

2025年 11月 18日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025 -11- 18  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

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

& Please attach documentary proof 請夾附證明文件

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

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

2501532

5/11 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/590
	Date Received 收到日期	2025-11-18

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Sing Ho Construction & Development Company Limited 星豪工程發展有限公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5,206 ..... sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 234 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)3" Zone "Open Space" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):

已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
12/09/2025 - 26/09/2025 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 21/10/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

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

Proposed Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... 3 .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 ..... 4,972 .....sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 234 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 2 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 234 .....sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 234 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	SITE OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)	
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)	
TOTAL		234 m <sup>2</sup> (ABOUT)	234 m <sup>2</sup> (ABOUT)		

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

Private Car Parking Spaces 私家車車位

2

Motorcycle Parking Spaces 電單車車位

N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

N/A

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

N/A

Coach Spaces 旅遊巴車位

N/A

Light Goods Vehicle Spaces 輕型貨車車位

1

Medium Goods Vehicle Spaces 中型貨車車位

N/A

Heavy Goods Vehicle Spaces 重型貨車車位

N/A

Others (Please Specify) 其他 (請列明)

Container Vehicle Space

1

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday 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)) Accessible from Ping Ha Road via a local access. .... <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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															



	<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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/發展的許可續期**

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

**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 supplementary statement.



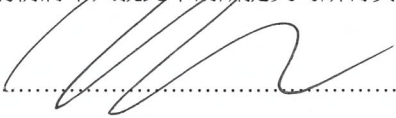
**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署



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

Michael WONG

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

31/10/2025

(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 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories		
Site area 地盤面積	 (includes Government land of 包括政府土地	5,206	sq. m 平方米 <input checked="" type="checkbox"/> About 約
		N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2		
Zoning 地帶	"Open Space" Zone  "Residential (Group A)3" Zone		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years		



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	234 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.04 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 m to 7 m (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	4 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Vehicle Space _____		N/A N/A 1 N/A N/A 1

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

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

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



## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 In view of the pressing demand of open storage spaces in the New Territories, the applicant would like to use the Site for open storage of the construction materials (i.e. tiles, pipes, bricks etc.), construction machineries (i.e. elevated platform, digging machine, generator etc.), auto parts and vehicles (i.e. private car and light goods vehicle (LGV)) in order to support the open storage industry.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned “Residential (Group A)3” (“R(A)3”) and “Open Space” (“O”) on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2. According to the Notes of the OZP, ‘*Open Storage*’ is neither a column 1 nor a column 2 use within the “R(A)3” and “O” zones, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within the boundary of the Hung Shui Kiu and Ha Tsuen New Development Area (HSK/HT NDA), it falls within sites under Remaining Development of the NDA. Hence, approval of the application on a temporary basis of 3 years would not affect the development schedule of the NDA. The applicant would also surrender the Site unconditionally upon the Government’s request in the future. Since the planning intentions of the “R(A)3” and “O” have not been reflected at this stage of the development of HSK/HT NDA, approval of the application would better utilise precious land resources in the New Territories prior land resumption.
- 2.3 In addition, the proposed development with low-rise structures (i.e. 3 m to 7 m) is considered not incompatible with the surrounding area, which is predominately in semi-rural character comprising unused/vacant land, some temporary structures for logistics centres and open storage yards.

2.4 Several similar applications for/partly for ‘Open Storage’ use were approved by the Board within the same “R(A)3” and “O” zones in the previous 5 years, which the application site of the latest application (No. A/HSK/500) is located at the immediate north of the Site, was approved by the Board on a temporary basis in March 2024. Hence, approval of the application is in line with the Board’s previous decision and would not set an undesirable precedent within the “R(A)3” and “O” zones.

### 3) Development Proposal

3.1 The Site occupies an area of 5,206 m<sup>2</sup> (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holidays. Two single storey structures are proposed at the Site for site office, storage of construction materials and machinery and washroom with total GFA of 234 m<sup>2</sup> (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for ‘open storage’ use with no shopfront, no visitor is anticipated at the Site. Details of the development parameters are shown at **Table 1** below.

**Table 1** – Major Development Parameters

<b>Site Area</b>	5,206 m <sup>2</sup> (about)
<b>Covered Area</b>	234 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,972 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.04 (about)
<b>Site Coverage</b>	4% (about)
<b>Number of Structure</b>	2
<b>Total GFA</b>	234 m <sup>2</sup> (about)
- Domestic GFA	No applicable
- Non-Domestic GFA	234 m <sup>2</sup> (about)
<b>Building Height</b>	3 m to 7 m
<b>No. of Storey</b>	1

3.2 The Site is accessible from Ping Ha Road via a local access (**Plan 1**). A 9.8 m-wide (about) ingress/egress is proposed at the western boundary of the Site. 4 nos. of parking and

loading/unloading (L/UL) spaces are proposed at the Site. Details of the parking and L/UL provision are shown at **Table 2** below.

**Table 2 – Parking and L/UL provisions**

Type of Space	No. of Space
Parking Space for Private Cars - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	1

- 3.3 CV and LGV will be deployed for the transportation of construction materials and machinery into/out of the Site. Vehicle to be stored will be driven to the Site by staff, hence, towing of vehicle will not be required. Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Staff will be deployed at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the Site will be used for 'open storage' use only, infrequent trips will be anticipated. Hence, the traffic generated/attracted by the proposed development is minimal. Details of the estimated trip generation/attraction are shown at **Table 3** below.

**Table 3 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	0	0	1	1	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	2	0	0	1	1	4
Average trip per hour (09:00 – 19:00)	0	0	1	1	1	1	4

- 3.4 Construction materials, machinery and vehicles would be stored at the designated storage area (i.e. about 2,914 m<sup>2</sup>) with stacking height of not more than 3 m for construction materials. No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities. Storage of dangerous goods will also be prohibited at the Site at any time during the planning approval period.



- 3.5 2.5 m high solid metal wall will be erected along the site boundary to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.6 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements stipulated in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to alleviate adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

- 4.1 Significant nuisance to the surrounding area arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals upon obtaining planning permission from the Board, so as to mitigate any adverse impact that would have arisen from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years**'.

**R-riches Planning Limited**

**October 2025**

## **LIST OF PLANS**

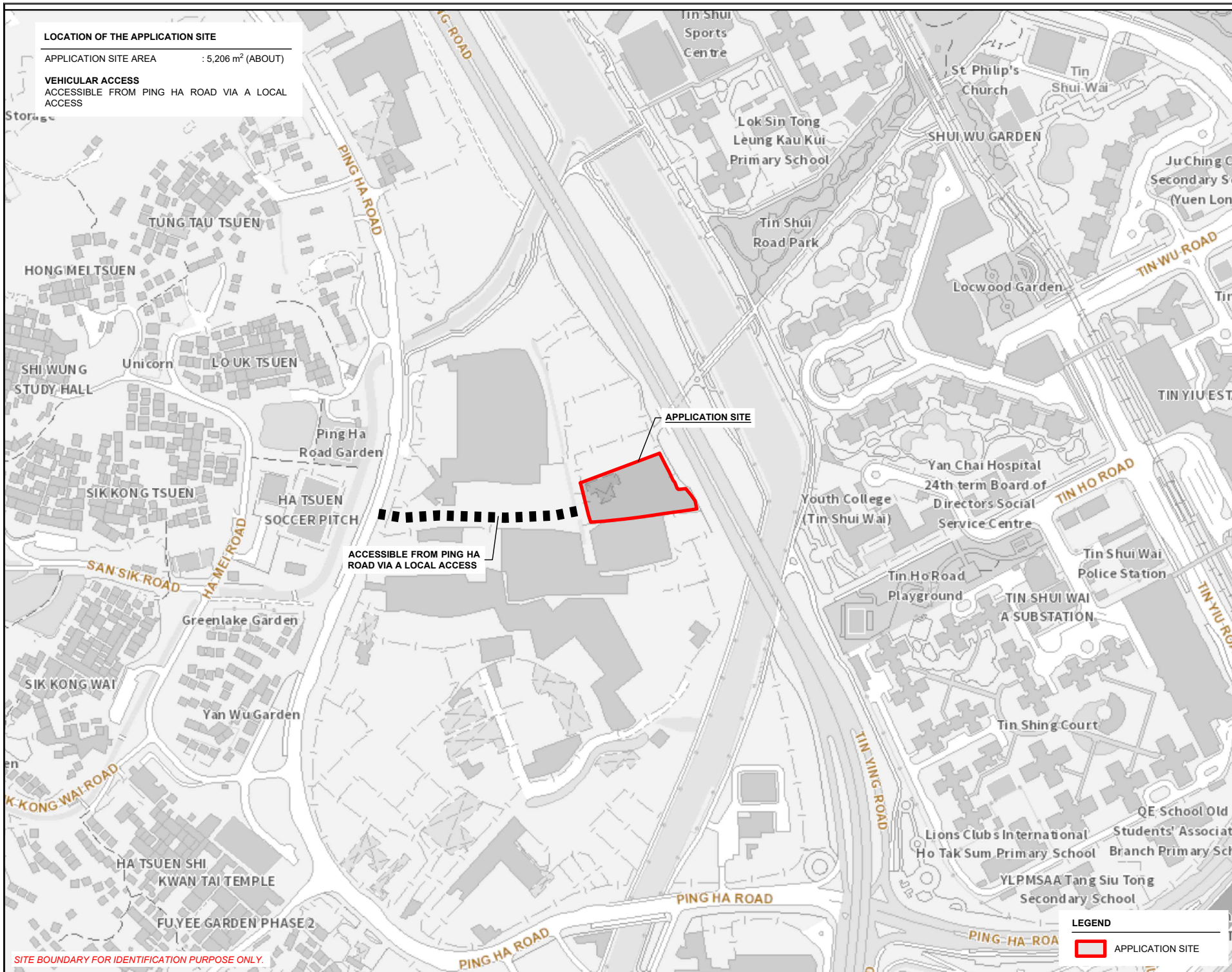
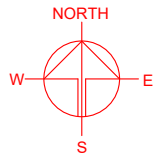
<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Plan showing the zoning of the Site
<b>Plan 3</b>	Plan showing the land status of the Site
<b>Plan 4</b>	Layout plan
<b>Plan 5</b>	Swept path analysis

# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,206 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM PING HA ROAD VIA A LOCAL ACCESS



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

15.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

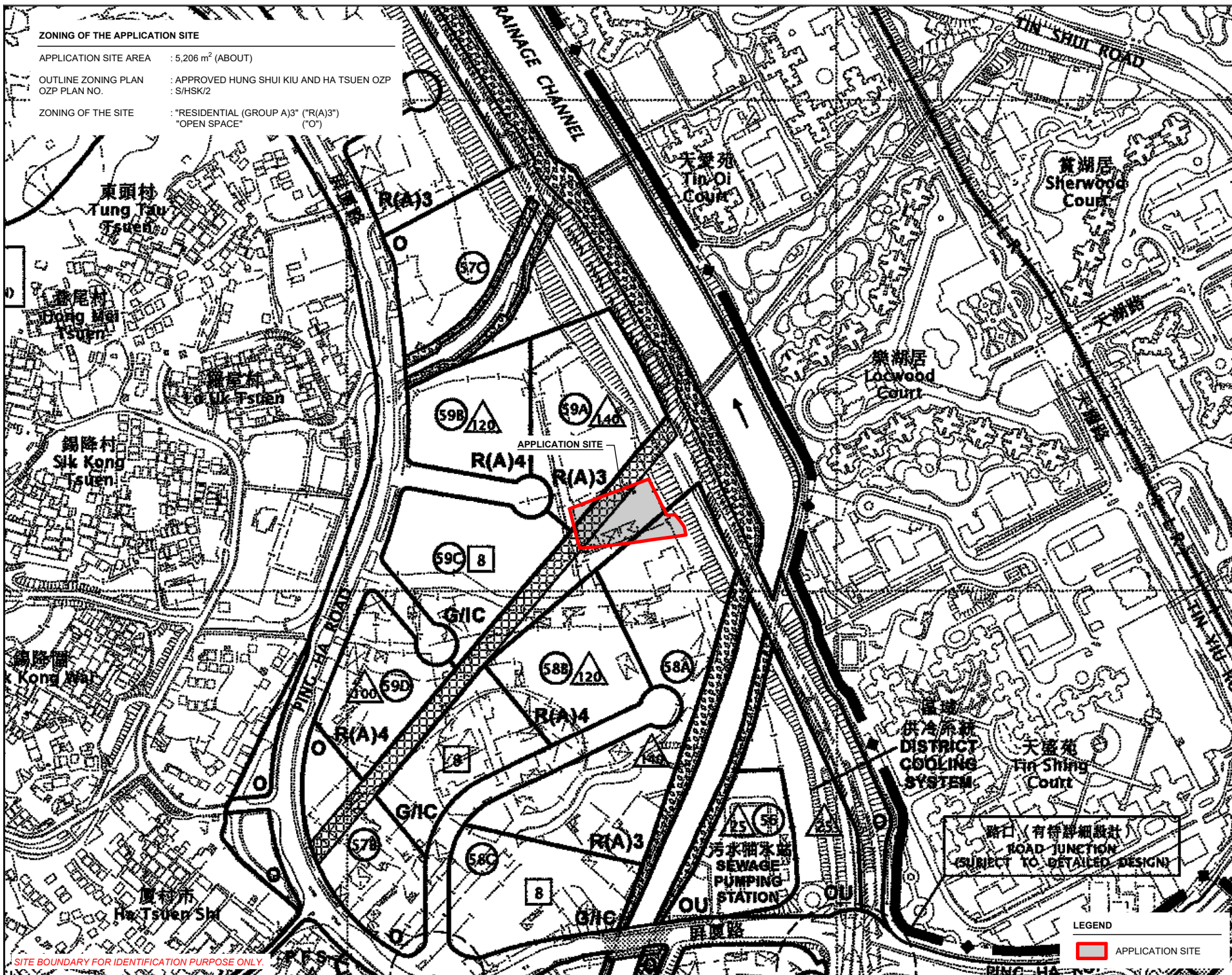


# ZONING OF THE APPLICATION SITE

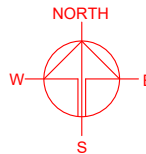
APPLICATION SITE AREA : 5,206 m<sup>2</sup> (ABOUT)

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

ZONING OF THE SITE : "RESIDENTIAL (GROUP A)3" ("R(A)3")  
"OPEN SPACE" ("O")



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

15.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

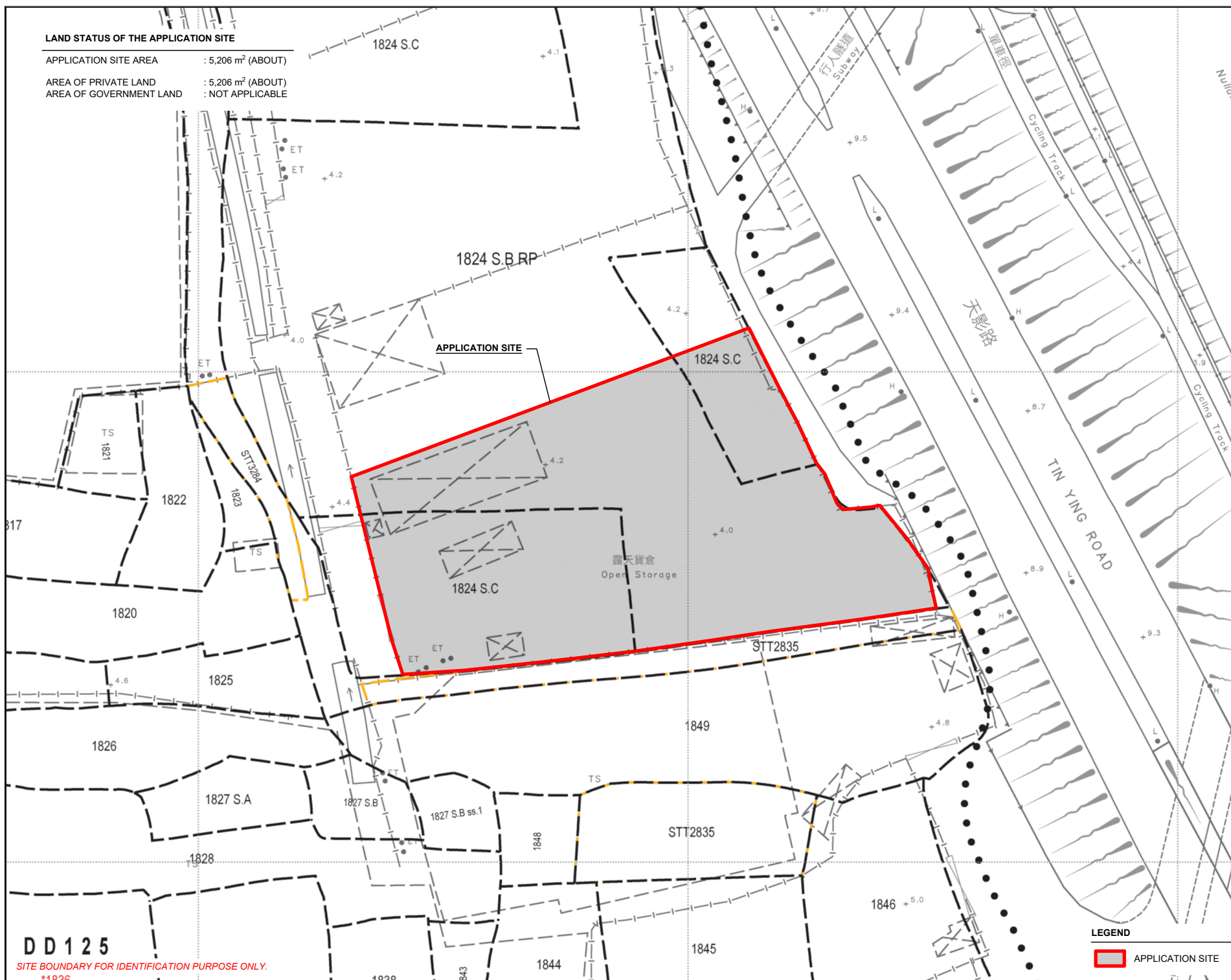
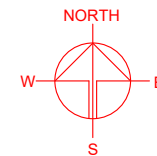
LEGEND



APPLICATION SITE



APPLICATION SITE AREA	: 5,206 m <sup>2</sup> (ABOUT)
AREA OF PRIVATE LAND	: 5,206 m <sup>2</sup> (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PLANNING CONSULTANT
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PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS, MACHINERY AND  
VEHICLES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125,  
HUNG SHUI KIU, YUEN LONG,  
NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY	DATE
MN	15.10.2025

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001

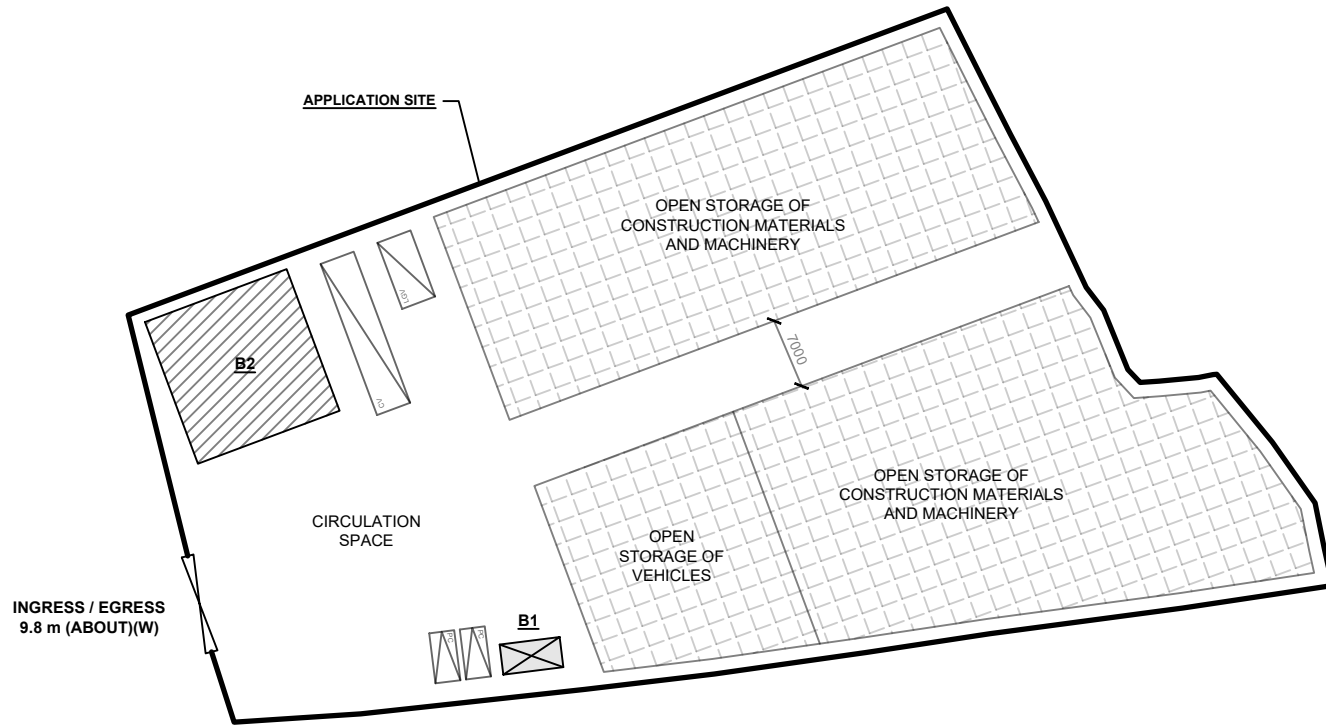
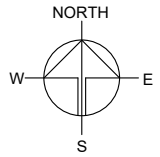
**LEGEND**

 APPLICATION SITE

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,206 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 234 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,972 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 234 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 234 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,914 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		234 m <sup>2</sup> (ABOUT)	234 m <sup>2</sup> (ABOUT)	



## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

## LOADING/UNLOADING (L/UL) PROVISION

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY MN DATE 15.10.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

LAYOUT PLAN

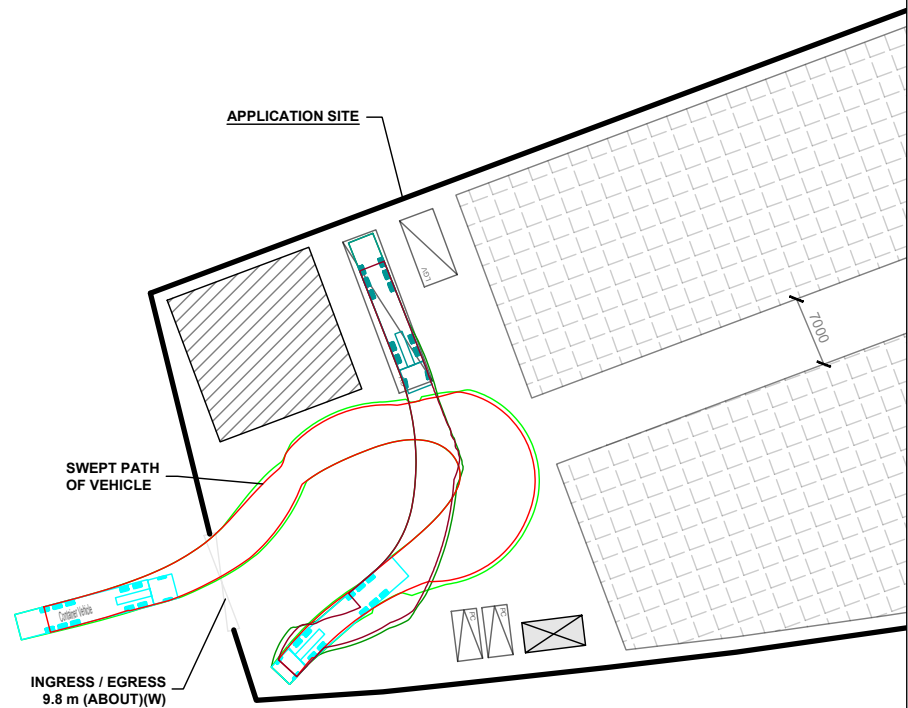
DWG NO. PLAN 4 VER. 001



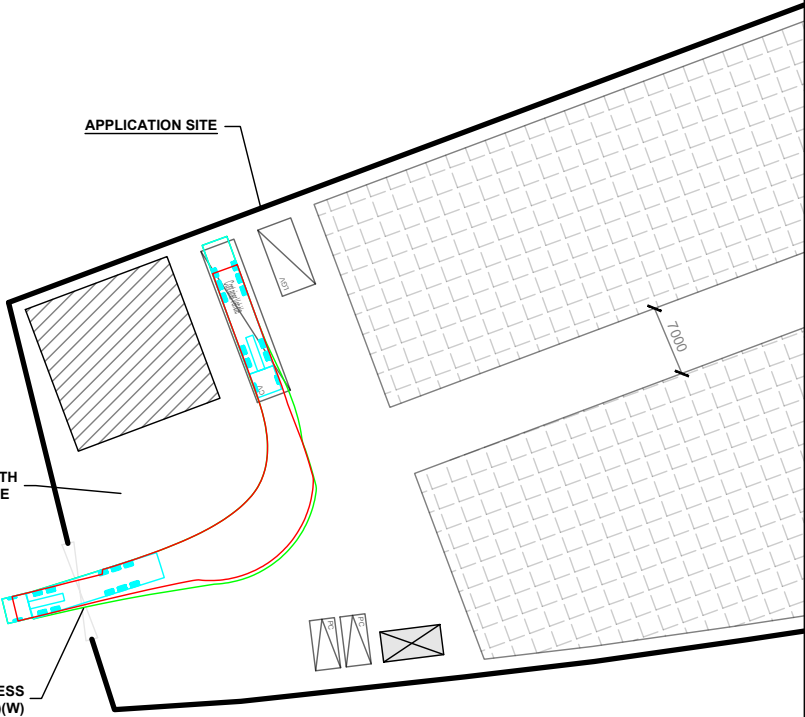
**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : CONTAINER VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



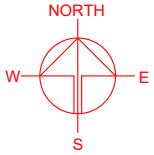
FROM THE LOCAL ACCESS TO  
THE APPLICATION SITE



FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (SHED)
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN  
STORAGE OF CONSTRUCTION  
MATERIALS, MACHINERY AND  
VEHICLES WITH ANCILLARY  
FACILITIES FOR A PERIOD OF 3  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125,  
HUNG SHUI KIU, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

15.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



盈卓規劃有限公司

Our Ref. : DD125 Lot 1824 S.B RP & SC  
Your Ref. : TPB/A/HSK/590

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

**By Email**

24 December 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years in "Open Space" and "Residential (Group A)3" Zones, Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/590)**

We are writing to submit Further Information to provide clarifications on the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature in blue ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Sherry KONG  
(Attn.: Mr. Henry TO

email: smwkong@pland.gov.hk )  
email: hmhto@pland.gov.hk )



**Responses-to-Comments**

**Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years in "Open Space" and "Residential (Group A)3" Zones, Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories**

**(Application No. A/HSK/590)**

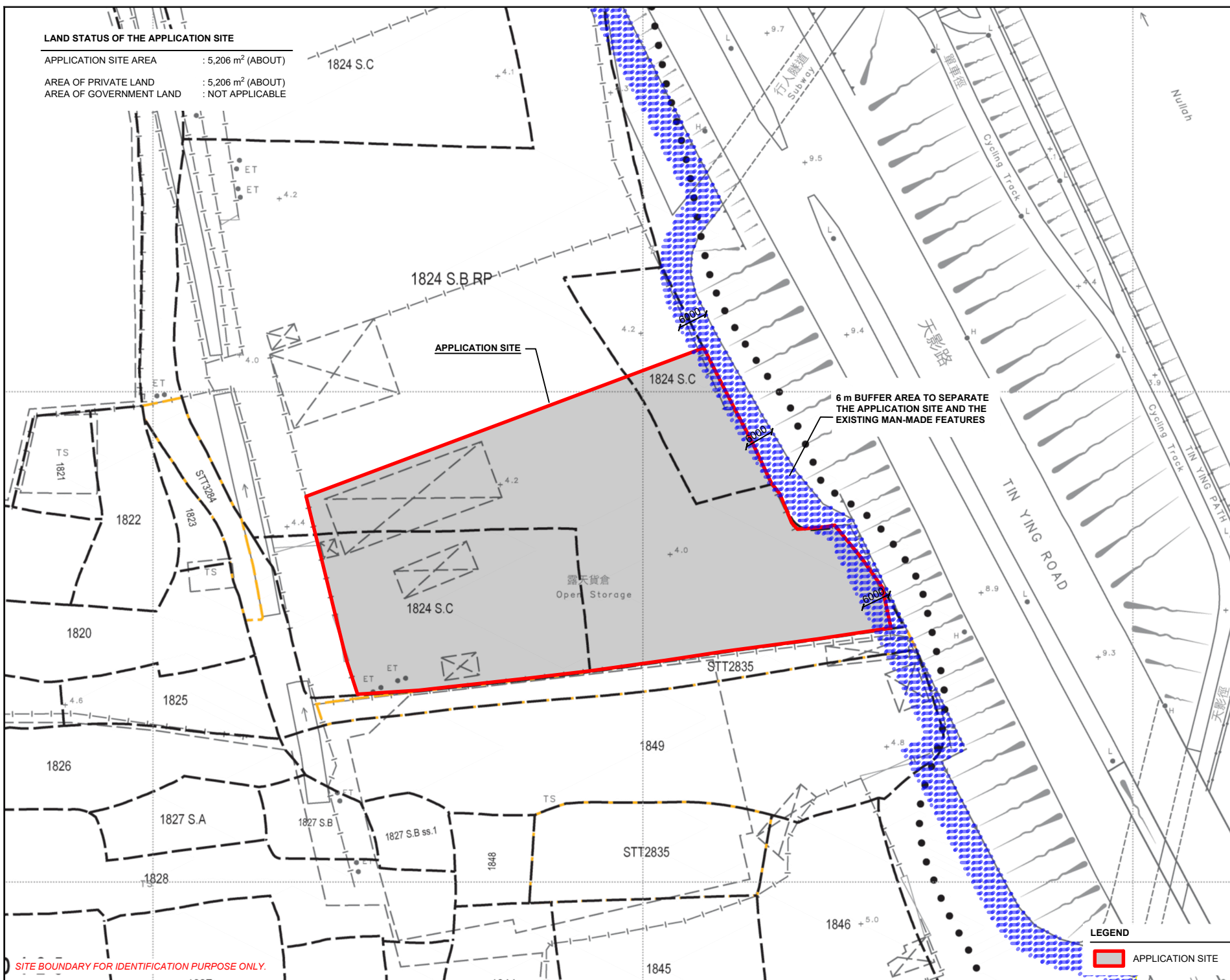
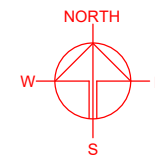
(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the Geotechnical Engineering Office/Civil Engineering and Development Department (GEO, CEDD)</b>		
(a)	There are two registered man-made features (i.e. Feature No. 6NW-A/F79 and 6NW-A/FR80) with maximum height of 6m located within 6m of the application site, which may affect or be affected by the proposed development. Therefore, please submit a Geotechnical Planning Review Report (GPRR) with your planning application in accordance with the Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (CAP. 131).	<p>Please note that 6m buffer area will be provided to separate the application site (the Site) and the existing man-made features (<b>Plans 1 &amp; 2</b>). No structure will be erected on the buffer area, and no open storage and loading/unloading activities will be carried out on the buffer area.</p> <p>In addition, the Site is the subject of a previous application (No. A/HSK/218) for the same 'open storage' use, which was approved by the Town Planning Board on a temporary basis of 3 years in 2020. In the light of the above, the applied use would not cause any adverse geotechnical impact to the surrounding areas.</p>



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,206 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 5,206 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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1:1:2:LogPlanning.scp (20250419).png

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

15.10.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 1

VER.

001

LEGEND

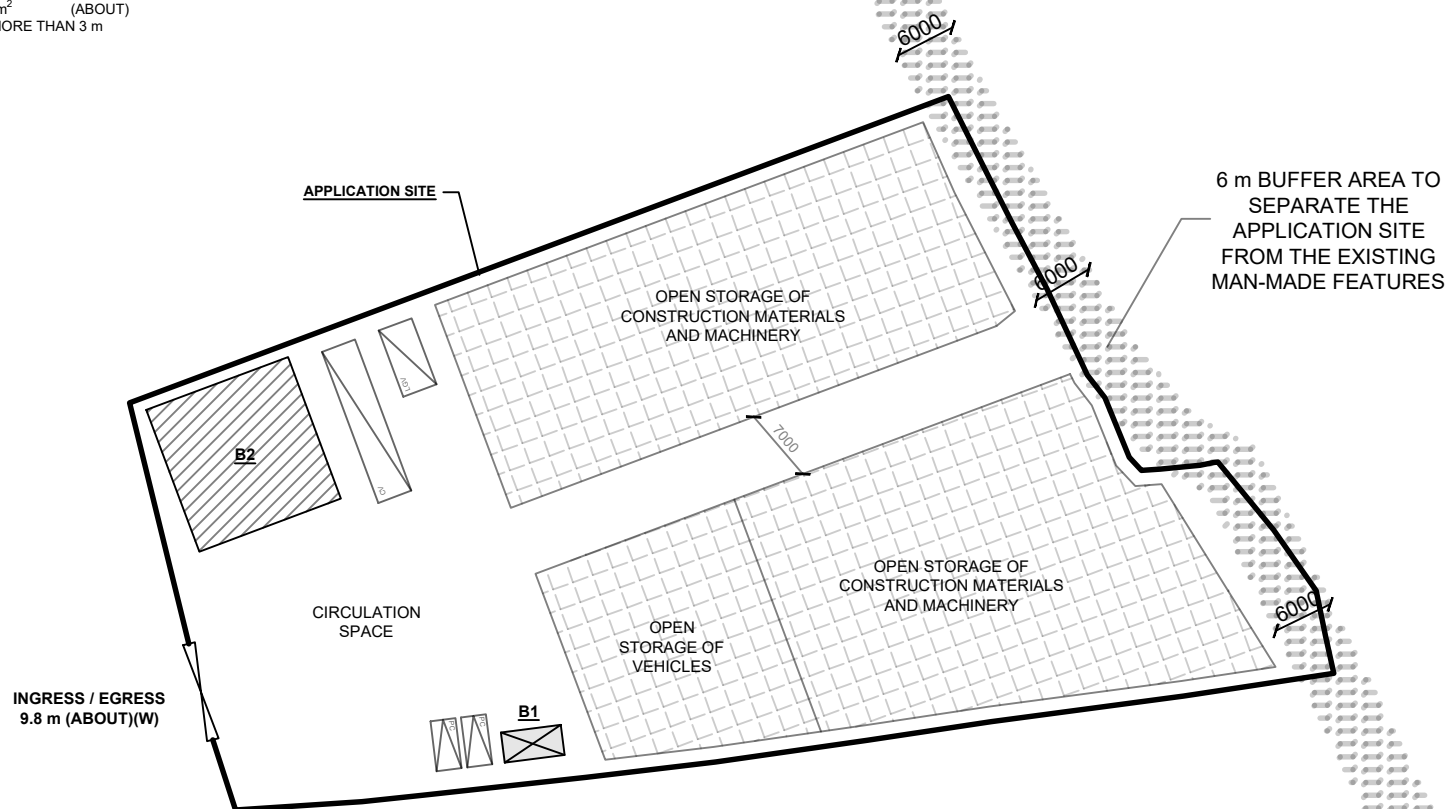
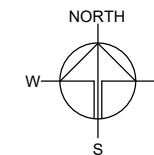


APPLICATION SITE

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,206 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 234 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,972 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 234 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 234 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,756 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		234 m <sup>2</sup> (ABOUT)	234 m <sup>2</sup> (ABOUT)	



## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

## LOADING/UNLOADING (L/UL) PROVISION

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (OV)
	INGRESS / EGRESS

PLANNING CONSULTANT

..1..1..LogoPlanning logo (20250415).png

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	15.10.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 2	001

Our Ref. : DD125 Lot 1824 S.B RP & S.C  
Your Ref. : TPB/A/HSK/590

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

**By Email**

29 December 2025

Dear Sir,

**2<sup>nd</sup> Further Information**

**Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years in “Open Space” and “Residential (Group A)3” Zones, Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories**

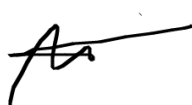
**(S.16 Planning Application No. A/HSK/590)**

We are writing to submit Further Information to provide justifications to support the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Matthew NG**  
Director (Planning and Development)

cc DPO/TMYLW, PlanD

(Attn.: Ms. Carman CHEUNG  
(Attn.: Ms. Sherry KONG  
(Attn.: Ms. Karry LAU

email: ccyccheung@pland.gov.hk )  
email: smwkong@pland.gov.hk )  
email: kkwlau1@pland.gov.hk )





**Justifications to Support the Application**

**Temporary Open Storage of Construction Materials, Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years in "Open Space" and "Residential (Group A)3" Zones, Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D. 125, Hung Shui Kiu, Yuen Long, New Territories**

**(Application No. A/HSK/590)**

- 1) The application site (the Site) is the subject of various S.16 planning applications for various open storage, public vehicle park, recycling centre and workshop uses.
- 2) The last S.16 planning application (No. A/HSK/218) for 'Temporary Open Storage of Construction Materials for a Period of 3 Years' was approved by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 29.5.2020 for a period of 3 years. However, the applicant of the previous application did not comply with the approval condition (i) of the application, i.e. *the provision of fire extinguisher(s) and the submission of a valid fire certificate (FS251)* within the designated time period, which led to revocation of the application on 21.8.2020.
- 3) When comparing the current application with the previously approved application (No. A/HSK/218), the current application is submitted by a different applicant with a smaller scale of operation. Major development parameters (i.e. site area, open storage area, gross floor area, parking and loading/unloading spaces etc.) are also reduced compared to the previous application.
- 4) In support of the application, a fire service installations proposal and a proposed drainage layout plan are submitted to enhance the fire safety of the Site and to mitigate potential adverse drainage impacts resulting from the proposed development (**Annexes I and II**). The applicant will make effort in complying with approval conditions in relation to fire safety and drainage aspects after planning permission has been granted from the Board.

## DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 5,206 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 234 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,972 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.04	(ABOUT)
SITE COVERAGE	: 4%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 234 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 234 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1	
OPEN STORAGE AREA	: 2,756 m <sup>2</sup>	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

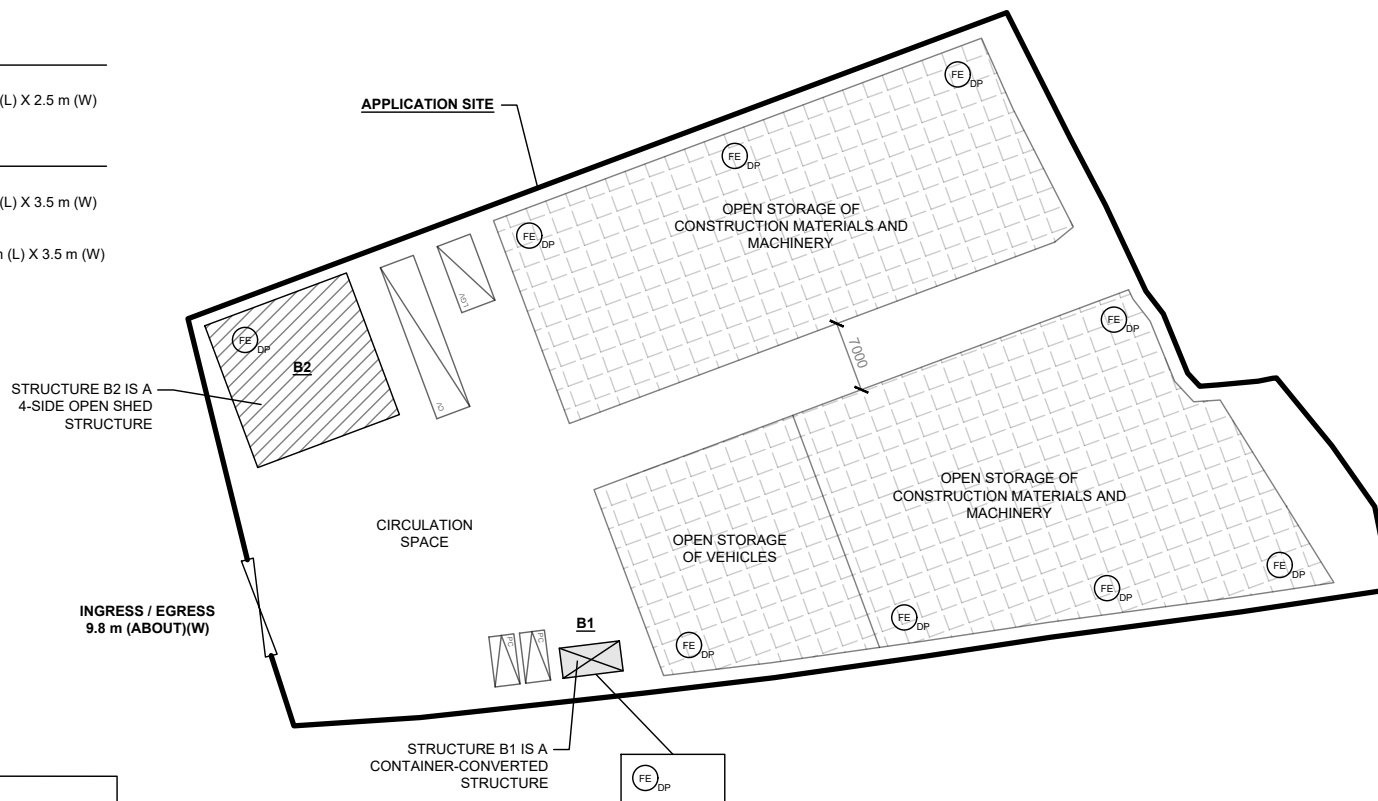
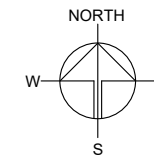
## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 5 m (L) X 2.5 m (W)

## LOADING/UNLOADING (L/U/L) PROVISION

NO. OF L/U/L SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) X 3.5 m (W)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE AND WASHROOM	18 m <sup>2</sup> (ABOUT)	18 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		234 m <sup>2</sup> (ABOUT)	234 m <sup>2</sup> (ABOUT)	



## FIRE SERVICE INSTALLATIONS








 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

## FS NOTE:

- 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 = [OPEN STORAGE AREA X 0.003].

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (SHED)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 125, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY MN DATE 24.12.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

FSIs PROPOSAL

DWG NO. ANNEX I

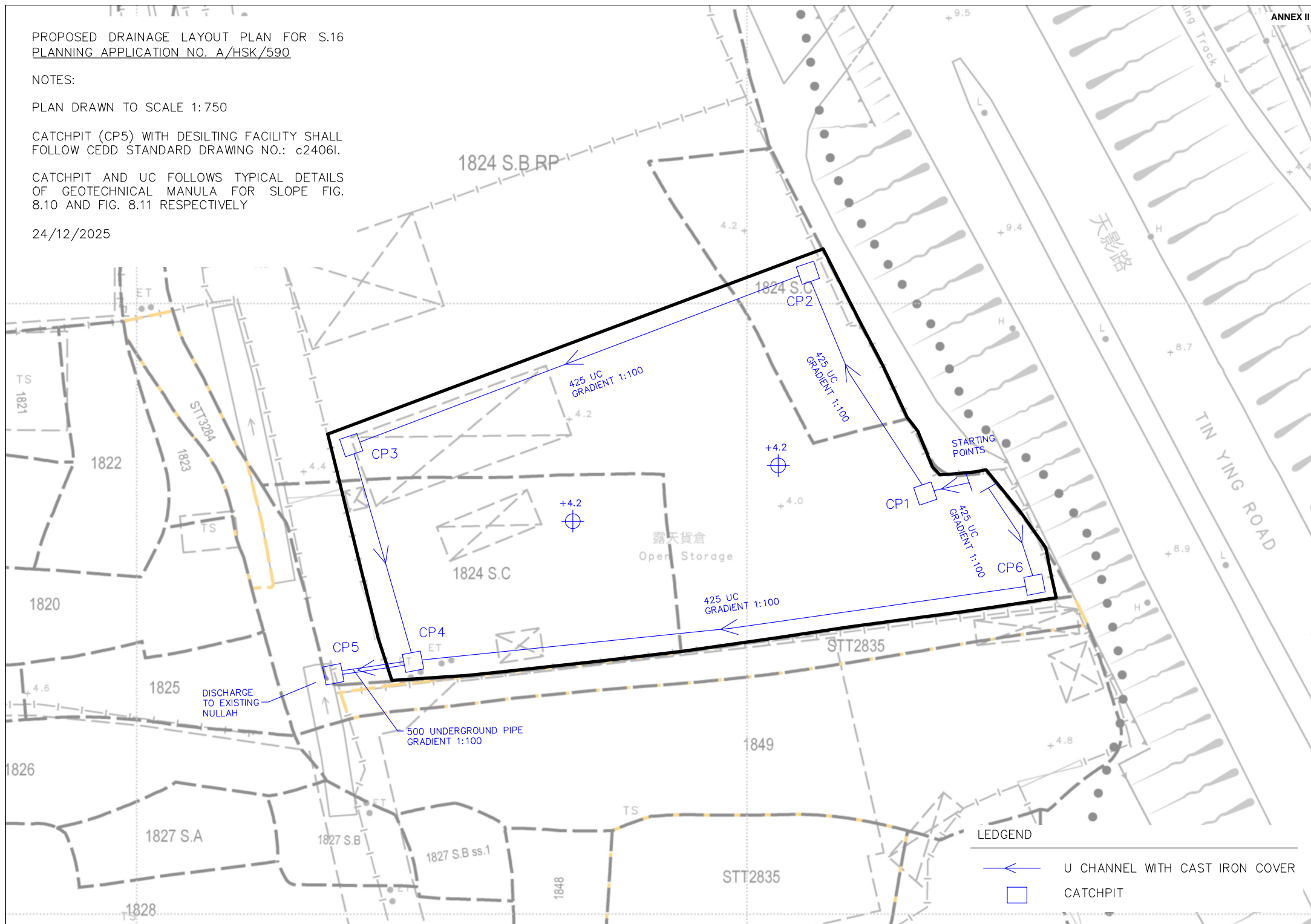
VER. 001

PLAN DRAWN TO SCALE 1:750

CATCHPIT (CP5) WITH DESILTING FACILITY SHALL FOLLOW CEDD STANDARD DRAWING NO.: c2406I.

CATCHPIT AND UC FOLLOWS TYPICAL DETAILS OF GEOTECHNICAL MANULA FOR SLOPE FIG. 8.10 AND FIG. 8.11 RESPECTIVELY

24/12/2025



**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 New Development Areas:
  - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
  - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
  - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
  - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.



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

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/7	Temporary Open Storage of Containers for 3 Years	29.11.1996 on review (revoked on 29.9.1997)
A/YL-HT/283	Temporary Open Storage of Private Cars, Light Goods Vehicles and Vehicle Parts for a Period of 3 Years	21.2.2003
A/YL-HT/297	Temporary Open Storage of New/Used Private Cars, Light Goods Vehicles Prior to Sale and Vehicle Parts for a Period of 3 Years	25.4.2003
A/YL-HT/477	Temporary Open Storage of New/Used Vehicles (Private Cars, Light and Medium Goods Vehicles) with Ancillary Workshops and Storage for a Period of 3 Years	9.3.2007 (revoked on 9.6.2008)
A/YL-HT/507	Temporary Open Storage of New/Used Vehicles (Private Cars, Light, Medium and Heavy Goods Vehicles, Container Vehicles and Trailers) with Ancillary Workshops and Storage for a Period of 3 Years	12.10.2007 (revoked on 12.10.2008)
A/YL-HT/539	Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	9.5.2008 (revoked on 5.12.2008)
A/YL-HT/570	Temporary Public Vehicle Park (Private Cars, Goods Vehicles, Container Vehicles and Trailers) for a Period of 3 Years	10.10.2008 (revoked on 5.12.2008)
A/YL-HT/632	Proposed Temporary Open Storage of Containers for a Period of 1 Year	9.10.2009
A/YL-HT/662	Proposed Temporary Open Storage of Left-hand-drive Vehicles, Construction Materials and Heavy Machinery with Workshops and Scrap Metal Area for a Period of 3 Years	7.5.2010 (revoked on 3.9.2010)
A/YL-HT/733	Temporary Recycling Centre and Open Storage Area for Recycled Plastics, Paper and Scrap Metal, New Private Cars, Light, Medium and Heavy Goods Vehicles for a Period of 3 Years	20.5.2011
A/YL-HT/811	Temporary Recycling Centre and Open Storage Area of Recycled Plastics, Paper, Scrap Metal, Electric Wastes and New Private Cars, Light, Medium and Heavy Goods Vehicles and Construction Materials with Ancillary Workshops for a Period of 3 Years	9.11.2012

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/YL-HT/829	Proposed Temporary Precast Building Fabrication Workshop with Ancillary Open Storage, Warehouse and Office for a Period of 3 Years	25.10.2013 (revoked on 25.11.2015)
A/YL-HT/1053	Proposed Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office	11.11.2016 (revoked on 11.10.2018)
A/HSK/218	Temporary Open Storage of Construction Materials for a Period of 3 Years	29.5.2020 (revoked on 21.8.2020)

Rejected Applications

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/YL-HT/2	Temporary Open Storage of Containers for 3 Years	24.11.1995 by TPB (29.10.1996 dismissed by TPAB)	(1) - (3)
A/YL-HT/91	Temporary Container Trailer/Tractor Park for a Period for 3 Years	13.8.1999	(3) - (5)
A/YL-HT/161	Temporary Container Trailer and Tractor Park for 3 Years	25.8.2000	(3) - (6)
A/YL-HT/171	Temporary Open Storage of Construction Materials for 3 Years	24.11.2000	(4), (6) and (7)
A/YL-HT/188	Temporary Flea Market for a Period of 5 Years	16.2.2001	(3) and (6)
A/YL-HT/211	Temporary Open Storage of Construction Machinery with Repair Workshop for a Period of 3 Years	17.8.2001	(6)
A/YL-HT/233	Temporary Recycling Materials (Including Construction Materials) Handling Yard for a Period of 3 Years	11.1.2002	(4) and (6)

Rejection Reason(s):

- (1) Not in line with the planning intention of the “U” zone.
- (2) The turning movement of long container vehicles will interpret traffic flow of the road and pose road safety hazards to drivers and road users.
- (3) Setting an undesirable precedent for similar applications.
- (4) Insufficient information to demonstrate that no noise nuisance would be resulted to the residents in the high-rise buildings in Tin Shui Wai.
- (5) Insufficient information to demonstrate that the proposed vehicular access is acceptable.
- (6) Insufficient information to demonstrate that the development would not have adverse drainage, traffic, environmental and/or landscape impacts.
- (7) Approval of the application would result in further degradation of the environment in the area.

**Similar S.16 Applications Within/Straddling the Subject  
“Open Space” and/or “Residential (Group A)3” Zones  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/279	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	22.1.2021
A/HSK/340	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.12.2021
A/HSK/355	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	18.2.2022
A/HSK/399	Proposed Temporary Open Storage of Construction Materials, Construction Machinery and Recyclable Materials (Plastic Bottle and Metal Waste) with Ancillary Workshop for a Period of 3 Years	23.9.2022
A/HSK/421	Proposed Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Container Tractors for a Period of 3 Years	23.12.2022
A/HSK/433	Temporary Open Storage of Infrequently Used Construction Materials for a Period of 3 Years	19.5.2023
A/HSK/500	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	1.3.2024
A/HSK/523	Temporary Open Storage of Recyclable Materials (Plastic, Paper and Metal) with Ancillary Workshop for a Period of 3 Years	20.9.2024
A/HSK/542	Renewal of Planning Approval for Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.1.2025
A/HSK/544	Temporary Open Storage of Medium Goods Vehicles and Heavy Goods Vehicles for a Period of 3 Years	28.2.2025



<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/545	Proposed Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	14.3.2025

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 1824 S.B RP and 1824 S.C 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; and
- the following private lot is covered by Short Term Waiver (STW) as below:

<u>STW No.</u>	<u>Lot in D.D. 125</u>	<u>Purpose</u>
4879	1824 S.C	Temporary Open Storage of Private Car, Tires and Construction Material with Ancillary Site Office

**2. Drainage**

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

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

**3. Environment**

Comments of the Director of Environmental Protection:

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

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the fire service installations (FSIs) being provided on the Site; and
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the proposed FSIs to his department for approval.

## 5. **Building Matters**

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

- no objection to the application; and
- no record of approval granted by the Building Authority for the existing structures.

## 6. **Long-term Development**

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

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

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

- no in-principle objection to the application; and
- she has no plan to develop the Site into public open space in the upcoming three years.

## 7. **District Officer’s Comments**

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

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

## 8. **Geotechnical**

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

It is noted that a 6m buffer area will be provided to separate the Site and the existing man-made features. No structure will be erected on the buffer area, and no open storage and loading/unloading activities will be carried out on the buffer area. As such, he has no geotechnical comments on the application.

**9. Other Departments**

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

- Commissioner for Transport;
- Chief Highway Engineer/New Territories West, Highways Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the proposed use at the Site;
- (c) should the applicant 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 the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) should apply to his office for STW to permit the structures erected within the subject lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structures will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the local access from Ping Ha Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsible of the access;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant/owner should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant/owner should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant/owner should be reminded that his drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and

demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by his application;

(h) to note the comments of the Director of Environmental Protection that the applicant is advised that:

- to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
- to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- to meet the statutory requirements under relevant environmental legislation;

(i) to note the comments of the Director of Fire Services (D of FS) that:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installation to be installed should be clearly marked on the layout plans;
- good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and

consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO; and

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and
- (l) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smoothness of traffic flow in Ping Ha Road and provide sufficient safety precautions to avoid obstruction or danger caused to any person or vehicle on the road.

**消防處發出之露天貯存用地良好作業指引**  
**Good Practice Guidelines for Open Storage issued by the Director of Fire Services**

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 ( 淨闊度 ) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物 品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地 / 回收場內不得吸煙或使用明火。

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



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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月14日星期日 2:48  
收件者: tpbpd/PLAND  
主旨: A/HSK/590 DD 125 Ha Tsuen  
類別: Internet Email

A/HSK/590

Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D.125, Hung Shui Kiu

Site area: About 5,206sq.m

Zoning: "Open Space" and "Res (Group A) 3"

Applied use: Open Storage of Construction Materials / 4 Vehicle Parking

Dear TPB Members,

Part of this site was included in 218 revoked on 21 Aug 2020 for failure to fulfil fire conditions.

It would appear that the open storage operation continued despite the revocation.

In view of the carnage at Tai Po due to failure to comply with fire conditions, both PlanD and TPB members can no longer take the prevailing relaxed attitude with regard to this issue.

Has the site been in operation without approval?

If so, there is absolutely no justification to approve this application.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 1 May 2020 3:12 AM HKT  
**Subject:** A/HSK/218 DD 125 Ha Tsuen

A/HSK/218  
Lots 1824 S.B RP (Part) and 1824 S.C (Part) in D.D.125, Ha Tsuen

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

Site area : 7,636.26sq.m

Zoning : "Open Space" and "Res (Group A) 3"

Applied use : Open Storage of Construction Materials / 10 Vehicle Parking

Dear TPB Members,

This site has a history of non compliance with conditions. In addition the nature of the proposed uses changes with almost every application, various types of storage, containers, used vehicles, recycling and now construction materials.

In view of the history of non compliance members should not rely on PlanD recommendations but in line with the recent **JR HCAL 26/2012 2020 HKCFI 501** ask questions.

*Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."*

In view Plan D has been trotting out the same old line for years "Whilst the development was not in line with the planning intention, the implementation programme for this part of New Development Area (NDA) was still being formulated."

So what is THE PLAN? Members should press for details and timelines. The ease with which rolling over brownfield applications without question has become the normal is one of the reasons why so many long promised developments are stalled.

Mary Mulvihill