shui Kiu GIC

A/HSK/436

Lots 462 RP (Part), 768 RP (Part), 770 (Part), 796 (Part), 797 (Part), 798 (Part), 799 RP (Part), 803 (Part) and 804 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu

Site area : About 5,300sq.m Includes Government Land of about 145sq.m

Zoning: "GIC"

Applied use: Logistic Centre / 10 Vehicle Parking

Dear TPB Members,

Approved in 2003 but conditions not fulfilled well into 2004 but no indication as to whether they were ever fulfilled.

Has the operation carried on without approval since then?

Now zoned "GIC". Members should question what community use and in view of development plans for the district when will the facilities be provided.

Mary Mulvihill