

This document is received on 23 OCT 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

2502445

2025-10-24 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-PS/766
	Date Received 收到日期	28 OCT 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	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Kwong Cherk Wing 鄺卓榮	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
KTA Planning Limited	
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 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, 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 22,157 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 13,399 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)	..... 1,350 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	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21
(e) Land use zone(s) involved 涉及的土地用途地帶	"Comprehensive Development Area" ("CDA")
(f) Current use(s) 現時用途	Temporary Logistics Centre and Vehicle Inspection Service Centre (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 20/10/2025 (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 _____ (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 9/10/2025 (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 Logistics Centre and Vehicle Inspection Service Centre (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 3 <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	..... 8,970 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 13,187 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 19
Proposed domestic floor area 擬議住用樓面面積	..... 0 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 13,399 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 13,399 .....sq.m <input checked="" type="checkbox"/> 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)

Please refer to the Supporting Planning Statement attached.

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	..... 10
Motorcycle Parking Spaces 電單車車位	..... 0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... 0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... 0
Others (Please Specify) 其他 (請列明)	..... 0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... 0
Coach Spaces 旅遊巴車位	..... 0
Light Goods Vehicle Spaces 輕型貨車車位	..... 0
Medium Goods Vehicle Spaces 中型貨車車位	..... 0
Heavy Goods Vehicle Spaces 重型貨車車位	..... 5
Container Vehicle Spaces 貨櫃車車位	..... 7

Proposed operating hours 擬議營運時間			
Logistics Centre: From 7:00 a.m. to 11:00 p.m. Monday to Saturday. No operation on Sundays and public holidays.....			
Vehicle Inspection Service Centre: From 9:00 a.m. to 5:00 p.m. Monday to Saturday. No operation on Sundays and public holidays.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) A local access leading from Yung Yuen Road. <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 .....m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>

	<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>
--	--

(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	<div style="margin-bottom: 10px;"> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div style="margin-bottom: 10px;"> <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> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> Reason(s) for non-compliance: 仍未履行的原因： </div> <div style="margin-bottom: 10px;"> _____ _____ _____ </div> <div style="margin-bottom: 10px;"> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div style="margin-bottom: 10px;"> <input type="checkbox"/> year(s) 年 </div> <div style="margin-bottom: 10px;"> <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）。

Please refer to the Supporting Planning Statement attached.

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

.....

PAULINE LAM

Name in Block Letters
姓名（請以正楷填寫）

Deputy Managing Director

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 (Member No. 130)

Others 其他 RTPI, RUP (PRC).....

on behalf of
代表

KTA Planning Limited

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

Date 日期

24/10/2025

(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 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories 新界元朗屏山丈量約份第 122 約地段第 105 號餘段(部分)、第 107 號(部分)、第 108 號(部分)、第 111 號(部分)、第 112 號、第 113 號、第 114 號、第 115 號、第 116 號、第 118 號、第 119 號(部分)、第 120 號(部分)、第 124 號(部分)、第 127 號(部分)、第 128 號(部分)、第 154 號(部分)及第 155 號(部分)和毗連政府土地
Site area 地盤面積	22,157 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1,350 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 屏山分區計劃大綱草圖編號 S/YL-PS/21
Zoning 地帶	"Comprehensive Development Area" 「綜合發展區」
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 Logistics Centre and Vehicle Inspection Service Centre 臨時物流中心及車輛查驗服務中心

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率	Domestic 住用	sq.m 平方米	Plot Ratio 地積比率
	Non-domestic 非住用	13,399	0.605
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	19	
(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	8.5 m 米 <input checked="" 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	59.5 % <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		10
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		12
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Container Vehicle Spaces 貨櫃車車位 _____ _____		5 7

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照	<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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Internal Traffic Layout Plan, Swept Path Analysis, Site Photos 位置圖，地盤平面圖，內部交通布局設計圖，車輛路徑分析，實地照片		
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 checked="" type="checkbox"/>
Fire Service Installations Proposal, Certificate of Fire Service Installation and Equipment, Drainage Proposal 消防裝置建議書，消防裝置及設備證書，排水設施建議書		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

S.16 PLANNING APPLICATION

DRAFT PING SHAN OUTLINE ZONING PLAN NO. S/YL-PS/21

**Temporary Logistics Centre and Vehicle Inspection Service Centre
for a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories**

SUPPORTING PLANNING STATEMENT

October 2025

Applicant:
Kwong Cherk Wing

Consultant:
KTA Planning Limited



S3113_PS_V03



PLANNING LIMITED

規 劃 顧 問 有 限 公 司

Executive Summary

The Applicant, Kwok Cherk Wing, seeks approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for Temporary Logistics Centre and Vehicle Inspection Service Centre for a period of 3 years at Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D. 122 and Adjoining Government Land ("GL"), Ping Shan, Yuen Long, New Territories ("the Site"). The Site is situated within an area zoned "Comprehensive Development Area" ("CDA") on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/21.

The Site has an area of about 22,157m², including GL of about 1,350m². The Site is currently used as a temporary logistics centre and vehicle inspection service centre. Such uses have been approved by the TPB since 2024. Compared with the previous approved Application No. A/YL-PS/706, the current application is submitted by the same applicant for the same use at the same site with the same layout. The Development comprises 19 structures with a building height of 1 to 2 storeys (not more than 8.5m). The total gross floor area is 13,399m².

The temporary logistics centre and vehicle inspection centre is fully justified by the following main reasons:

- Previous planning approval has been granted;
- The Applicant demonstrated genuine effort in complying with the approval conditions of the previous application;
- The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
- The Applied Development can satisfy the genuine demand on land for port back-up uses and support the northbound travel demand of Hong Kong vehicles.
- The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "CDA" zone;
- The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
- The Applicant demonstrates good site practices in maintaining clean operation;
- No adverse traffic impact on the local traffic network;
- Well-maintained fire services installations to ensure fire safety; and
- No adverse drainage, visual, landscape and environmental impact to the surroundings.

Due to the complexity of the development, the approval condition on the previous approved application regarding the submission of drainage proposal was not timely complied with,

resulting in revocation of planning permission. As such, a drainage proposal revised as per relevant Government department's comment has been attached.

In consideration of the above, we sincerely request the TPB to provide sympathetic consideration to this Planning Application from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人鄺卓榮現欲根據城市規劃條例第 16 條，向城市規劃委員會（「城規會」）在新界元朗屏山丈量約份第 122 約地段第 105 號餘段（部分）、第 107 號（部分）、第 108 號（部分）、第 111 號（部分）、第 112 號、第 113 號、第 114 號、第 115 號、第 116 號、第 118 號、第 119 號（部分）、第 120 號（部分）、第 124 號（部分）、第 127 號（部分）、第 128 號（部分）、第 154 號（部分）及第 155 號（部分）和毗連政府土地（「申請地點」）作臨時物流中心及車輛查驗服務中心，為期三年。申請地點位於屏山分區計劃大綱草圖編號 S/YL-PS/21 的「綜合發展區」地帶內。

申請地點的地盤面積約 22,157 平方米，包括政府土地約 1,350 平方米。申請地點現時為臨時物流中心及車輛查驗服務中心。是次申請的用途和地點與先前批准的申請（編號 A/YL-PS/706）相同。擬議發展包括 19 個 1-2 層高（不高於 8.5 米）的構築物。總樓面面積為 13,399 平方米。

臨時物流中心及汽車查驗服務中心的申請具充份理據，原因如下：

- 先前的規劃申請已獲批准；
- 申請人已積極履行先前申請的批准條件；
- 發展符合城規會規劃指引-擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請（規劃指引編號 13G）；
- 發展能滿足對港口後勤用地的殷切需求及支持港車北上的需要；
- 發展僅為臨時性質，並不會損害「綜合發展區」地帶的長遠規劃意向；
- 就規模和性質而言，擬議發展與周邊的土地用途相容；
- 申請人一直於申請地點提供良好管理；
- 不會對周邊道路網絡帶來負面交通影響；
- 消防裝置維護良好，確保消防安全；及
- 不會對附近造成排水、視覺、景觀及環境上的負面影響。

由於發展較為複雜，先前規劃申請的有關呈交排水建議的附帶條件未能按時履行，導致規劃許可被撤銷。故此，是次申請已夾附按相關部門意見修改的排水建議。

基於以上規劃及技術理由，申請人懇請城規會體恤處理是次規劃申請。

TABLE OF CONTENTS

Executive Summary

行政摘要

1 INTRODUCTION

- 1.1 Purpose
- 1.2 Report Structure

2 SITE AND PLANNING CONTEXT

- 2.1 Site Location and Existing Condition
- 2.2 Land Status
- 2.3 Statutory Planning Context
- 2.4 Surrounding Land Use Pattern
- 2.5 Site Accessibility
- 2.6 Previous Planning Applications
- 2.7 Similar Planning Applications

3 TEMPORARY DEVELOPMENT SCHEME

- 3.1 Temporary Logistics Centre and Vehicle Inspection Service Centre
- 3.2 Vehicle Inspection Centre for the “Northbound Travel for Hong Kong Vehicles” Scheme
- 3.3 Operation Hour
- 3.4 Access and Traffic
- 3.5 Landscape and Visual
- 3.6 Environment
- 3.7 Fire Safety
- 3.8 Drainage

4 PLANNING MERITS AND JUSTIFICATIONS

- 4.1 Previous Planning Approval has been Granted
- 4.2 Demonstrate Genuine Effort in Complying with the Approval Conditions of the Previous Application
- 4.3 Conform to the Town Planning Board Guidelines (TPB PG-No. 13G)
- 4.4 Satisfy the Genuine Demand on Land for Port Back-up Uses and Support the Northbound Travel Demand of Hong Kong Vehicles
- 4.5 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the “CDA” Zone
- 4.6 Compatible with the Adjoining Land Uses in Terms of Scale and Nature
- 4.7 Demonstrate Good Site Practices in Maintaining Clean Operation
- 4.8 No Adverse Traffic Impact on the Local Traffic Network
- 4.9 Well-maintained Fire Services Installations to Ensure Fire Safety
- 4.10 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings

5 SUMMARY AND CONCLUSION

List of Figures

Figure 2.1	Location Plan
Figure 2.2	Site Plan
Figure 3.1	Layout Plan
Figure 3.2	Vehicle Inspection Procedure Flow Chart
Figure 3.3	Internal Traffic Layout Plan
Figure 3.4	Vehicle Inspection Service Centre Swept Path Analysis
Figure 3.5	Landscape Plan
Figure 3.6	Site Photos

List of Tables

Table 2.1	Previous Approved Planning Applications for the Same Use
Table 2.2	Status of the Approval Conditions of Application No. A/YL-PS/706
Table 2.3	Similar S.16 Applications for Temporary Logistics Centre with the Same “CDA” Zone on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 in the Past Five Years
Table 3.1	Details of the Structures of the Applied Development
Table 3.2	Estimated Trip Generation and Attraction of the Applied Development

List of Appendices

Appendix 1	Approval Letter of Planning Application No. A/YL-PS/706
Appendix 2	Letters from Planning Department for Compliance with Approval Conditions (i) and (j) under Planning Application No. A/YL-PS/706
Appendix 3	Fire Service Installations Proposal (Same Layout with the Approved Scheme under Planning Application No. A/YL-PS/706)
Appendix 4	Copy of Certificate of Fire Service Installation and Equipment (FS251)
Appendix 5	Drainage Proposal

S.16 Planning Application
Draft Ping Shan Outline Zoning Plan No. S/YL-PS/21

**Temporary Logistics Centre and Vehicle Inspection Service Centre
for a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories**

Supporting Planning Statement

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Planning Application is prepared and submitted on behalf of Kwong Cheuk Wing (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 years at Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D. 122 and Adjoining Government Land (“GL”), Ping Shan, Yuen Long, New Territories (“the Site”). The Site falls within an area zoned “Comprehensive Development Area” (“CDA”) on the draft Ping Shan Outline Zoning Plan (“the OZP”) No. S/YL-PS/21. This Supporting Planning Statement is to provide TPB with necessary information to facilitate consideration of this application.

1.2 Report Structure

- 1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in **Section 2**. The Development Scheme is included in **Section 3** followed by planning merits and justifications for the Planning Application in **Section 4**. **Section 5** concludes and summarises this Supporting Planning Statement.

2 SITE AND PLANNING CONTEXT

2.1 Site Location and Existing Condition

2.1.1 The Site is bounded by the MTR Tuen Ma Line Viaduct to its north, and other warehouses and logistics centres along Long Tin Road to its south. It comprises Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D.122 and adjoining GL (**Figure 2.1 Location Plan** refers).

2.1.2 The Site is at present accessible from Yung Yuen Road via a local access road. The Site is currently used as temporary logistics centre and vehicle inspection service centre approved under the previous Application No. A/YL-PS/706. The Site is well paved and decently operated.

2.2 Land Status

2.2.1 The Site has a total site area of about 22,157m². It comprises private land and GL. The major portion of the Site (94%, about 20,807m²) is old schedule agricultural lots held under the Block Government Lease. The remaining portion (6%, about 1350m²) is GL which is covered by Short Term Tenancy No. 2936 for the purpose of "Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicle))".

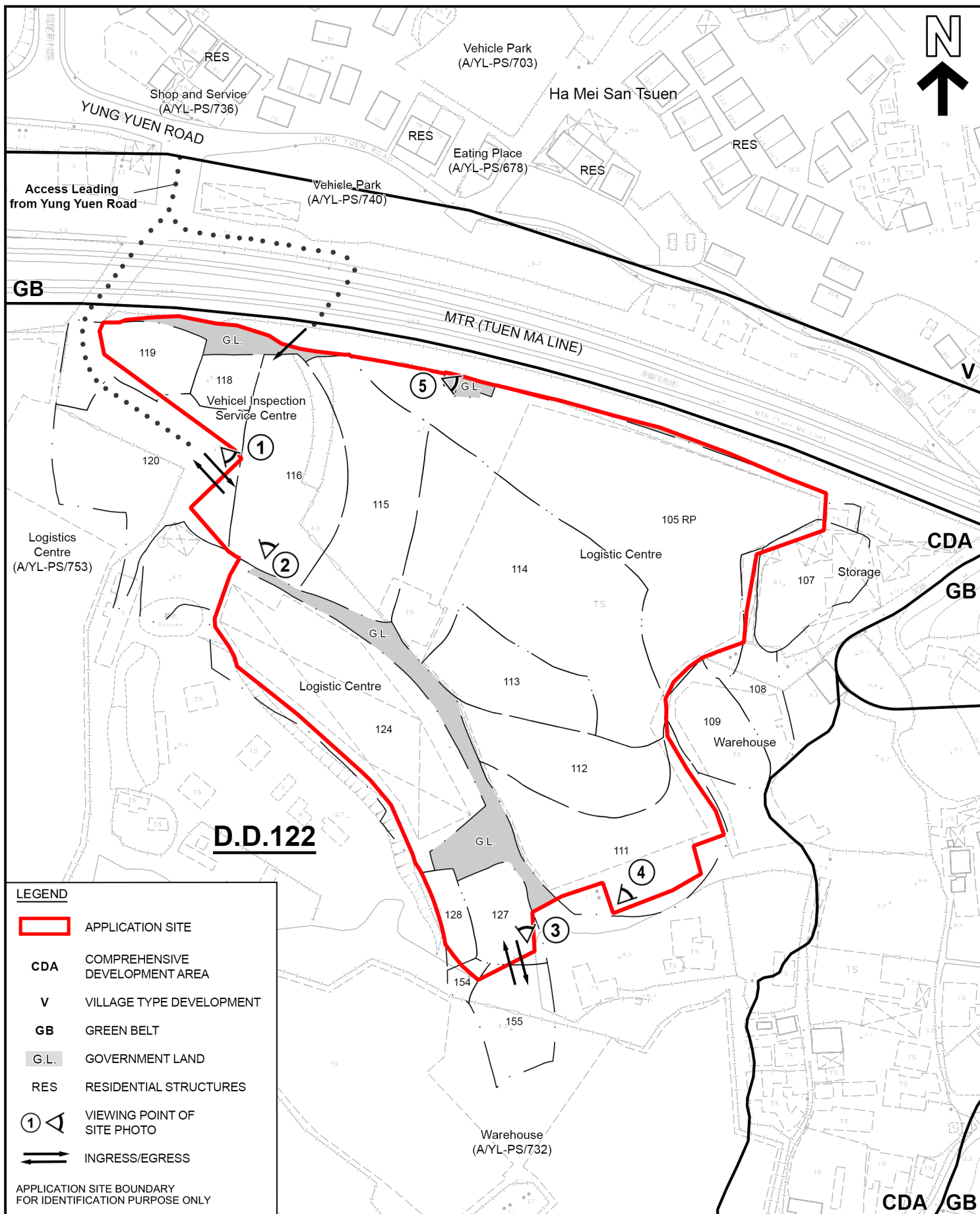
2.3 Statutory Planning Context

2.3.1 The Site falls within an area zoned "CDA" on the OZP (**Figure 2.1**). According to the Statutory Notes of the OZP, the "CDA" zone *'is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities.*

2.4 Surrounding Land Use Pattern

2.4.1 The Site is surrounded mainly by a mix of open storage yards, vehicle parks, warehouse and logistic centre (**Figure 2.2 Site Plan** refers):

- To the northwest, north and northeast across the viaducts of MTR Tuen Ma Line are village houses of Ha Mei San Tsuen, an eating place approved under Application No. A/YL-PS/678 and a public vehicle park approved under Application No. A/YL-PS/740 and 703;
- To the east are storage uses, a vehicle park and residential structures;
- To the south are a warehouse approved under Application No. A/YL-PS/732, a vehicle park and an open storage yard; and
- To the west is a logistics centre approved under Application No. A/YL-PS/753.



SITE PLAN

TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1:1 500

FIGURE 2.2

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 22.10.2025

2.5 Site Accessibility

2.5.1 The Site is accessible from Yung Yuen Road via a local access road. The accessibility of the area is greatly enhanced by MTR Tuen Ma Line, Light Rail Transit (LRT), Long Tin Road, Hung Tin Road, Yuen Long Highway, Route 3 and Deep Bay Link. The area is well served by both road-based and rail-based public transport, including West Rail, LRT, public buses and public light buses.

2.6 Previous Planning Applications

2.6.1 The Site or part of the Site is the subject of five previous approved applications for the same temporary logistic centre use, including Application No. A/YL-PS/444, 477, 556, 633 and 706. Details of the previous approved applications for the same use are listed in **Table 2.1** below:

Table 2.1 Previous Approved Planning Applications for the Same Use

	Application No.	Proposed Use	Decision Date
1.	A/YL-PS/444	Proposed Temporary Logistic Centre and Ancillary Parking of Vehicle for a Period of 3 Years	Approved with conditions on 9.5.2014 (Revoked on 9.5.2015)
2.	A/YL-PS/477	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	Approved with conditions on 17.4.2015
3.	A/YL-PS/556	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	Approved with conditions on 6.4.2018
4.	A/YL-PS/633	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	Approved with conditions on 16.4.2021
5.	A/YL-PS/706	Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years	Approved with conditions on 5.4.2024 (Revoked on 5.10.2025)

2.6.2 The Temporary Development Scheme is the same as the last approved Application No. A/YL-PS/706. Approval conditions (i) and (j) on the submission and implementation of a fire service installations proposal had been duly complied with. (**Appendix 2** refers). Despite the genuine effort demonstrated by the Applicant in complying with the approval conditions of the previous application, more time than anticipated is required for the relevant departments to process the submissions and for the Applicant to revise the proposals according to the comments received. After four rounds of submissions of drainage proposals, approval condition (f) is still considered not complied with within the specified period. As a result, the application was revoked on 5.10.2025. The approval conditions and their status are listed in **Table 2.2** below:

Table 2.2 Status of the Approval Conditions of the Application No. A/YL-PS/706

	Approval Conditions	Status on Compliance	Date of Compliance
(a)	No operation between 11:00 p.m. and 7:00 a.m., as proposed by the Applicant, is allowed on the site during the planning approval period	✓	During the approval period
(b)	No operation of the vehicle inspection service centre between 5:00 p.m. and 9:00 a.m., as proposed by the Applicant, is allowed on the site during the planning approval period	✓	During the approval period
(c)	No operation on Sundays and public holidays, as proposed by the Applicant, is allowed on the site during the planning approval period	✓	During the approval period
(d)	No vehicle without valid licence issued under the Road Traffic Ordinance is allowed to be parked/stored on the site at any time during the planning approval period	✓	During the approval period
(e)	No vehicle washing, repairing, dismantling, car beauty and other workshop activity is allowed on the site at any time during the planning approval period	✓	During the approval period
(f)	The submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 5.10.2024 (Extended to 5.10.2025 under Application No. A/YL-PS/706-3)	○	Has not been complied with
(g)	In relation to (f) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of Director of Drainage or of the TPB by 5.1.2025 (Extended to 5.10.2025 under Application No. A/YL-PS/706-3)	○	Has not been complied with
(h)	The existing boundary fencing shall be maintained during the planning approval period	✓	During the approval period
(i)	The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 5.10.2024 (Extended to 5.4.2025 under Application No. A/YL-PS/706-1)	✓	Complied (Appendix 1 letter from Planning Department dated 13.12.2024 refers)
(j)	In relation to (i) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 5.1.2025 (Extended to 5.7.2025 under Application No. A/YL-PS/706-1)	✓	Complied (Appendix 1 letter from Planning Department dated 12.6.2025 refers)
(k)	If any of the above planning condition (a), (b), (c), (d), (e), or (h) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice	✓	During the approval period
(l)	If any of the above planning condition (f), (g), (i) or (j) is not complied with by the above specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice	✓	During the approval period

2.7 Similar Planning Applications

2.7.1 As shown in **Figure 2.1**, there have been two approved applications for temporary logistics centre within the same "CDA" zone. The details of the similar applications approved in the past five years are listed in **Table 2.3** below.

Table 2.2 Similar S.16 Applications for Temporary Logistics Centre with the Same "CDA" Zone on the draft Ping Shan Outline Zoning Plan No. S/YL-PS/21 in the Past Five Years

	Application No.	Use(s)/Development(s)	Site Area (m ²) (about)	Approval Date
1.	A/YL-PS/659	Temporary Logistics Centre for a Period of 3 Years	13,425	24.6.2022
2.	A/YL-PS/753	Temporary Logistics Centre for a Period of 3 Years		20.6.2025

3 TEMPORARY DEVELOPMENT SCHEME

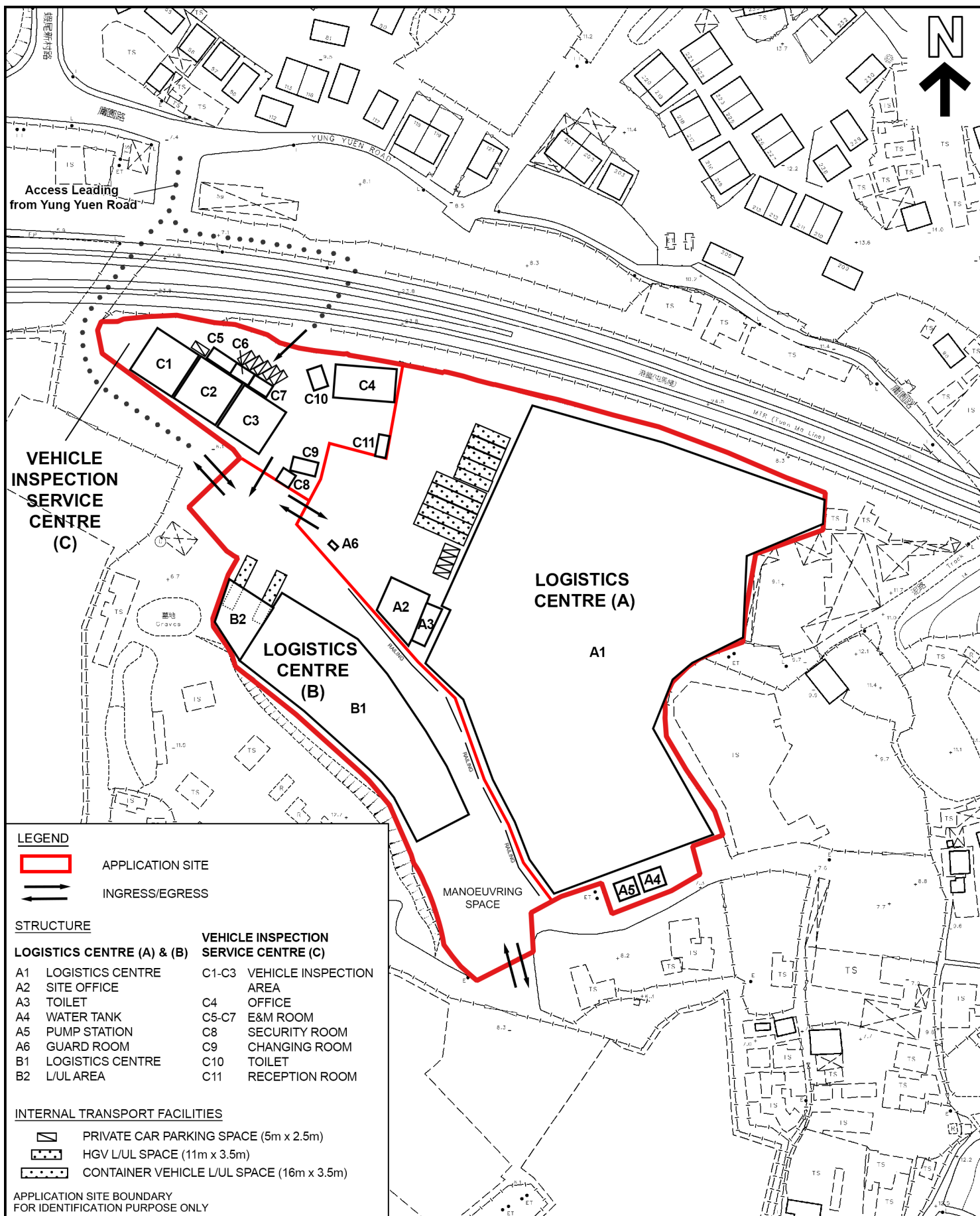
3.1 Temporary Logistics Centre and Vehicle Inspection Service Centre

3.1.1 The Site is intended for the operation of two logistics centres and a vehicle inspection service centre, which is the same use under the previous approved Application No. A/YL-PS/706. All development parameters, including the site area (about 22,157m²), site boundary, layout and internal transport facilities would be the same as those under the previous approved Application No. A/YL-PS/706 (**Figure 3.1 Layout Plan** refers).

3.1.2 The Applied Development comprises 19 structures with a building height of 1 to 2 storeys (not more than 8.5m). The gross floor area is approximately 13,399m². Details of the structures of the Applied Development are summarised in **Table 3.1** below:

Table 3.1 Details of the Structures of the Applied Development

	Structure No.	Building Height (m) (about)	No. of Storey(s)	GFA (m ²) (about)	Use(s)
Logistics Centre (A)	A1	8.5	1	9,750	Logistic Centre
	A2	8	2	180 x 2 = 360	Ancillary Site Office
	A3	3	1	40	Ancillary Toilet
	A4	4	1	45	Water Tank Room for FSIs
	A5	2.5	1	40	Pump Room for FSIs
	A6	3.5	1	10	Guard Room
Logistics Centre (B)	B1	8.5	1	1,890	Logistics Centre
	B2	6	1	218	Loading/Unloading Area
Vehicle Inspection Service Centre (C)	C1	5.4	1	213.5	Vehicle Inspection Area
	C2	5.4	1	213.5	Vehicle Inspection Area
	C3	5.4	1	213.5	Vehicle Inspection Area
	C4	5	1	186	Ancillary Office
	C5	3	1	36	E&M Room
	C6	3	1	27	E&M Room
	C7	3	1	27	E&M Room
	C8	3.3	1	17.5	Security Room
	C9	5.8	2	32 x 2 = 64	Staff Changing Room
	C10	4	1	27.5	Ancillary Toilet
	C11	3	1	20.5	Reception Room
Total				13,399	



LAYOUT PLAN

TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

SCALE 1:1500

FIGURE 3.1

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 22.10.2025



PLANNING LIMITED
規劃顧問有限公司

3.2 Vehicle Inspection Service Centre for the “Northbound Travel for Hong Kong Vehicles” Scheme

- 3.2.1 The applied vehicle inspection service centre will be dedicated to serve the “Northbound Travel for Hong Kong Vehicles” Scheme (NTHKV Scheme). The NTHKV Scheme allows eligible Hong Kong private cars to travel between Hong Kong and Guangdong via the Hong Kong-Zhuhai-Macao Bridge (HZMB) without the need to obtain regular quotas. The NTHKV Scheme would facilitate Hong Kong residents to drive to Guangdong for business, visiting families or sight-seeing on a short-term basis which could make good use of the HZMB and promoting development of the Guangdong-Hong Kong-Macao Greater Bay Area (GBA). The applications of the NTHKV Scheme are jointly assessed by the governments of Guangdong and Hong Kong.
- 3.2.2 In order to fulfil the requirements of the Mainland government authorities, applicants of the NTHKV Scheme would be required to arrange vehicle inspection at designated location. The applied vehicle inspection centre under this Application is one of the designated locations. Reservation has to be made for the vehicle inspection. The centre serves a maximum of 100 cars per day (about 13 cars per hour). A maximum of 5 cars could be inspected at the same time. The whole inspection process takes about 10 minutes and only involves the documentation of vehicle features and the testing and installation of cross-boundary pass (**Figure 3.2** refers). No vehicle washing, repairing, dismantling, car beauty or other workshop activities are involved.

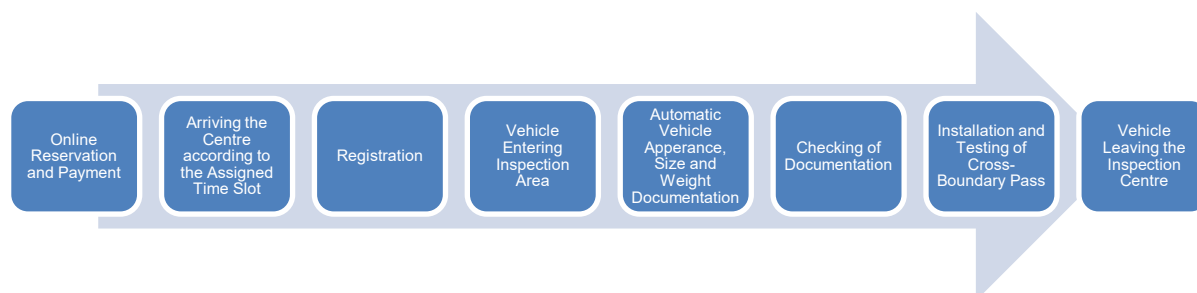


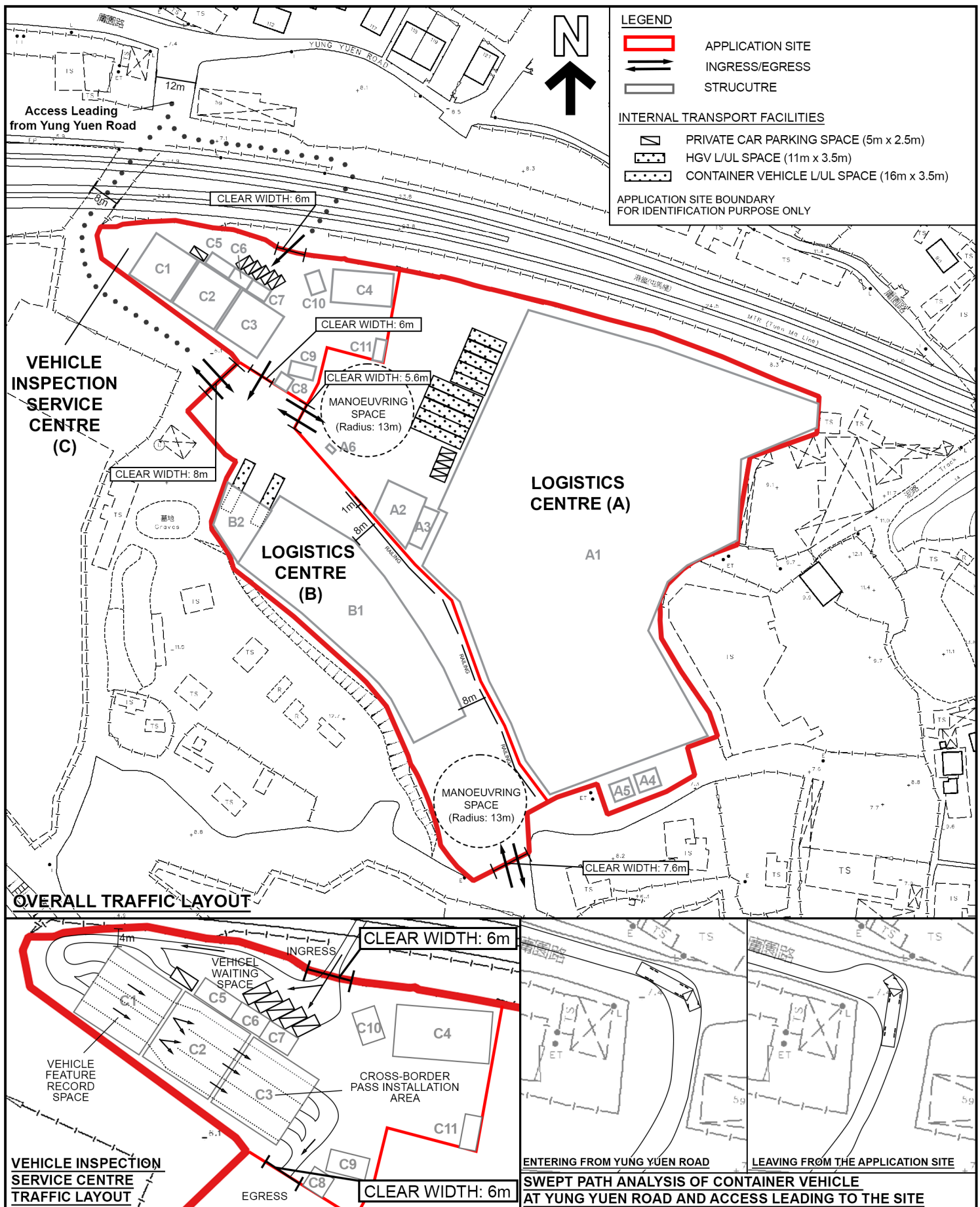
Figure 3.2 Vehicle Inspection Procedure Flow Chart

3.3 Operation Hour

- 3.3.1 Same as the previous approved Application No. A/YL-PS/706, the operation hours of the applied logistics centres are restricted to 7:00 a.m. to 11:00 p.m., from Monday to Saturday. The operation hours of the applied vehicle inspection service centre are restricted to 9:00 a.m. to 5:00 p.m., from Monday to Saturday. No operation will be held on Sunday and Public Holidays for both applied uses.

3.4 Access and Traffic

- 3.4.1 The Site is accessible from Yung Yuen Road via a local access road. Three accesses are provided. The main ingress and egress point is at the west of the Site. The clear width of it is 8m, serving mainly the two logistics centres. An ingress point with a clear width of 6m is dedicated for the applied vehicle inspection service centre to the north of the Site. An ingress and egress point with a clear width of 7.6m is provided for the access to nearby warehouse and open storage yards. Details of the access are shown in **Figure 3.3 Internal Traffic Layout Plan**.
- 3.4.2 The aisles within the logistics centres have a minimum clear width of 8m. Footpath having an average width of 1m is provided along the internal road inside the Site. Railing is installed separating pedestrians and vehicles so as to enhance safety. Sufficient manoeuvring spaces (a minimum radius of 13m) are provided at the south. For the vehicle inspection centre, the aisles within have a minimum of 5m. Adequate waiting and manoeuvring space are provided within the Site. Details of the internal traffic layout and swept path analysis are shown in **Figure 3.3 Internal Traffic Layout Plan** and **Figure 3.4 Vehicle Inspection Service Centre Swept Path Analysis**, respectively.
- 3.4.3 Same number of loading/unloading bays and parking spaces as in the previous approved application No. A/YL-PS/706 will be provided to support the operation of the Site. A total of 10 private car parking spaces, 5 heavy goods vehicle (HGV) loading/unloading (L/UL) spaces and 7 container vehicle L/UL spaces are provided within the Site. 6 private car parking spaces are provided in the vehicle inspection service centre, of which 5 spaces are for the applicants of the NTHKV Scheme and 1 space is for the staff of the inspection service centre. 2 container vehicle L/UL spaces are found at the applied logistics centre to the south, and the remaining parking and L/UL spaces are for the applied logistics centre to the east. These spaces are for the use of the staff and customers of the logistics centres.
- 3.4.4 As demonstrated in the **Table 3.2**, no distinctive traffic peak hour could be identified. This Application will not pose any adverse traffic impact on the surrounding road network. Traffic arrangement agreed and as approved under Application No. A/YL-PS/706 would remain unchanged. No vehicle washing, repairing, dismantling, car beauty or other workshop activities are allowed on the Site at any time. No vehicle will be allowed to queue back to or reverse onto/from public road at all times.



PLANNING LIMITED
規劃顧問有限公司

INTERNAL TRAFFIC LAYOUT PLAN

TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG, NEW TERRITORIES

NOT DRAWN TO SCALE

FIGURE 3.3

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 22.10.2025

Table 3.2 Estimated Trip Generation and Attraction of the Applied Development

Time Period	Traffic Trips					
	Types of Vehicles					
	Private Cars		Heavy Goods Vehicles		Container Vehicles	
	Generation	Attraction	Generation	Attraction	Generation	Attraction
07:00 - 08:00	0	1	0	1	0	1
08:00 - 09:00	0	4	0	0	0	1
09:00 - 10:00	12	13	0	0	0	1
10:00 - 11:00	13	12	0	1	0	0
11:00 - 12:00	12	13	0	0	1	1
12:00 - 13:00	13	12	0	1	1	1
13:00 - 14:00	12	13	1	0	1	0
14:00 - 15:00	13	12	0	1	1	1
15:00 - 16:00	12	13	1	0	1	1
16:00 - 17:00	13	12	0	1	1	0
17:00 - 18:00	4	0	1	0	1	0
18:00 - 19:00	0	0	0	0	0	0
19:00 - 20:00	0	0	1	0	0	0
20:00 - 21:00	0	0	0	0	0	0
21:00 - 22:00	0	0	0	0	0	0
22:00 - 23:00	1	0	1	0	0	0

3.5 Landscape and Visual

- 3.5.1 Boundary fencing and landscape planting were provided to ensure no adverse visual and landscape impact on the surrounding areas. Railings along internal road also protect trees from vehicles (**Figure 3.5 Landscape Plan** refers).
- 3.5.2 Regular maintenance, including watering, weeding, pest control, litter removal, fertilising, etc., will remain undertaken by the Applicant. The plants are well-maintained and are in good condition, as shown in **Figure 3.6 Site Photos**.

3.6 Environment

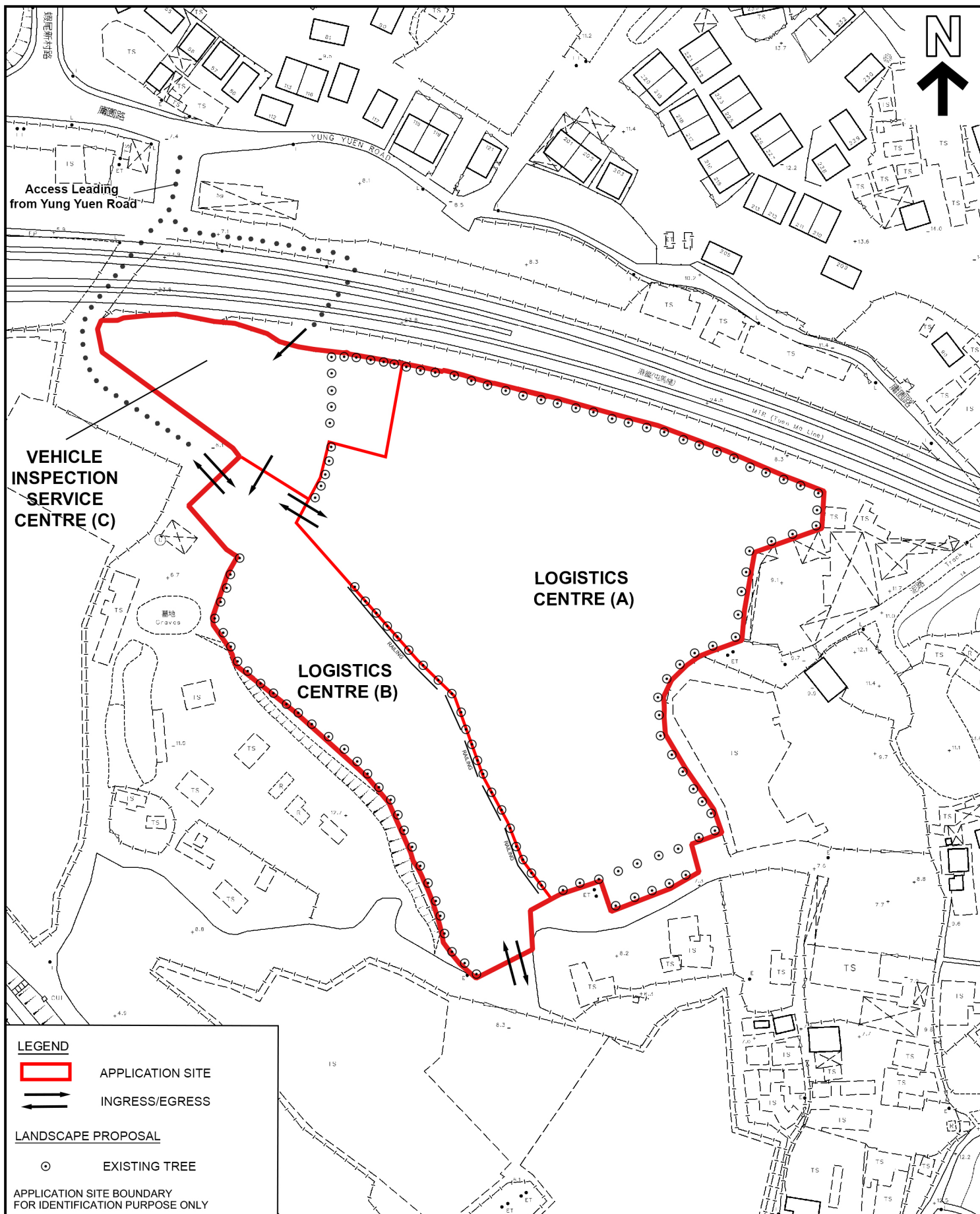
- 3.6.1 The application has adopted environmental mitigation measures in compliance with Code of Practice on Handling Environmental Aspects of Temporary Uses and Open *Storage Sites* issued by Environmental Protection Department to minimise the adverse environmental impacts to the surrounding: operation hours is restricted to 7:00 a.m. to 11:00 p.m. from Monday to Saturday (except Sunday and Public Holidays). Existing landscaping belt along site boundary at 3m interval, 2.5m high corrugated metal fence wall along site boundary and paving of the site will be well-maintained.

3.7 Fire Safety

- 3.7.1 Adequate fire services installations (FSIs) including a water tank and a pump room have been provided and properly maintained. The approval conditions under Application No. A/YL-PS/706 in relation to the submission and implementation of the fire services installation proposal has been complied with.
- 3.7.2 An FSIs Proposal, which is the same layout with the approved scheme under Application No. A/YL-PS/706 and the full set of valid Certificate of Fire Service Installation and Equipment are attached in **Appendices 3** and **4** respectively.

3.8 Drainage

- 3.8.1 Since the operation of the applied uses, no flooding in the surrounding area is recorded. Adequate drainage facilities, including peripheral surface channels and catch pits, were installed to ensure no adverse drainage impact on the surrounding areas. Regular cleaning and maintenance are carried out. The existing drainage facilities on the Site will be upgraded according to the drainage proposal attached in **Appendix 5**.



PLANNING LIMITED
規劃顧問有限公司

LANDSCAPE PLAN

TEMPORARY LOGISTICS CENTRE AND
VEHICLE INSPECTION SERVICE CENTRE
FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING
GOVERNMENT LAND, PING SHAN, YUEN LONG

SCALE 1:1 500

FIGURE 3.5

EXTRACT PLAN BASED ON
SURVEY SHEETS No. 6-NW-8B

DATE: 20.10.2025



SITE PHOTOS

TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION
SERVICE CENTRE FOR A PERIOD OF 3 YEARS
VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND,
PING SHAN, YUEN LONG, NEW TERRITORIES

FIGURE 3.6

BASED ON SITE PHOTOS
TAKEN ON 8.1.2024 & 22.10.2025

DATE: 22.10.2025

4 PLANNING MERITS AND JUSTIFICATIONS

4.1 Previous Planning Approval has been Granted

- 4.1.1 The same uses at the Site were approved by the TPB since 2024. The Site is considered suitable to be used for temporary logistics centre and vehicle inspection service centre. Most approval conditions attached to the previous application were fully complied with to the satisfaction of the relevant Government departments by the Applicant. Since there is no change in planning circumstances since the last approved application no. A/YL-PS/706, the current application shall warrant the same favourable consideration.

4.2 Demonstrate Genuine Effort in Complying with the Approval Conditions of the Previous Application

- 4.2.1 As explained in **Section 2.6**, most approval conditions of the Application No. A/YL-PS/706 had been complied with except the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or the TPB.
- 4.2.2 Due to the complexity of the development, the drainage proposals could not be considered acceptable within the specified period. The planning permission was therefore revoked. The Applicant sincerely wishes that his genuine effort in complying with the approval conditions on drainage aspects would not be devastated. As such, this application is submitted to permit the applied uses at the Site for more time with a view to comply with the remaining conditions regarding the submission and implementation of the drainage proposal. A further revised drainage proposal has been attached in **Appendix 5** as per the latest departmental comments.
- 4.2.3 The Applicant has submitted and implemented the previous accepted FSIs proposal, maintained the existing landscape, environment, drainage facilities, as well as executed the agreed traffic arrangement. The Applicant is willing to execute and continue to fulfil the existing approval conditions in the future.

4.3 Conform to the Town Planning Board Guidelines (TPB PG-No. 13G)

- 4.3.1 According to the Town Planning Board Guidelines No. 13G on Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G), the application site is located in "Category 2 Areas". It is stated in the guideline that planning permission could be granted when the application is able to demonstrate that *'the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas'*, and *'there is no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.'* Since the Applicant has demonstrated full compliance with the approval conditions attached to previous applications, and there

is no change in the planning context since the last approved Application No. A/YL-PS/706, the Site is considered suitable for the applied uses.

4.4 Satisfy the Genuine Demand on Land for Port Back-up Uses and Support the Northbound Travel Demand of Hong Kong Vehicles

4.4.1 Hong Kong has become a regional transport and logistics hub because of its strategic location on the East-West trade route and its role as the gateway to the GBA. The trading and logistics sector is one of the major economic pillars of Hong Kong. Moreover, cross-boundary freight transport in terms of land transport forms an important part of Hong Kong's logistics operation.

4.4.2 The applied logistics centres are located in the north-western part of Hong Kong, which is easily accessible from GBA through different boundary control points, in particular the Hong Kong - Shenzhen Western Corridor. The applied use can satisfy the genuine demand on land for port back-up uses, especially at this strategic location with high accessibility to the GBA.

4.4.3 As mentioned in **Section 3.2**, the applied vehicle inspection service centre is an essential infrastructure for the NTHKV Scheme. After receiving inspection at the Site, Hong Kong vehicles are not required to go to the Mainland for separate inspection. This arrangement supports the prevailing northbound travel demand and fosters the integration between Hong Kong and GBA.

4.5 Temporary in Nature and Will Not Jeopardise the Long-Term Planning Intention of the "CDA" Zone

4.5.1 The application site is currently zoned "CDA" on the draft Ping Shan OZP No. S/YL-PS/21. According to the Notes of the OZP for "CDA" zone, the zone is intended for comprehensive development/redevelopment of the area for residential use with commercial, open space and other supporting facilities. However, there is currently no implementation programme for the Site. Since the applied use for logistics centre and vehicle inspection service centre is temporary in nature for a period of 3 years, it will not jeopardise the long-term planning intention of the area. Approval of this application will not hinder future development of the Site for other purposes. The approval of the application can also make optimal use of the site during this interim period.

4.6 Compatible with the Adjoining Land Uses in Terms of Scale and Nature

4.6.1 The current operation of the logistics centre and vehicle inspection service centre under the last approved Application No. A/YL-PS/706 is very clean and tidy. Uses with a similar nature, including temporary logistics centres and warehouses, are found in the vicinity of the Site. The Site is segregated from adjoining major residential clusters, including Ha Mei San Tsuen and Tin Tsz Estate, by the MTR Tuen Ma Line Viaduct and Yung Yuen Road to the north (**Figure 2.1** refers). With sufficient distance and proper environmental mitigation measures, no negative

impacts will be caused to the residential neighbourhoods by the applied development.

- 4.6.2 As the applied use and development perimeters are exactly the same as the last approved Application No. A/YL-PS/706, it is considered compatible with the adjoining land uses in terms of scale and nature.

4.7 Demonstrate Good Site Practices in Maintaining Clean Operation

- 4.7.1 As previously approved by the Town Planning Board under Application Nos. A/YL-PS/444, 477, 556 and 633, the Site has long been formed and used for logistics centre and vehicle park. Although the latest previous Application No. A/YL-PS/706 was revoked on 5.10.2025 as the drainage proposal has not been considered acceptable, the Applicant has demonstrated genuine effort to fulfil all planning conditions attached to the previous applications. With good site practices since 2015, clean and tidy operation of the storage at all times is guaranteed and shall merit favourable consideration of the current planning application.

4.8 No Adverse Traffic Impact on the Local Traffic Network

- 4.8.1 Traffic management and arrangement agreed under Application No. A/YL-PS/706 would be applied, including ingress/egress, loading/unloading and parking spaces remain the same. The vehicle inspection service provided in the Applied Development requires prior reservation. Specific timeslot has been allocated to each applicant under the NTHKV Scheme to avoid queuing of vehicles. Sufficient manoeuvring space and adequate width of aisles and ingress/egress points are provided to ensure smooth operation of the Applied Development. No adverse impact on the local traffic network is envisaged.

4.9 Well-maintained Fire Services Installations to Ensure Fire Safety

- 4.9.1 Proper FSIs are provided to the satisfaction of Fire Services Department (FSD) under the previous approved Application No. A/YL-PS/706. An FSIs proposal which has the same layout with the approved scheme under Applications No. A/YL-KTS/933 and the full set of valid Certificate of Fire Service Installation and Equipment are attached in **Appendices 3 and 4** respectively.

4.10 No Adverse Drainage, Visual, Landscape and Environmental Impact to the Surroundings

- 4.10.1 Adequate drainage facilities were installed under the previous approved application and they will be well-maintained to ensure no adverse drainage impact to the surrounding uses (**Figure 3.6**). A drainage proposal has been submitted demonstrating no adverse drainage impact to the surroundings will be envisaged (**Appendix 5** refers).
- 4.10.2 The Applicant has complied with the approval conditions of the previous Application No. A/YL-PS/706 in relation to the maintenance of the existing boundary fencing.

The existing landscape belt and boundary fencing, as shown in **Figure 3.6**, will be well-preserved and maintained. No adverse visual and landscape impact to the surroundings is envisaged.

- 4.10.3 The Applicant has undertaken the environmental mitigation measures set out in the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*'. The Applied Development will not cause adverse environmental impact.

5 SUMMARY AND CONCLUSION

- 5.1.1 The Applicant seeks approval from the TPB for Temporary Logistics Centre and Vehicle Inspection Service Centre for a period of 3 years at Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D. 122 and Adjoining Government Land, Ping Shan, Yuen Long, New Territories.
- 5.1.2 The Site falls within an area zoned "CDA" on the OZP. The Area of the Site is 22,157m². The Applied Development comprises 19 structures with a building height of 1 to 2 storeys (not more than 8.5m). The gross floor area is 13,399m².
- 5.1.3 As detailed in the Planning Statement, the applied use is well justified on the grounds that:
- Previous planning approval has been granted;
 - The Applicant demonstrated genuine effort in complying with the approval conditions of the previous application;
 - The Applied Development conforms to the TPB Guidelines for Application for Open Storages and Port Back-up Uses (TPB PG-No.13G);
 - The Applied Development can satisfy the genuine demand on land for port back-up uses and support the northbound travel demand of Hong Kong vehicles.
 - The Applied Development is temporary in nature and will not jeopardise the long-term planning intention of "CDA" zone;
 - The Applied Development is compatible with the adjoining land uses in terms of scale and nature;
 - The Applicant demonstrates good site practices in maintaining clean operation;
 - No adverse traffic impact on the local traffic network;
 - Well-maintained fire services installations to ensure fire safety; and
 - No adverse drainage, visual, landscape and environmental impact to the surroundings.
- 5.1.4 In view of the Applicant's genuine effort to fulfil the approval conditions of the previous applications and efforts to mitigate possible environmental impacts, members of the TPB are respectfully requested to give sympathetic consideration to the application.

By Email

Our Ref: S3113/DD122PS_B/24/021Lg

5 December 2025

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



PLANNING LIMITED
規 劃 顧 問 有 限 公 司



電話TEL: (852)
傳真FAX: (852)
電子郵件EMAIL: [REDACTED]

Dear Sir/Madam,

**Temporary Logistics Centre and Vehicle Inspection Service Centre
for a Period of 3 Years in “Comprehensive Development Area” Zone,
Various Lots in D.D. 122 and Adjoining Government Land,
Ping Shan, Yuen Long, New Territories**

(Section 16 Planning Application No. A/YL-PS/766)

- Further Information No. 1 -

Reference is made to the captioned s16 Planning Application scheduled for consideration by the Town Planning Board (“TPB”) on 19 December 2025 and comments from the Fire Services Department conveyed by Tuen Mun and Yuen Long West District Planning Office on 3 December 2025.

In response to the comments received, we hereby submit a revised Fire Service Installations Proposal for the TPB’s consideration.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

Benjamin TUNG

Encl. Fire Service Installations Proposal

cc. the Applicant & Team

PL/BT/vy

1. GENERAL

- 1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]"
- 1.2 ALL TUBES AND FITTINGS SHALL BE G.M.S. TO BS1387 MEDIUM GRADE WHERE PIPEWORK UP TO Ø150mm.
- 1.3 ALL TUBES AND FITTINGS SHALL BE DUCTILE IRON TO BS EN545 K12 WHERE PIPEWORK ABOVE Ø150mm.
- 1.4 ALL DRAIN PIPES SHALL BE DISCHARGED TO A CONSPICUOUS POSITION WITHOUT THE POSSIBILITY OF BEING SUBMERGED.
- 1.5 ALL PUDDLE FLANGES SHALL BE MADE OF DUCTILE IRON
- 1.6 SMOKE EXTRACTION SYSTEM(S) SHALL NOT BE PROVIDED AS THE AGGREGATE AREA OF OPERABLE WINDOW OF STRUCTURE EXCEEDS 6.25% OF THE FLOOR AREA OF THE COMPARTMENT.
- 1.7 VENTILATION/AIR CONDITIONING SYSTEM NOT TO BE PROVIDED.

2. AUTOMATIC SPRINKLER SYSTEM

- 2.1 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH LPC RULES FOR AUTOMATIC SPRINKLER INSTALLATIONS INCORPORATING BS EN 12845: 2015 (INCLUDING TECHNICAL BULLETINS, NOTES, COMMENTAR AND RECOMMENDATIONS) AND FSD CIRCULAR LETTER NO. 5/2020. THE CLASSIFICATION OF THE OCCUPANCIES WILL BE ORDINARY HAZARD GROUP III.
- 2.2 ONE 135m³ SPRINKLER WATER TANK WILL BE PROVIDED AS INDICATED ON PLAN. THE TOWN MAIN WATER SUPPLY WILL BE FED FROM SINGLE END.
- 2.3 TWO SPRINKLER PUMPS (DUTY/STANDBY) AND ONE JOCKEY PUMP SHALL BE PROVIDED IN FS PUMP ROOM LOCATED AT EXTERNAL AREA.
- 2.4 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET SHALL BE PROVIDED AS INDICATED ON PLAN.
- 2.5 A TEST VALVE SHALL BE PROVIDED FOR EACH ZONE OF SPRINKLER PIPE. THIS VALVE SHALL BE AT A CONSPICUOUS POSITION THAT WATER CAN BE DRAINED AWAY EASILY.
- 2.6 ALL SUBSIDIARY STOP VALVES TO BE ELECTRIC MONITORING TYPE.
- 2.7 ALL ELECTRIC TYPE VALVES SHOULD GIVE VISUAL SIGNALS TO FIRE SERVICE MAIN SUPERVISORY CONTROL PANEL TO INDICATE THE STATUS (OPEN/CLOSE) OF THE VALVES.
- 2.8 SECONDARY ELECTRICITY SUPPLY DIRECTLY TEE OFF BEFORE CLP'S INCOMING MAIN SWITCH SHALL BE PROVIDED FOR THE SPRINKLER PUMPS.
- 2.9 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE FOLLOWINGS:
HAZARD CLASS : ORDINARY HAZARD GROUP III
TYPE OF STORAGE : POST-PALLET (ST2)
STORAGE CATEGORY : CATEGORY I
MAXIMUM STORAGE HIEGHT : 3.5m
SPRINKLER PROTECTION : CEILING PROTECTION ONLY
THE MAXIMUM STORAGE AREAS SHALL BE 50m² FOR SINGLE BLOCK
THE MINIMUM CLEARANCE AROUND EACH SINGLE STORAGE CLOCK : 2.4m

3. FIRE DETECTOR SYSTEM

- 3.1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 3.2 WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE DETECTORS IS TRIGGERED, ALL CONNECTED DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.

4. EMERGENCY LIGHTING

- 4.1 EMERGENCY LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH 'BS 5266-1 :2016 AND BS EN 1838 :2013", AND THE FSD CIRCULAR LETTER NO. 4/2021, COVERING ALL AREA. EMERGENCY LIGHTINGS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE


5. EXIT SIGN

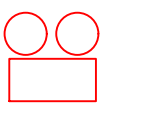
- 5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.


6. PORTABLE APPLIANCES

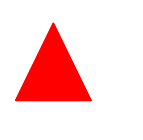
- 6.1 PORTABLE HAND OPERATED APPLIANCES SHALL BE PROVIDED AS INDICATED ON PLAN.
- 6.2 A SUITABLE TYPE OF PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED IN LOCATIONS WHERE EASILY ACCESSIBLE BY PERSON IN CHARGE WHERE THE NO. OF F.E. SHALL BE PROVIDED ACCORDING TO THE FORMULA = [STORAGE AREA] (m²) X (0.003]
- 6.3 A 20-35 KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER IN EVERY 500m² ON EVERY FLOOR OF THE PREMISES AND SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE PREMISES CAN BE REACHED BY WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER FROM A DISTANCE OF NOT MORE THAN 30M

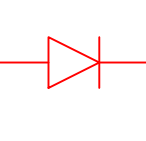
LEGEND

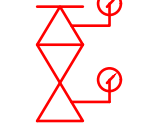
- 


STAND ALONE BATTERY TYPE SMOKE DETECTOR
- 

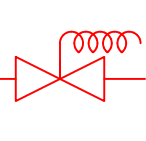
EMERGENCY LIGHT
- 

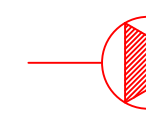
EXIT SIGN
- 


25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
- 

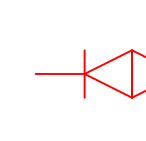
NON-RETURN VALVE
- 

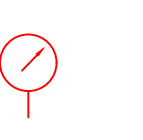
SPRINKLER CONTROL VALVE SET
- 

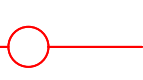
GATE VALVE
- 

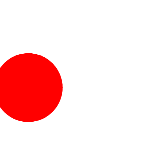
GATE TYPE (With MONITORING)
- 

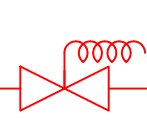
PUMP SET
- 


Y-TYPE STRAINER
- 

SPRINKLER INLET
- 

PRESSURE GAUGE
- 

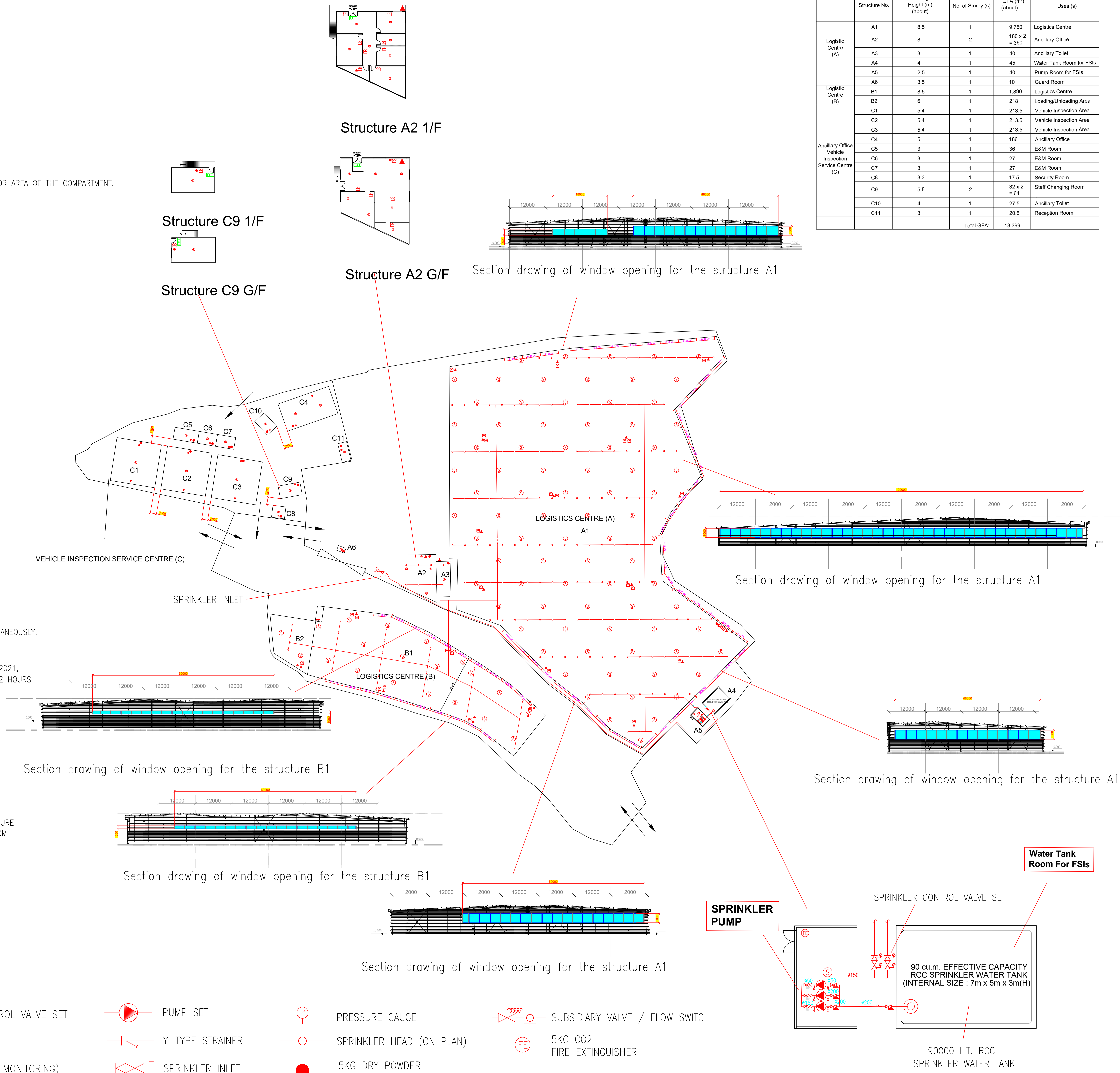
SPRINKLER HEAD (ON PLAN)
- 

5KG DRY POWDER FIRE EXTINGUISHER
- 

SUBSIDIARY VALVE / FLOW SWITCH
- 

5KG CO2 FIRE EXTINGUISHER

	Structure No.	Building Height (m) (about)	No. of Storey (s)	GFA (m²) (about)	Uses (s)
Logistic Centre (A)	A1	8.5	1	9,750	Logistics Centre
	A2	8	2	180 x 2 = 360	Ancillary Office
	A3	3	1	40	Ancillary Toilet
	A4	4	1	45	Water Tank Room for FSIs
	A5	2.5	1	40	Pump Room for FSIs
	A6	3.5	1	10	Guard Room
Logistic Centre (B)	B1	8.5	1	1,890	Logistics Centre
	B2	6	1	218	Loading/Unloading Area
Ancillary Office Vehicle Inspection Service Centre (C)	C1	5.4	1	213.5	Vehicle Inspection Area
	C2	5.4	1	213.5	Vehicle Inspection Area
	C3	5.4	1	213.5	Vehicle Inspection Area
	C4	5	1	186	Ancillary Office
	C5	3	1	36	E&M Room
	C6	3	1	27	E&M Room
	C7	3	1	27	E&M Room
	C8	3.3	1	17.5	Security Room
	C9	5.8	2	32 x 2 = 64	Staff Changing Room
	C10	4	1	27.5	Ancillary Toilet
	C11	3	1	20.5	Reception Room
Total GFA:				13,399	



PROJECT : PROPOSED TEMPORARY LOGISTICS CENTRE AND VEHICLE INSPECTION SERVICE CENTRE FOR A PERIOD OF 3 YEARS VARIOUS LOTS IN D.D. 122 AND ADJOINING GOVERNMENT LAND, PING SHAN, YUEN LONG	DRAWING TITLE :			ARCHITECT :		CONSULTANT :		FIRE SERVICE CONTRACTOR :				DRAWING NO : FS-01	REV. 0
		F.S. Notes, Legend, Fire Service Installation Layout Plan						Century Fire Service Engineering Co., Ltd.					
												SCALE : 1 : 500 (A0)	
												SOURCE : B.O.O. Ref. BD F.S.D. Ref. FP	
	REV		DESCRIPTION	DATE									

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

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

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

Previous s.16 Applications Covering the Application Site

Approved Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/26	“Undetermined” (“U”) & “V”	Temporary Container Trailer, Lorry and Private Car Park for a Period of 12 Months	6.3.1998
A/YL-PS/55	“U”	Temporary Container Trailer, Lorry and Car Park for 2 Years	13.8.1999
A/YL-PS/71	“U”	Temporary Open Storage of Construction Materials for a Period of 3 Years	18.2.2000 (Revoked on 18.5.2001)
A/YL-PS/207	“U”	Temporary Container Vehicle Park and Ancillary Repairing Activities for a Period of 3 Years	28.3.2008 (TPAB)
A/YL-PS/345	“CDA”	Proposed Temporary Container Vehicle and Lorry Park with Container Trailers for a Period of 3 Years	18.3.2011
A/YL-PS/438	“CDA”	Renewal of Planning Approval for Temporary Container Vehicle and Lorry Park with Container Trailers for a Period of 3 Years	7.3.2014 (Revoked on 18.3.2015)
A/YL-PS/444	“CDA”	Proposed Temporary Logistic Centre and Ancillary Parking of Vehicle for a Period of 3 Years	9.5.2014 (Revoked on 9.5.2015)
A/YL-PS/477	“CDA”	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	17.4.2015
A/YL-PS/556	“CDA”	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	6.4.2018
A/YL-PS/633	“CDA”	Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicles)) for a Period of 3 Years	16.4.2021
A/YL-PS/706	“CDA”	Proposed Temporary Logistics Centre and Vehicle Inspection Service Centre for a Period of 3 Years	5.4.2025 (Revoked on 5.10.2025)

Rejected Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Use/Development</u>	<u>Date of Consideration</u>	<u>Rejection Reasons</u>
A/YL-PS/126	“U”	Temporary Container Trailer, Lorry & Car Park for a Period of 3 Years	13.12.2002	(1) & (2)

Rejection Reasons

- (1) The development was not compatible with the residential uses found within the site as well as those immediately adjacent to the site.
- (2) There was insufficient information to demonstrate that there would not be adverse environmental, visual and drainage impacts on the surrounding areas.

Similar Applications within the same “CDA” zone in the past 5 years

Approved Applications

<u>Application No.</u>	<u>Zoning</u>	<u>Development/Use</u>	<u>Date of Consideration</u>
A/YL-PS/659	“CDA”	Temporary Logistics Centre for a Period of 3 Years	24.6.2022
A/YL-PS/659	“CDA”	Renewal of Planning Approval for Temporary Logistics Centre for a Period of 3 Years	20.6.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots 105RP, 107, 108, 111, 112, 113, 114, 115, 116, 118, 119, 120, 124, 127, 128, 154 and 155 in D.D. 122 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 GL within the Site and Lots 105 RP & 113, 111 and 115 in D.D.122 are covered by Short Term Tenancy (STT) No. 2936 and Short Term Waiver (STW) Nos. 3926, 3927 & 3929 respectively for the purpose of “Temporary Logistics Centre and Vehicle Park (Container Tractors, Container Trailers and Lorries (Medium/Heavy Goods Vehicle))”;
- Lots 112 & 114 in D.D.122 are covered by STW No. 3928 to permit structures erected thereon for the purpose of “Logistics Centre and Ancillary Parking of Vehicles”; and
- Lot 120 in D.D.122 is covered by STW No. 4813 to permit structures erected thereon for the purpose of “Temporary Logistics Centre”.

2. Traffic

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

No adverse comment on the application.

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

No objection to the application.

3. Drainage

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

- no in-principle objection to the application from a drainage point of view; and
- should the application be approved by the Board, a condition should be stipulated the approval letter requiring the applicant to submit a revised drainage proposal,

to implement and to maintain the proposed drainage facilities to the satisfaction of DSD; and

- his advisory comments on the submitted drainage proposal are at **Appendix VI**.

4. Fire Safety

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

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to his satisfaction; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit a revised FSIs proposal with relevant layout plans incorporated to his department for approval, his advisory comments on the submitted FSIs proposal are at **Appendix VI**.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application as there is no record of approval granted by the Building Authority (BA) for the existing structure at the application site, he is in a position to offer comments on its suitability for the use proposed in the application; and
- it is noted that 19 structures are erected in the application. 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 unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.

6. Long Term Development

Comments of the Project Team Leader/Housing, Civil Engineering Office, Civil Engineering and Development Department (PTL/H, CEO, CEDD):

- no adverse comment on the application; and
- the Site is located within the study area of the potential public housing development at Ping Shan North, Yuen Long for which an engineering feasibility study was commenced in 2021. There may be interface issues between the validity period of the planning permission to be granted and the land acquisition and clearance for the implementation of the proposed development.

7. District Officer's Comments

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

No feedback from locals was received.

8. Other Departments

The following departments has no comment on the application:

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P);
- Project Manager (West), CEDD (PM(W), CEDD); and
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD).

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied uses at the Site;
- (c) should you fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (d) to note that the Site might be subject to land acquisition and clearance for the implementation of the proposed public housing development at Ping Shan North at any time during the planning approval period;
- (e) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW)/ Short Term Tenancy (STT) holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate to permit the structures erected within the said private lots and the occupation of Government Land. Applications for STT and STW will be considered by the Government in its capacity as a landlord and there is no guarantee that such application will be approved. The STT and STW application, if approved, will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (f) to note the comments of the Commissioner for Transport (C for T) that the applicant is reminded that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. Sufficient manoeuvring spaces shall be provided within the Site;
- (g) to note the comments of the Chief Highways Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Yung Yuen Road;
- (h) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department to minimise any potential environmental nuisances;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that regarding the submitted drainage proposal:
 - (i) Appendix 5 – Please update the planning application no. on report cover page;
 - (ii) Section 4 – Please update the actual site area in accordance with the application forms;

- (iii) Figure E – Please include the existing 375mm dia. pipe (between EXCP7 and EXCP1) in CCTV survey which will be carried out in implementation stage;
 - (iv) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.; and
 - (v) the applicant(s) shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government land (where required) outside the application site(s);
- (j) to note the comments of the Director of Fire Services (D of FS) that regarding the submitted FSI proposal:
- (i) please clarify the automatic sprinkler system water tank capacity for which the capacity specified in the FS Notes shall be tallied with that indicated in the layout plan; and
 - (ii) calculation of openable windows shall be clearly demonstrated on plans to justify FS Notes item 1.6;
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) 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;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - (iii) if the existing structures are erected on leased land without approval of Building Authority (BA), they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any proposed use under the captioned application;
 - (iv) 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 BO;
 - (v) 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 B(P)R; and
 - (vi) detailed checking under BO will be carried out at the building plan submission stage.

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

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月22日星期六 2:57
收件者: tpbpd/PLAND
主旨: A/YL-PS/766 DD 122 Ping Shan
類別: Internet Email

A/YL-PS/766

Lots 105 RP (Part), 107 (Part), 108 (Part), 111 (Part), 112, 113, 114, 115, 116, 118, 119 (Part), 120 (Part), 124 (Part), 127 (Part), 128 (Part), 154 (Part) and 155 (Part) in D.D.122 and adjoining Government Land, Ping Shan

Site area: About 22,157sq.m (Includes Government Land of about 1,350sq.m)

Zoning: "Comprehensive Development Area"

Applied development: Logistics Centre / Vehicle Inspection Service Centre / 10 Car Parking / 12 Heavy Goods/Containers

Dear TPB Members,

This is a long existing operation with a history of a number of revocations and countless extensions of time. The most recent was 706 approved on 5 Apr 2024 but conditions YET AGAIN not fulfilled.

The expectations of any rational citizen would be that a business that has been in operation for so long would be already have ticked all the boxes and renewal of approval would be a mere formality.

But this is Hong Kong where the Rule of Law is selective.

The following statement underlines the LAXITY displayed by both govt depts and TPB with regard to their duty to prioritize the interests of the community.

*'Due to the complexity of the development, the approval condition on the previous approved application regarding the submission of drainage proposal was **not timely complied with**, resulting in revocation of planning permission. As such, a drainage proposal revised as per relevant Government department's comment has been attached.'*

Operators know that the application will be approved regardless and that PlanD and TPB members disregard the guiding principles of their duty to "promote the health, safety, convenience and general welfare of the community".

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

The application should be rejected. The operator has had more than sufficient time to fulfil his obligations.

Mary Mulvihill