

**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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
Excel Champ Limited (卓安有限公司)	(Company 公司)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)

<b>3. Application Site 申請地點</b>	
(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）	Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, 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 1635 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1512 ..... 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）	..... 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
(e) Land use zone(s) involved 涉及的土地用途地帶	“Village Type Development” ( “V” ) and “Open Space” ( “O” )
(f) Current use(s) 現時用途	Warehouse  (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)
(g) Additional Information (if applicable) 附加資料（如適用）	

#### 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 ..... (日/月/年) 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)

(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)”<sup>#</sup>

已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup> on \_\_\_\_\_ (DD/MM/YYYY)  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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<sup>&</sup> on 08/01/2025 (DD/MM/YYYY)  
於 08/01/2025 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises<sup>&</sup> on \_\_\_\_\_ (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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee<sup>&</sup> on 08/01/2025 (DD/MM/YYYY)  
於 08/01/2025 (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<sup>&</sup>

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 Office 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	<input checked="" type="checkbox"/> year(s) 年 <u>3</u>  <input type="checkbox"/> month(s) 個月 _____

(c) <u>Development Schedule</u> 發展細節表		
Proposed uncovered land area 擬議露天土地面積	123	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1512	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	5	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1512	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1512	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>Refer to Plan 3</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 2</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 2</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.</p>		
<p>(d) Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Tin Ha Road via a local track</u></p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>

<p>(e) Impacts of Development Proposal 擬議發展計劃的影響</p> <p>(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。)</p>			
<p>(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?</p>		<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>		<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘</p> <p>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土</p> <p>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土</p> <p>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約</p> <p>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<p>On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Others (Please Specify) 其他 (請列明)</p> <p>..... Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/></p>	

	<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>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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	



<p>(e) Approval conditions 附帶條件</p>	<div data-bbox="568 159 1414 510"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件            <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件            <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：   <div data-bbox="647 506 1050 510" style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div data-bbox="647 822 979 896"> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <div data-bbox="647 938 1050 943" style="border-bottom: 1px solid black; height: 1.2em; width: 100%;"></div> </div> <div data-bbox="647 981 1295 1055"> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p> </div>
<p>(f) Renewal period sought 要求的續期期間</p>	<div data-bbox="628 1319 1158 1355"> <input type="checkbox"/> year(s) 年 .....         </div> <div data-bbox="628 1413 1158 1449"> <input type="checkbox"/> month(s) 個月 .....         </div>

## 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）。

Refer to Planning Statement at Appendix I

## 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

Signed with recognised  
e-signature  
Signer: Tang Hui Ling

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

Assistant Town Planner

Name  
姓名

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

Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)

### Remark 備註

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

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

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

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

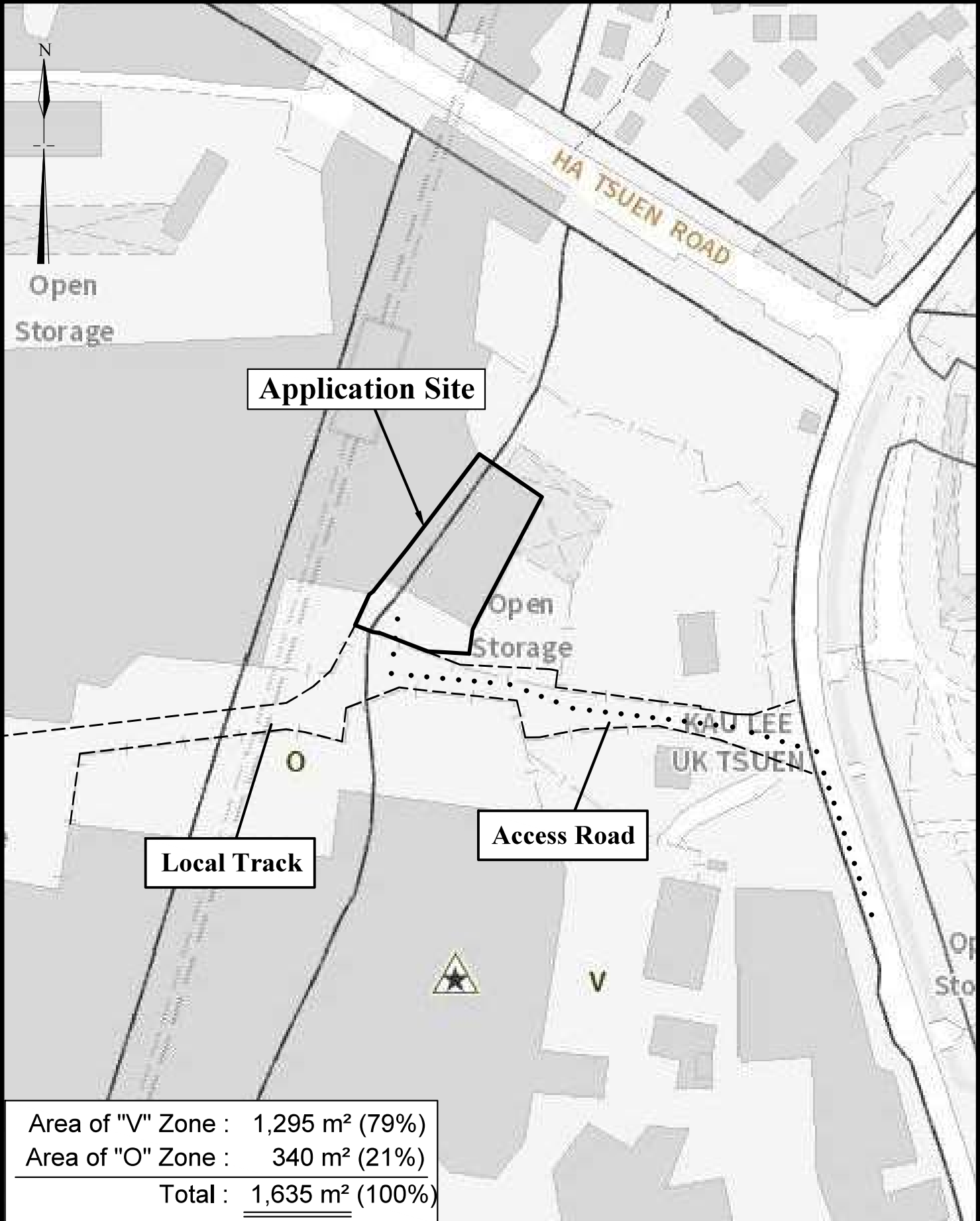
<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry 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		Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, Yuen Long, New Territories		
Site area 地盤面積		1635 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 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		
Zoning 地帶		"Village Type Development" ( "V" ) and "Open Space" ( "O" )		
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 3 _____ <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 Office 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	<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	1512 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.92 <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	5
(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	m 米 10 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 1 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	92.5 % <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 4 Private Car Parking Spaces 私家車車位 2 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 2 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 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 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	

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）		
<u>Location Plan, Lot Index Plan, Plan showing nearest public transport services</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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"/>
Air Ventilation Assessment 空氣流通評估	<input type="checkbox"/>	<input type="checkbox"/>
Management Plan 管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Social Impact Assessment 社會影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Heritage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Ecological Impact Assessment 生態影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Conservation Management Plan 保育管理計劃	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）		
<u>Executive Summary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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.

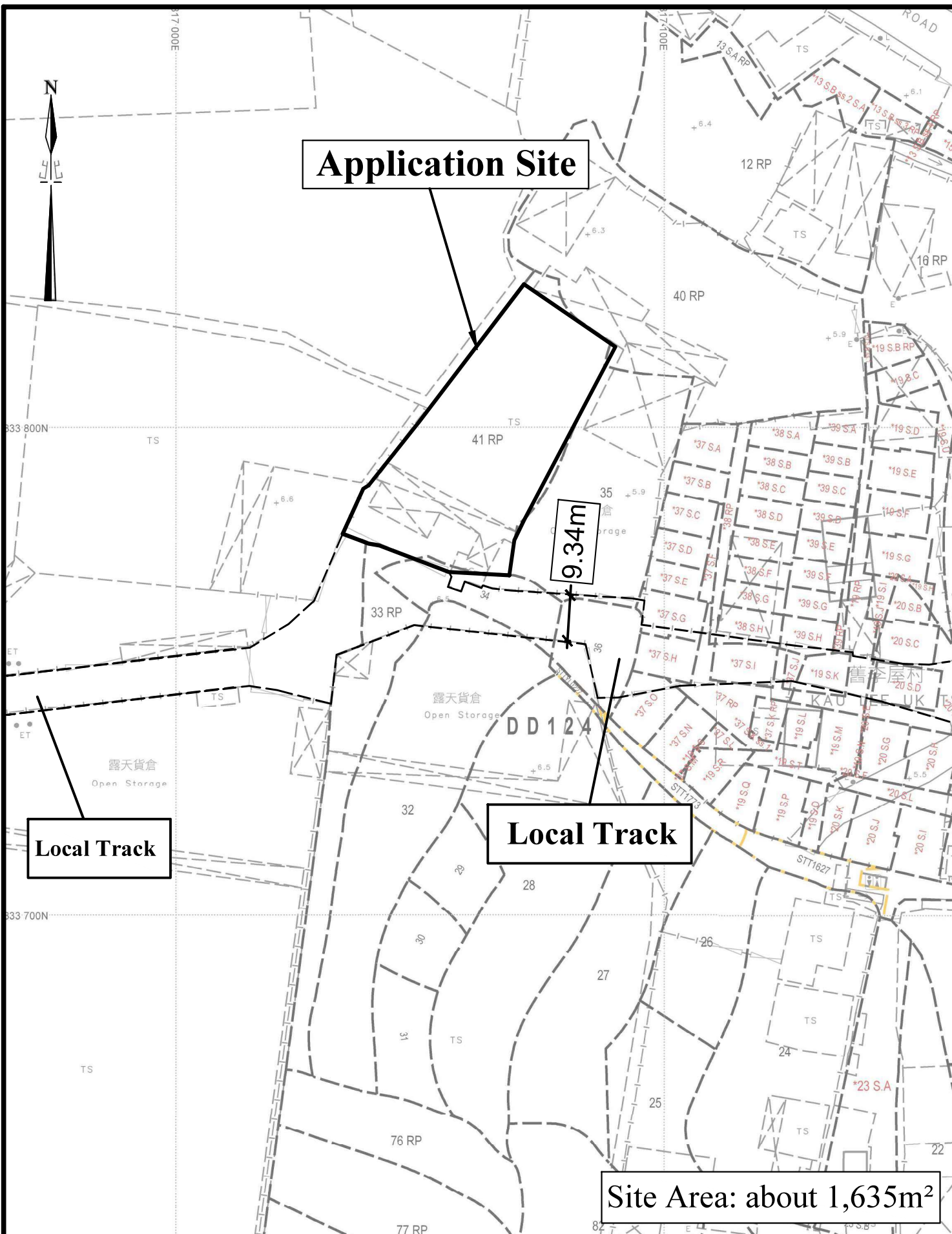
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



Extracted from Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2

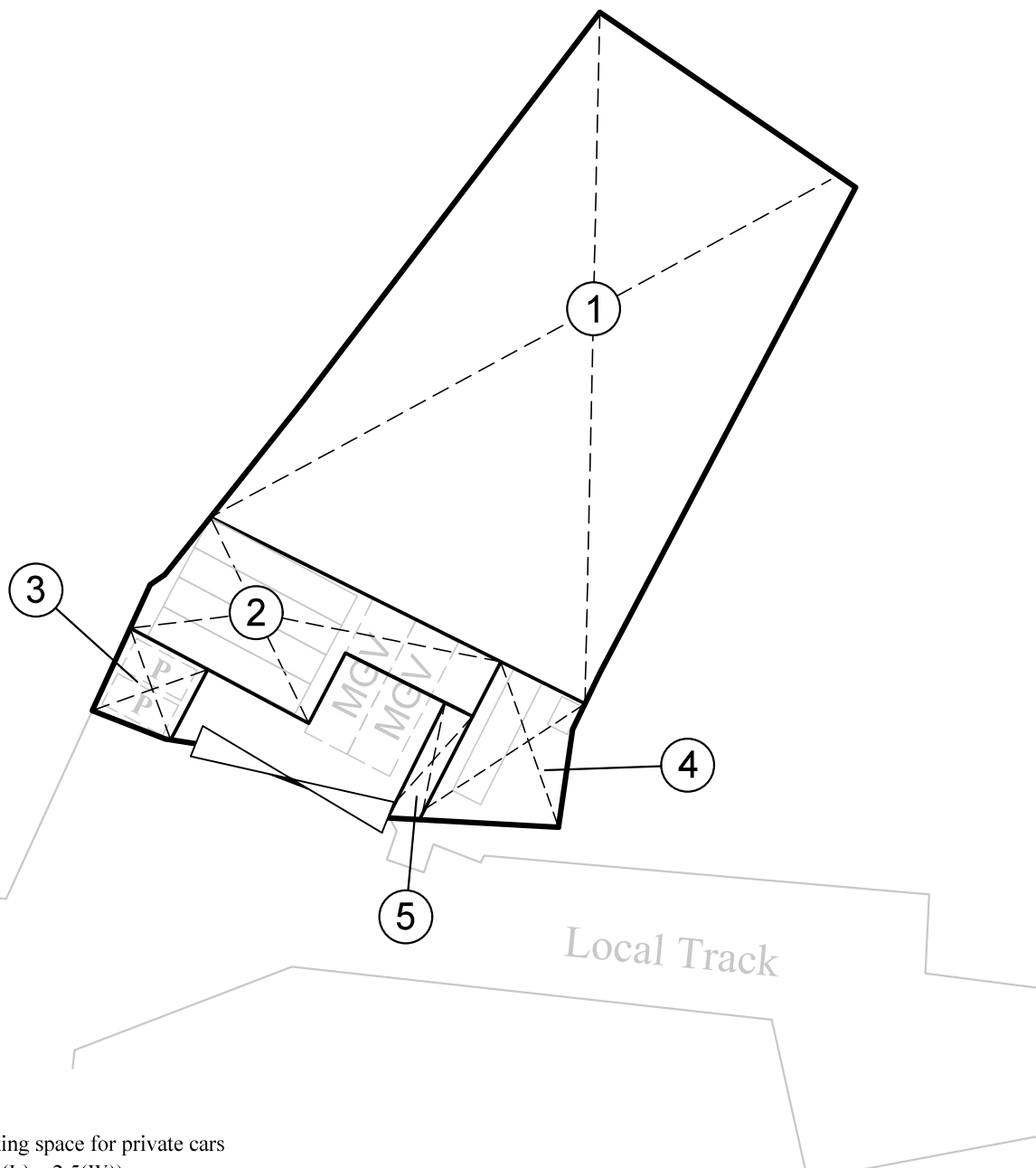
Not to Scale	<b>Location Plan</b> Lots 34(Part), 35(Part), 40 RP(Part) and 41RP(Part) in D. D. 124 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2025		Plan 1 ( P22004 )





1 : 1000 (A4)	<b>Lot Index Plan</b> Lots 34(Part), 35(Part), 40 RP(Part) and 41RP(Part) in D. D. 124 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2025		<b>Plan 2</b> ( P22004 )





### LEGEND



Parking space for private cars  
(5m (L) x 2.5(W))



Parking space for Medium goods vehicles  
(11m (L) x 3.5(W))

Site Area: about 1,635m<sup>2</sup>

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	Warehouse	1,174 m <sup>2</sup>	1,174 m <sup>2</sup>	10m	1
2	Canopy (40 ft container storage x 4 underneath)	191 m <sup>2</sup>	191 m <sup>2</sup>	5m	1
3	Open shed for car park space	39 m <sup>2</sup>	39 m <sup>2</sup>	2.6m	1
4	Canopy (Toilet and office underneath)	88 m <sup>2</sup>	88 m <sup>2</sup>	5m	1
5	Guard Room	20 m <sup>2</sup>	20 m <sup>2</sup>	2.6m	1
Total:		<u>1,512 m<sup>2</sup></u>	<u>1,512 m<sup>2</sup></u>		

1 : 500 (A4)

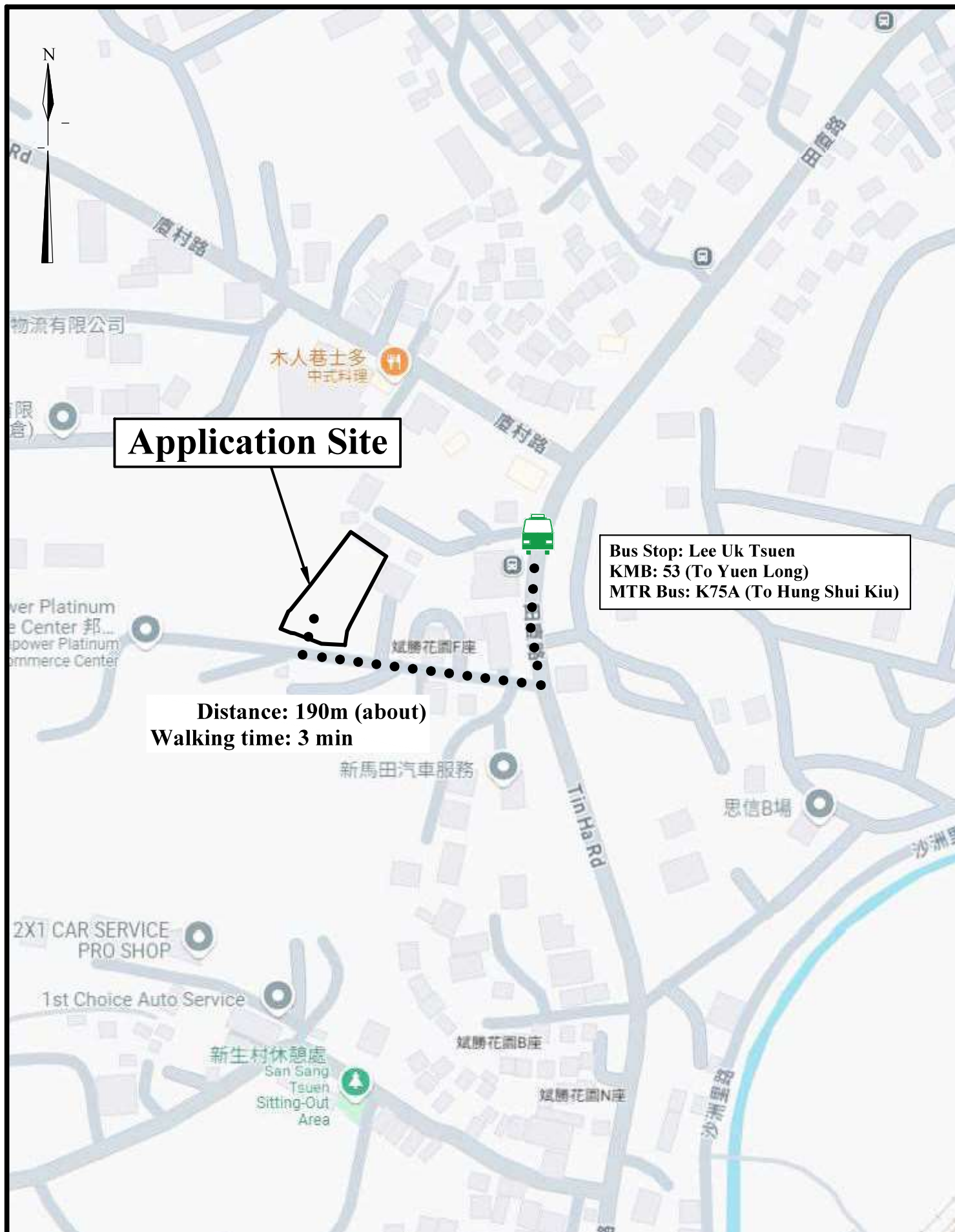
## Layout Plan

Goldrich Planners &  
Surveyors Ltd.

January 2025

Lots 34(Part), 35(Part), 40 RP(Part)  
and 41RP(Part) in D. D. 124  
Yuen Long, New Territories

Plan 3  
( P22004 )



N.T.S	<b>Plan Showing Nearest Public Transport Services</b>  Lots 34(Part), 35(Part), 40 RP(Part) and 41RP(Part) in D. D. 124 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
January 2025		<b>Plan 4</b> <b>( P22004 )</b>

**Executive Summary**

1. The application site (the Site) is on Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, Yuen Long, New Territories.
2. The site area is about 1,635 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area partly zoned “Village Type Development” (“V”) and partly zoned “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 5 nos. of single-storey temporary structures are provided for warehouse, container storage, toilet, guard room and office use. The gross floor area is about 1,512 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

**行政摘要**

1. 申請地點位於新界元朗廈村丈量約份第 124 約地段第 34 號（部分）、第 35 號（部分）、第 40 號餘段（部分）及第 41 號餘段（部分）。
2. 申請地點的面積約 1,635 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」及「休憩用地」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）」。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 5 個臨時單層構築物作貨倉、貯物貨櫃、洗手間、守衛室及辦公室用途，總樓面面積約 1,512 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

## **Planning Statement**

### **Introduction**

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Excel Champ Limited (“the Applicant”) in support of the planning application for ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years (“the Development”) at Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D.D. 124, Ha Tsuen, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

### **Application Site (Plans 1 and 2)**

2. The Site comprises Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D.D. 124, Ha Tsuen, Yuen Long, New Territories. The Site is accessible from Tin Ha Road via a local track leading to the ingress to its south.
3. The site area is about 1,635 m<sup>2</sup>. No Government Land is involved.

### **Planning Context**

4. The Site falls within an area partly zoned “Village Type Development” (“V”) and partly zoned “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (the “OZP”) No. S/HSK/2.
5. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
6. The planning intention of “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
7. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
8. Provided that the structures of the Development are temporary in nature, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” and “O” zones.

### **Development Parameters**

9. The following table summarises the details of the structures on site (**Plan 3**):

No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Warehouse	1,174	1,174	10	1
2	Canopy (40 ft container storage x 4 underneath)	191	191	5	1
3	Open shed for car parking space	39	39	2.6	1
4	Canopy (Toilet and office underneath)	88	88	5	1
5	Guard Room	20	20	2.6	1
<b>Total</b>		<b><u>1,512</u></b>	<b><u>1,512</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.92	92.5%		

10. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
11. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
12. 2 nos. of parking space for medium goods vehicles (MGV) and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Tin Ha Road via a local track leading to the ingress to its south.

### Similar Applications

13. There are 9 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” or “O” zones on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/282	Renewal of Planning Approval for Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	22.1.2021
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/401	Proposed Temporary Warehouse for Storage of Construction Materials, Machinery and Spare Parts for a Period of 3 Years	23.9.2022
A/HSK/424	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	13.1.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023

A/HSK/464	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	28.7.2023
A/HSK/472	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	25.8.2023
A/HSK/481	Temporary Logistics Centre and Warehouse for a Period of 3 Years	24.11.2023
A/HSK/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	7.6.2024

14. The similar applications were approved by the Committee between 2021 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” or “O” zones; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
15. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

### No Adverse Impacts to the Surroundings

#### Visual and Landscape

16. The Development involves the erection of single-storey temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with warehouses, open storage and residential structures. Adverse visual and landscape impacts to the surrounding areas are not anticipated.

#### Drainage

17. The Applicant will submit a drainage proposal, with the provision of u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the Development after the planning approval has been granted from the Board. The Applicant will proceed to implement the drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

#### Fire Safety

18. The Applicant will submit a layout plan incorporated with the proposed fire service installations (FSI) after the planning approval has been granted from the Board. The Applicant will proceed to implement the FSI proposal at the Site once it is accepted by the Director of Fire Services.

#### Traffic

19. The trip attraction and generation rates are expected as follows:

	<b>Mondays to Saturdays</b>
--	-----------------------------

	Attractions	Generations
09:00 – 10:00	0	0
10:00 – 11:00	1	0
11:00 – 12:00	0	0
12:00 – 13:00	0	0
13:00 – 14:00	1	1
14:00 – 15:00	0	0
15:00 – 16:00	0	1
16:00 – 17:00	1	0
17:00 – 18:00	0	1
18:00 – 19:00	0	0
<b>Total Trips</b>	<b><u>3</u></b>	<b><u>3</u></b>

20. In view of the low trip attraction and generation rates, it is expected that the Development should not cause adverse traffic impacts to the adjacent areas and road network.
21. 2 nos. of parking space for MGVs and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development.
22. The Development is for warehouse only. Given that no visitors will be accepted at the Site, no visitor parking space will be provided. Staff will come to the Site by public transport. Public transport services are available in the vicinity of the Site (about 190 m to the east). The walking time to the nearest bus stop is about 3 minutes (**Plan 4**).

#### Environment

23. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
24. The Development is intended for warehouse use only. Loading and unloading activities will only be conducted from 9 a.m. to 7 p.m. from Mondays to Saturdays. No workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

- End -



**GoldRich** PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

Your Ref.: A/HSK/546

Our Ref.: P22004/TL25150

13 May 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years in “Village Type Development” and “Open Space” zone, Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, Yuen Long, New Territories**

We write to submit a drainage proposal and a FSI proposal for the captioned application. We would also like to rectify the layout of the application site. The original structure no. 3 (Open shed for car park space) has been removed. The building height of structure no. 2 has been changed from 5m to 6m and the building height of structure nos. 3 and 4 has been changed from 5m & 2.6m to 4m respectively. Compared with the previous scheme, the changes are as follows:

	Previous scheme (a)	Revised scheme (b)	Difference (b) – (a)	Difference (%)
<b>Total GFA (m<sup>2</sup>)</b>	1,512	1,381	-131	-8.6%
<b>Covered Area (m<sup>2</sup>)</b>	1,512	1,381	-131	-8.6%

In view of the amendments made, we enclose the revised pages of Form No. S16-III, Executive Summary, page 2 of Planning Statement (Appendix I) and updated layout plan (Plan 3a) for your perusal.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c. DPO/TMYLW, PlanD

(Attn.: Mr. Tony LAM)

*By E-mail only*



For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
Excel Champ Limited (卓安有限公司)	(Company 公司)

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>	
Goldrich Planners and Surveyors Limited (金潤規劃測量師行有限公司)	(Company 公司)

<b>3. Application Site 申請地點</b>	
(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）	Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, 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 1635 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1381 ..... 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）	..... sq.m 平方米 <input type="checkbox"/> About 約

(c) <u>Development Schedule 發展細節表</u>		
Proposed uncovered land area 擬議露天土地面積	254	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1381	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	4	
Proposed domestic floor area 擬議住用樓面面積		sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1381	sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1381	sq.m <input checked="" type="checkbox"/> About 約
<p>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)</p> <p>Refer to Plan 3</p>		
<p>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</p> <p>Private Car Parking Spaces 私家車車位 2</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 2</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</p> <p>Taxi Spaces 的士車位</p> <p>Coach Spaces 旅遊巴車位</p> <p>Light Goods Vehicle Spaces 輕型貨車車位</p> <p>Medium Goods Vehicle Spaces 中型貨車車位</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位</p> <p>Others (Please Specify) 其他 (請列明)</p>		
<p>Proposed operating hours 擬議營運時間</p> <p>9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.</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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><u>Tin Ha Road via a local track</u></p> <p><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)</p> <p><input type="checkbox"/></p>

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . This part will also 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		Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, Yuen Long, New Territories	
Site area 地盤面積		1635 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 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	
Zoning 地帶		"Village Type Development" ( "V" ) and "Open Space" ( "O" )	
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 3 _____ <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 Office 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	<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	1381 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.84 <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	4
(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	m 米 10 <input checked="" type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 1 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	84.5 % <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 4 Private Car Parking Spaces 私家車車位 2 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 2 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 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 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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 	

**Executive Summary**

1. The application site (the Site) is on Lot Nos. 34 (Part), 35 (Part), 40 RP (Part) and 41 RP (Part) in D. D. 124, Ha Tsuen, Yuen Long, New Territories.
2. The site area is about 1,635 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area partly zoned “Village Type Development” (“V”) and partly zoned “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2.
4. The applied use is ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 4 nos. of single-storey temporary structures are provided for warehouse, container storage, toilet, guard room and office use. The gross floor area is about 1,381 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on Sundays and public holidays.
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

**行政摘要**

1. 申請地點位於新界元朗廈村丈量約份第 124 約地段第 34 號（部分）、第 35 號（部分）、第 40 號餘段（部分）及第 41 號餘段（部分）。
2. 申請地點的面積約 1,635 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」及「休憩用地」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）」。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供 4 個臨時單層構築物作貨倉、貯物貨櫃、洗手間、守衛室及辦公室用途，總樓面面積約 1,381 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

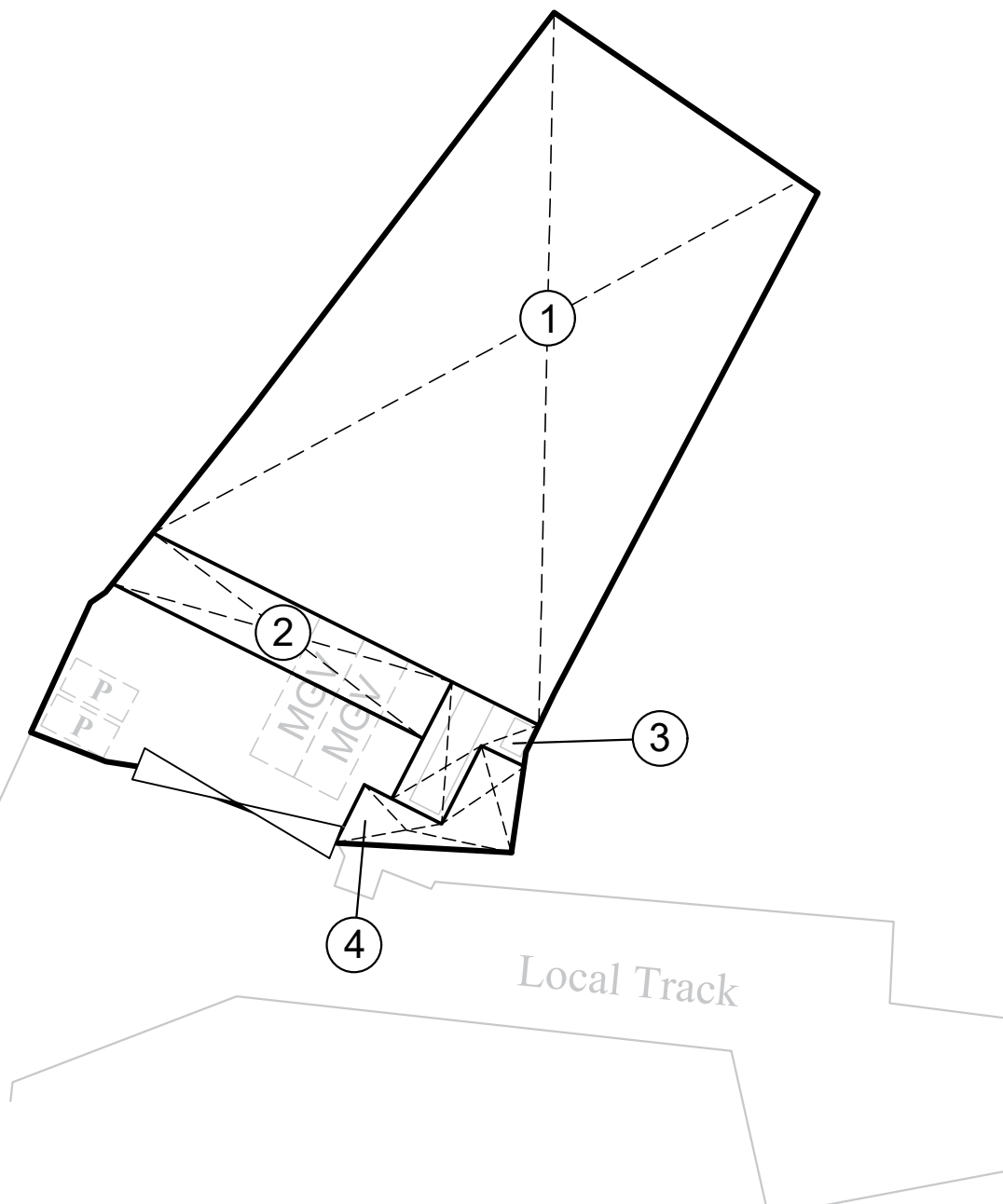
No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Warehouse	1,174	1,174	10	1
2	Canopy (40 ft container storage x 4 underneath)	109	109	6	1
3	Canopy (Toilet and office underneath)	46	46	4	1
4	Guard Room	52	52	4	1
<b>Total</b>		<b><u>1,381</u></b>	<b><u>1,381</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.84	84.5%		

10. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
11. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
12. 2 nos. of parking space for medium goods vehicles (MGV) and 2 nos. of parking space for private cars are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Tin Ha Road via a local track leading to the ingress to its south.

### Similar Applications

13. There are 9 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” or “O” zones on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/HSK/282	Renewal of Planning Approval for Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	22.1.2021
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/401	Proposed Temporary Warehouse for Storage of Construction Materials, Machinery and Spare Parts for a Period of 3 Years	23.9.2022
A/HSK/424	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	13.1.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023



### LEGEND



Parking space for private cars  
(5m (L) x 2.5(W))



Parking space for Medium goods vehicles  
(11m (L) x 3.5(W))

Site Area: about 1,635m<sup>2</sup>

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	No. of Storeys
1	Warehouse	1,174 m <sup>2</sup>	1,174 m <sup>2</sup>	10m	1
2	Canopy	109 m <sup>2</sup>	109 m <sup>2</sup>	6m	1
3	Canopy (Toilet and office underneath)	46 m <sup>2</sup>	46 m <sup>2</sup>	4m	1
4	Guard Room	52 m <sup>2</sup>	52 m <sup>2</sup>	4m	1
Total:		<u>1,381 m<sup>2</sup></u>	<u>1,381 m<sup>2</sup></u>		

1 : 500 (A4)

May 2025

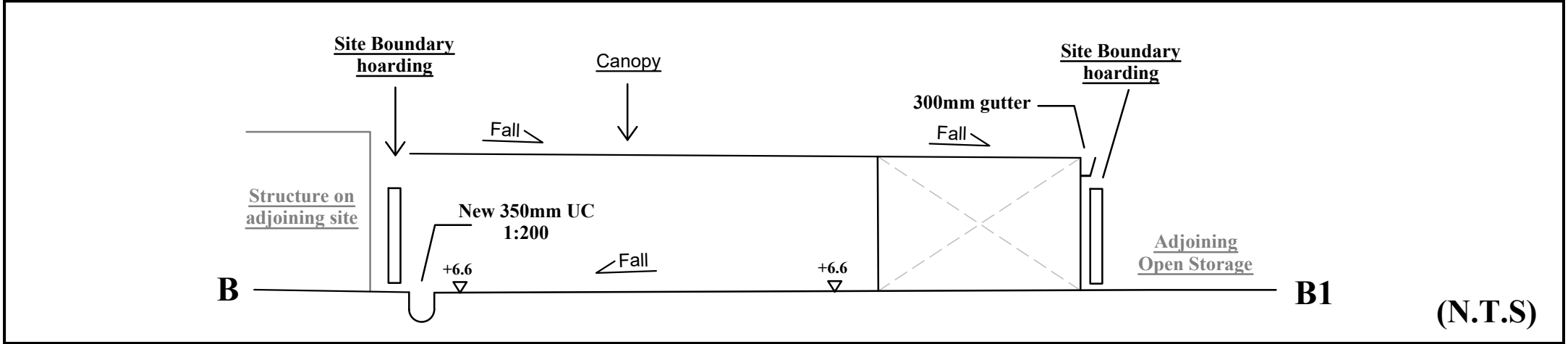
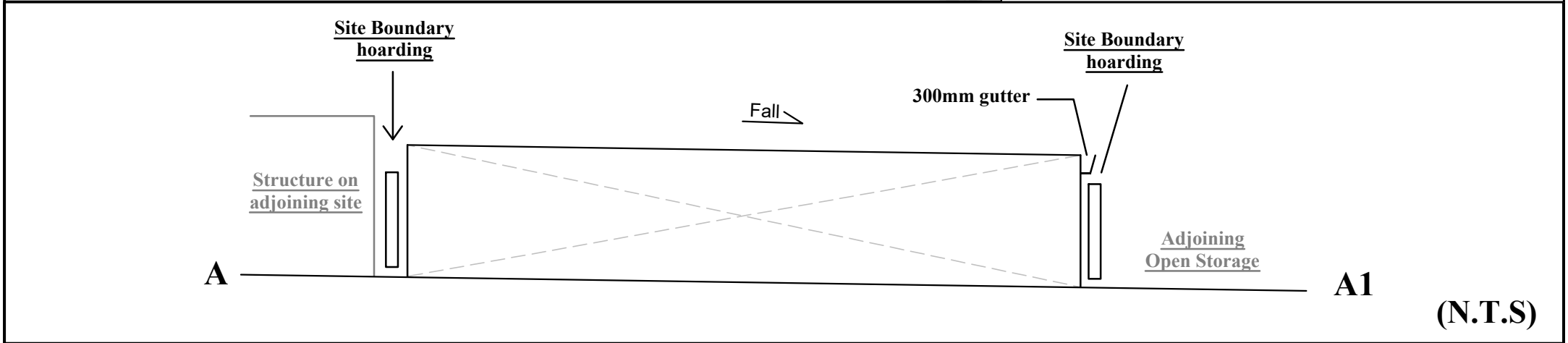
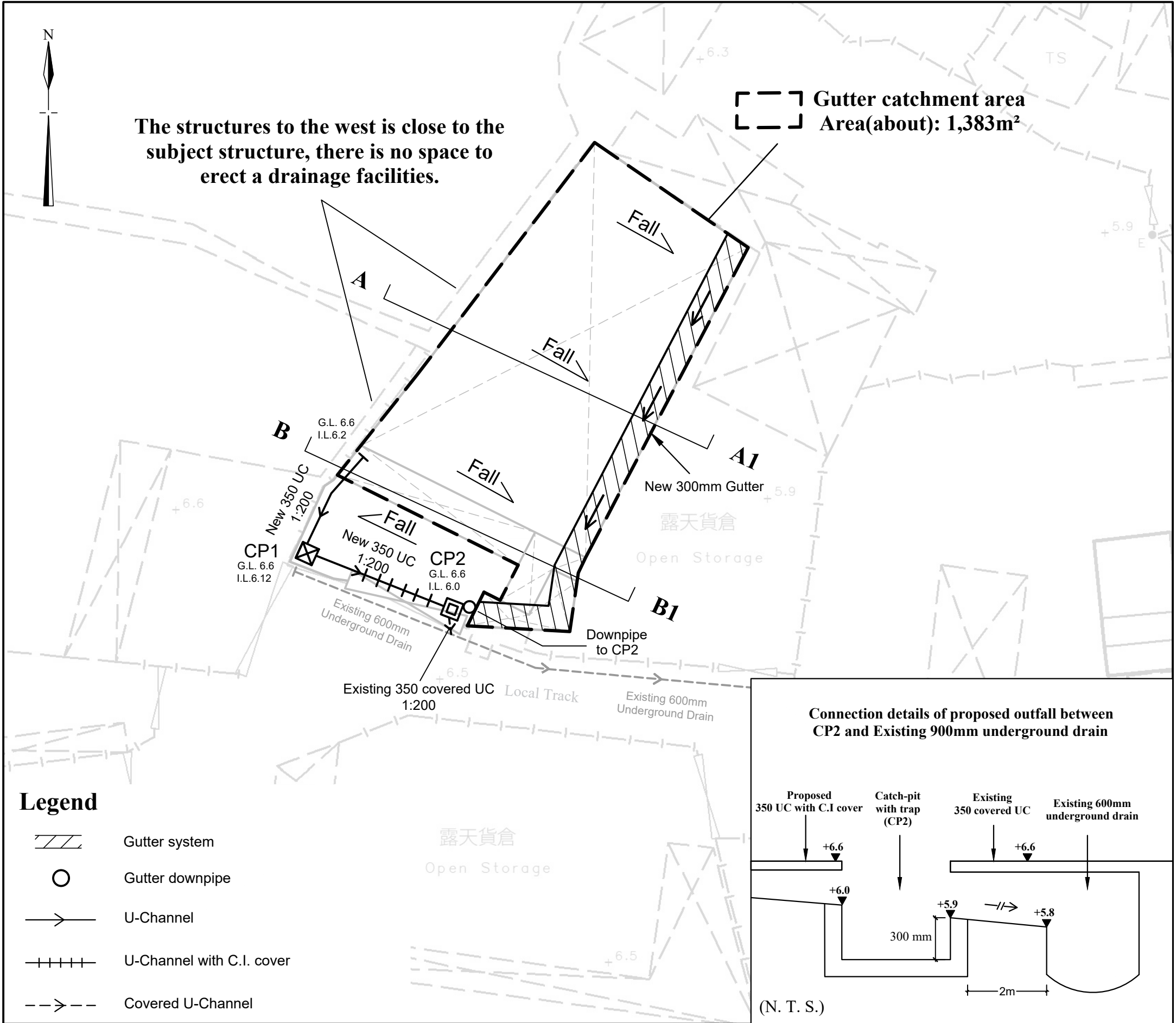
## Layout Plan

Lots 34(Part), 35(Part), 40 RP(Part)  
and 41RP(Part) in D. D. 124  
Yuen Long, New Territories

Goldrich Planners &  
Surveyors Ltd.

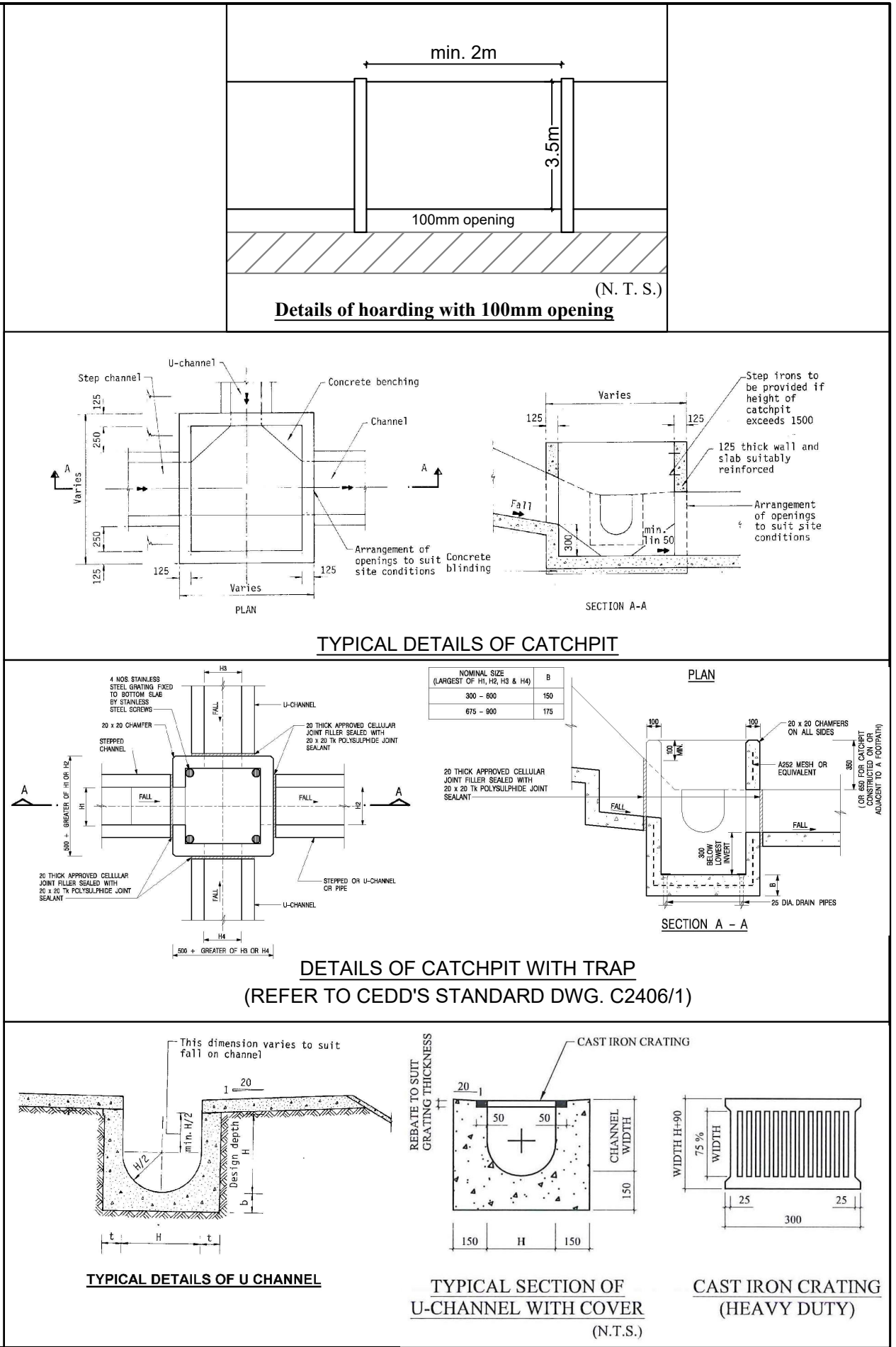
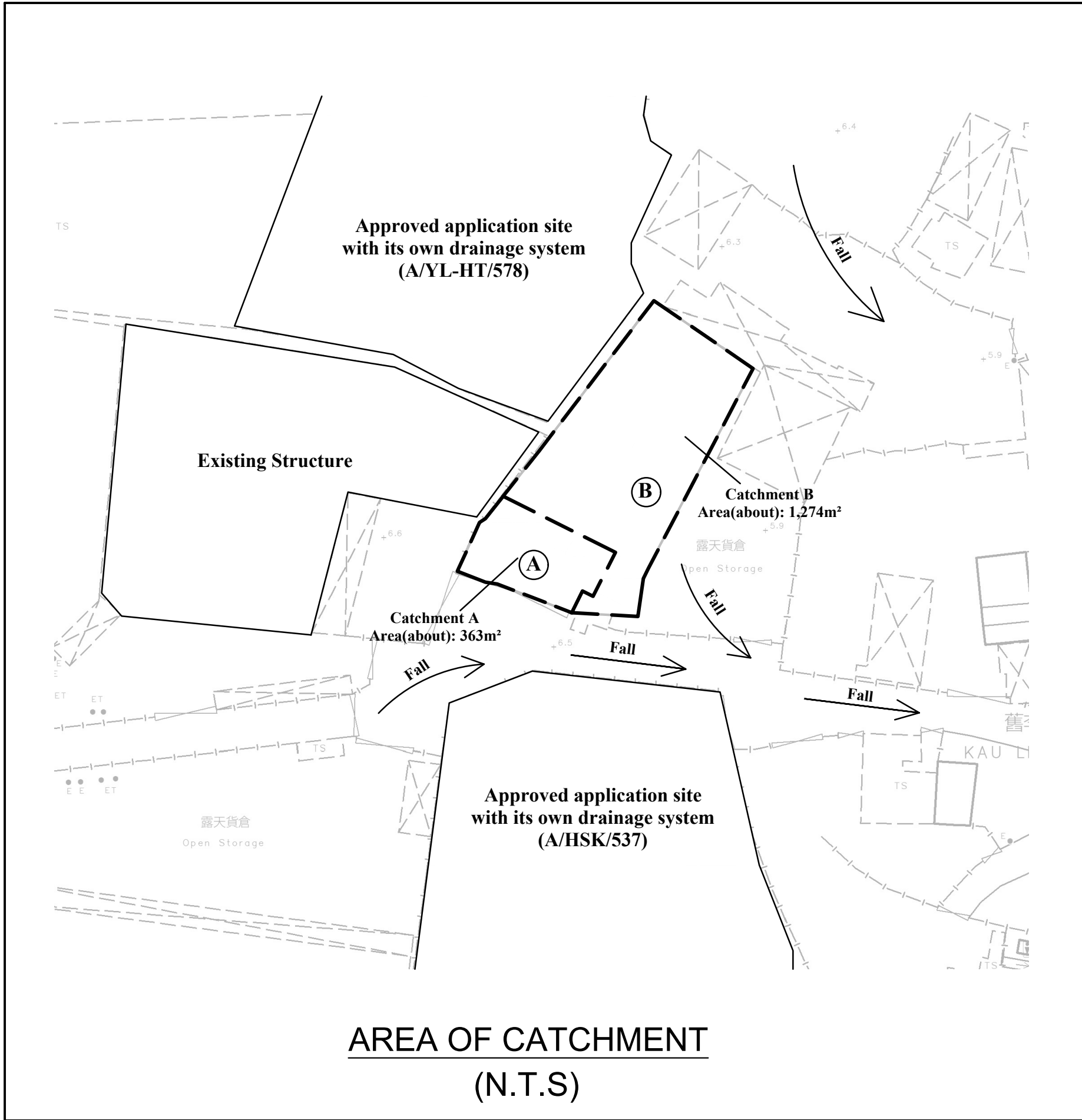
Plan 3a  
( P22004 )





1:500 (A3)	<b>Drainage Proposal</b>  Lots 34(Part), 35(Part), 40 RP(Part) and 41RP(Part) in D. D. 124 Yuen Long, New Territories	Goldrich Planners & Surveyors Ltd.
May 2025		<b>Plan 5.1</b> ( P 22004 )

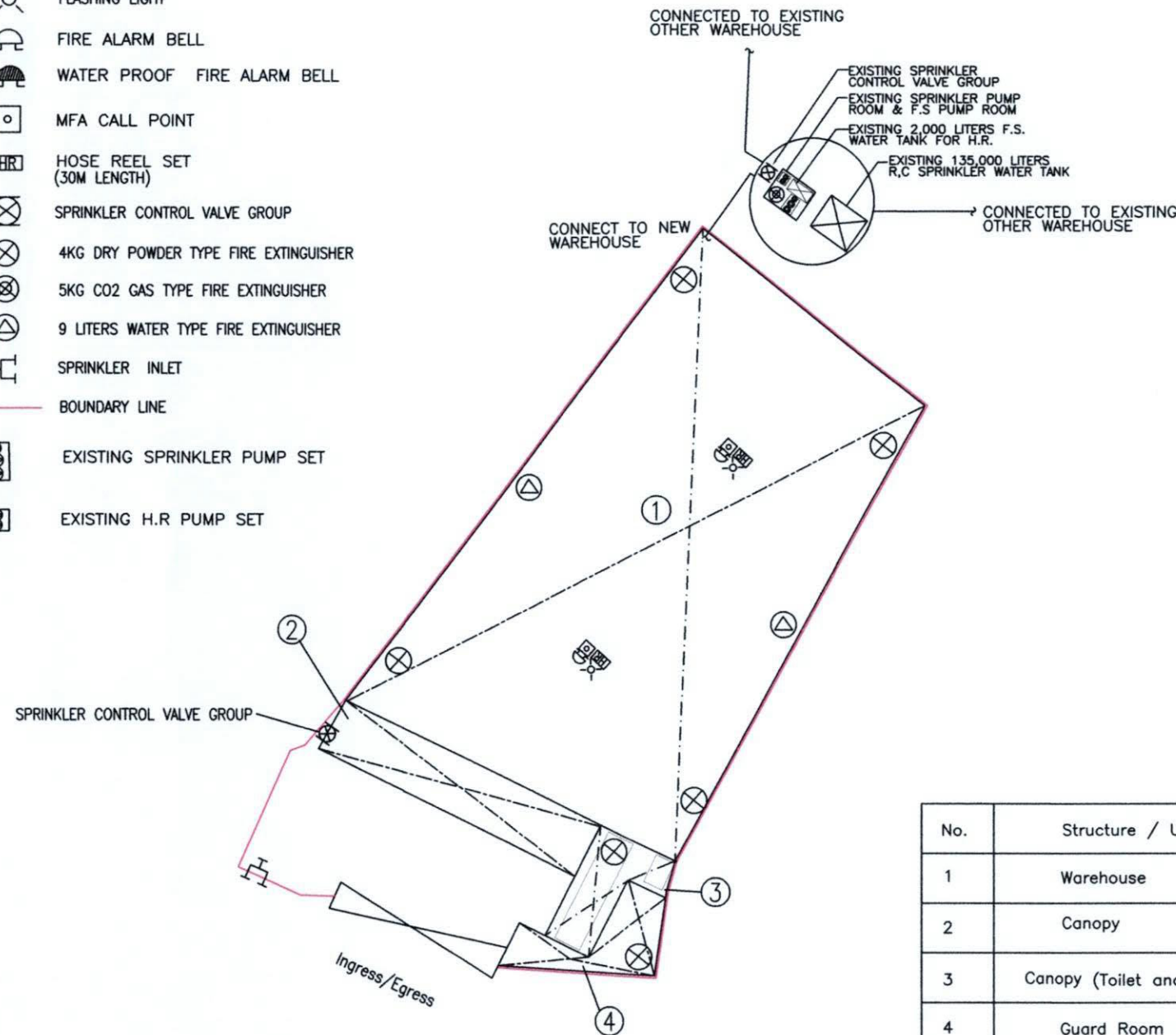






## LEGEND

-  FLASHING LIGHT
-  FIRE ALARM BELL
-  WATER PROOF FIRE ALARM BELL
-  MFA CALL POINT
-  HOSE REEL SET (30M LENGTH)
-  SPRINKLER CONTROL VALVE GROUP
-  4KG DRY POWDER TYPE FIRE EXTINGUISHER
-  5KG CO2 GAS TYPE FIRE EXTINGUISHER
-  9 LITERS WATER TYPE FIRE EXTINGUISHER
-  SPRINKLER INLET
-  BOUNDARY LINE
-  EXISTING SPRINKLER PUMP SET
-  EXISTING H.R. PUMP SET



## Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1:2016 and BS EN 1838:2013 and the FSD Circular Letter no.4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular Letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. An Automatic Sprinkler System Supplied by existing 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to entire building/structure. in accordance with BS EN 12845:2015 and FSD Circular Letter No.5/2020 The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
5. The storage configuration is ST1 & ST2.  
ST1: free standing or block stacking with reference to the section 6.3.2 of B.S 12845 and storage pattern is the maximum storage height shall not exceed 4 m & the maximum storage areas shall be 50m<sup>2</sup> for any single block with no less than 2.4m clearance around the block as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845 (Storage Category I )  
ST2: Post pallets in single rows, with aisles not less than 2.4m wide with reference to section 6.3.2 of B.S 12845. Maximum storage heights shall not exceed 3.5m & Aisles between rows shall be not less than 2.4m wide as Ordinary Hazard Group 3 in accordance with LPC BS EN 12845 (Storage Category: Category I)
6. A hose reel system should be supplied by a existing 2.0m<sup>3</sup> F.S. Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
7. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839:PART 1:2017 and FSD Circular Letter 6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
8. The existing Sprinkler Tank & F.S. Water Supply Pipe be connected to Town Main.
9. Sprinkler pump (SP1, SP2, JP) & Hose Reel pump (HP1 & HP2) be provided at existing F.S pump Room.
10. Source of Secondary power supply shall be provided.
11. Static or dynamic smoke extraction system is not provided. The openable windows of Structure 1 with aggregate area exceeding 6.25% of the floor area as marked on plans. (Detail see openable window layout plan)

No.	Structure / Use	Cover Area (About)	Floor Area (About)	Height	Np. of Storeys
1	Warehouse	1174sq.m	1174sq.m	10m	1
2	Canopy	109sq.m	109sq.m	6m	1
3	Canopy (Toilet and office underneath)	46sq.m	46sq.m	4m	1
4	Guard Room	52sq.m	52sq.m	4m	1
Total:		1381sq.m	1381sq.m		

## INTERCEPT FIRE & SECURITY TECHNICIANS LIMITED

Registered Address : Business Address :

### Project :

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD OF 3 YEARS AT LOTS 34(PART), 35(PART), 40(PART) AND 41RP(PART) IN D.D.124, HA TSUEN, YUEN LONG, N.T

### Title :

F.S. & SPRINKLER SYSTEM LAYOUT PLAN.

Drawn By:

W.C WONG

Date:

2025-05-06

Scale:

1:500 @A3

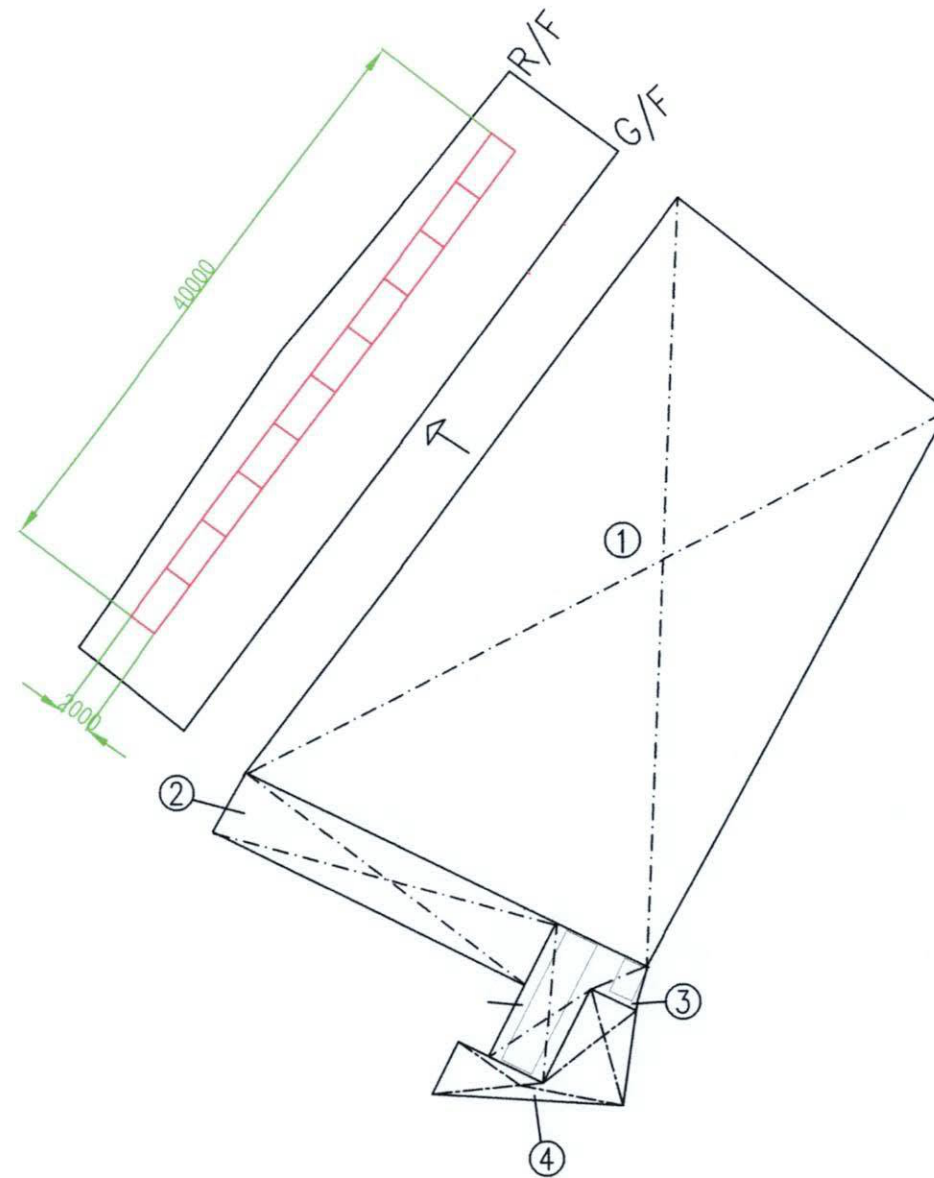
Ref No:

TPB/A/HSK/546

Drawing No:

2025-FS/01/2P





### LEGEND

Openable window

(Structure 1:GFA:1174sq.m,Height:10m,Vol:11740m3)

Calculate:

The aggregated area of openable window is:

$40\text{m(L)} \times 2\text{m(H)} = 80\text{sq.m}$

6.25% of the floor area is:  $1174\text{sq.m} \times 6.25\% = 73.30\text{sq.m}$

$80\text{sq.m} > 73.30\text{sq.m}$

OPENABLE WINDOWS LAYOUT OF STRUCTURE 1 (Side Elevation)

INTERCEPT FIRE & SECURITY  
TECHNICIANS LIMITED

Registered Address :



Business Address :



**Project :**

PROPOSED TEMPORARY WAREHOUSE(EXCLUDING DANGEROUS  
GOODS GODOWN) WITH ANCILLARY OFFICE FOR A PERIOD  
OF 3 YEARS AT LOTS 34(PART),35(PART),40(PART) AND  
41RP(PART) IN D.D.124,HA TSUEN,YUEN LONG,N.T

**TITLE :**

PROPOSED OPENABLE WINDOWS  
LAYOUT PLAN.

Drawn By:

W.C WONG

Date:

2025-05-06

Scale:

1:500 @A3

Ref No:

TPB/A/HSK/546

Drawing No:

2025-FS/02/2P

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

*Approved Application*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/375	Proposed Temporary Wholesale Trade and Ancillary Office for a Period of 3 Years	24.6.2022 (revoked on 24.12.2023)

**Similar S.16 Applications within/straddling the subject  
“Village Type Development” and/or “Open Space” Zones  
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/351	Proposed Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	28.1.2022 (revoked on 28.7.2023)
A/HSK/424	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	13.1.2023 (revoked on 13.10.2024)
A/HSK/467	Temporary Warehouse for Storage of Food Provision and Electronic Goods for a Period of 3 Years	11.8.2023 (revoked on 11.5.2024)
A/HSK/537	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	6.12.2024

**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
- conditions should be stipulated requiring the applicant to submit a revised drainage proposal, to implement and maintain the approved 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**

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

- 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 adjoins the works site under Contract No. YL/2023/06 - HSK/HT NDA Second Phase Development - Contract 6 - Site Formation and Engineering Infrastructure Works, which is planned to commence in 2025;
- he has no objection to the application for a period of three years; and
- the applicant is required to pay attention to the construction works and programme mentioned above and ensure the applied use would not affect or impose constraints to the proposed works under HSK/HT NDA.

(b) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application; and
- he has no plan to develop the Site into public open space in the upcoming 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) should the applicant fail to comply with any of the approval conditions resulting in revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (c) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (d) the Site may be resumed by the Government at any time during the planning approval period for the implementation of government project and no substantial works should be carried out therein;
- (e) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Old Schedule Agricultural Lots 34, 35, 40 RP and 41 RP in D.D. 124 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 lot is covered by Short Term Waiver (STW) as listed below:

<u>STW No.</u>	<u>Lot No.</u> <u>(in D.D. 124)</u>	<u>Purpose</u>
2321	35	Vehicle repairing workshop (Excluding paint-spraying)

- LandsD has reservation on the planning application since there are unauthorized structures on the private Lots 34 and 41 in D.D. 124 which 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 STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) of Lots 34, 40 RP and 41 RP in D.D. 124 should apply to his office for STWs to permit the structure(s) erected within the said private lots. The application(s) of STW 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 use is temporary in nature, only erection of temporary structure(s) will be considered;
- (f) 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 Site;
- (g) 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 Tin 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 with Tin Ha Road;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicant should have his own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by his works;
  - the cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant; and
  - for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant is required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (i) to note the comments of the Director of Fire Services that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installations to be installed should be clearly marked on the layout plans; 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;
- (j) 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;
- (k) 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
- (l) to note the comments of the Project Manager (West), Civil Engineering and Development Department that 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 adjoins the works site under Contract No. YL/2023/06 - HSK/HT NDA Second Phase Development - Contract 6 - Site Formation and Engineering Infrastructure Works, which is planned to commence in 2025. The applicant is required to pay attention to the construction works and programme mentioned above and ensure the applied use would not affect or impose constraints to the proposed works under HSK/HT NDA.

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From:  
Sent: 2025-02-14 星期五 02:20:27  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/HSK/546 DD 124 Kau Lee Uk Tsuen OS

Dear TPB Members,

375 revoked 24 Dec 2023 for failure to fulfill numerous conditions. Back with a slight increase in foot print to 1,6352q.m.

So the operation has been allowed to continue for more than a year despite the fact that failure to fulfil conditions is in direct conflict with the planning statement "Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated."

In view of the fact that most of the site is "V" zone, members have a duty to enquire why there is no mention of any measures to rectify the situation.

Mary Mulvihill

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**From:**  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Wednesday, 1 June 2022 2:00 AM HKT  
**Subject:** A/HSK/375 DD 124 Kau Lee Uk Tsuen OS

A/HSK/375

Lots 33 (Part), 34 (Part) and 41 (part) in D.D. 124, Kau Lee Uk Tsuen, Ha Tsuen

Site area: About 1,585sq.m

Zoning: "VTD" and "Open Space"

Applied use: Wholesale Trade / 4 Vehicle Parking

Dear TPB Members,

Clearly far too much land has been zoned 'V' as there are very few village houses. The district is crammed with brownfield operations.

Members should question why the 'V' zone is so extensive when there appears to be no demand for homes.

While this is a long standing operation, no approval has been obtained. The zoning precludes large warehouses.

Members should reject the application as there is no justification in view of the absence of any approval history and to encourage the releasing of land for its intended purposes.

Mary Mulvihill