

此文件在2025年12月1日收到。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 - 1 DEC 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

2502558

2025.11.11

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/592
	Date Received 收到日期	- 1 DEC 2025

1. 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。
2. 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。
3. 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)

Yik Fung Storage Logistics Limited (億峰倉儲物流有限公司)

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)

Grandmax Surveyors Limited (俊滙測量師行有限公司)

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 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
(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 32,734 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 23,274 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)	397 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B) 1" ("R(B)1"), "Residential (Group B) 2" ("R(B)2"), "Open Space" ("O") & area shown as 'Road'
(f) Current use(s) 現時用途	Logistics 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 7/11/2025 (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 5/11/2025 (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)

<p>Proposed operating hours 擬議營運時間 7:00 a.m. to 11:00 p.m., from Mondays to Saturdays. No operations on Sundays and Public Holidays.</p>			
<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p><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)) Lau Fau Shan Road</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p>No 否</p>	
<p>(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。)</p>			
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>		<p>Yes 是</p> <p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>No 否</p> <p><input checked="" type="checkbox"/></p>	
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>		<p>Yes 是</p> <p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 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</p> <p><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</p> <p><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</p> <p>No 否</p> <p><input checked="" type="checkbox"/></p>	
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p> <p>Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></p>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>..... </p>
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(B) 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	
	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____
(e) Approval conditions 附帶條件	_____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明)。

Please refer to the attached Planning Statement.

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

THOMAS LUK

N. A.

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of Grandmax Surveyors Limited
代表



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

Date 日期

11/11/2025

(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

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

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 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long
Site area 地盤面積	32,734 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 397 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及廈村分區計劃大綱核准圖編號 S/HSK/2
Zoning 地帶	"Residential (Group B) 1" ("R(B)1"), "Residential (Group B) 2" ("R(B)2"), "Open Space" ("O") & area shown as 'Road' 「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」及顯示為「道路」的地方
Type of Application 申請類別	<p><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 _____</p> <p><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 _____</p>
Applied use/ development 申請用途/發展	Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years 臨時物流中心連附屬設施(為期三年)

(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
(ii)	No. of blocks 幢數	Non-domestic 非住用	23,274 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		Domestic 住用		N.A.
(iii)	Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		14
		Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
(iv)	Site coverage 上蓋面積		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
		Non-domestic 非住用	3-12 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
(v)	No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		1-2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Total no. of vehicle parking spaces 停車位總數 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) _____ Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Container Trailer / Tractor Spaces (16m x 3.5m) 貨櫃車拖架/拖頭車位 (16米 x 3.5米)	70 %	<input checked="" type="checkbox"/> About 約 0 8 2 (M/HGV) 6	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location plan, Lot Index Plan extract, Outline Zoning Plan extract, Site photos, As-built drainage plan, Landscape and Tree Preservation Proposal</u>		
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)	<input type="checkbox"/>	<input type="checkbox"/>
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"/>
<u>Fire Service Installations Proposal</u>		
<p>Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號</p>		

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。



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Section 16 Planning Application

Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years

Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Planning Statement

Prepared by
Grandmax Surveyors Limited

November 2025

EXECUTIVE SUMMARY

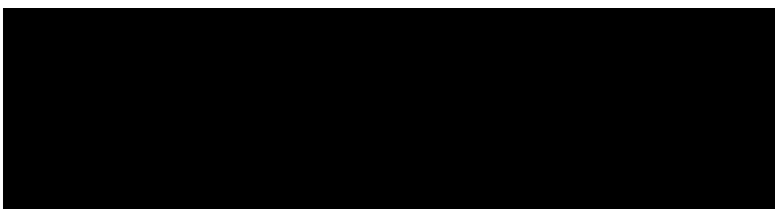
(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current application") for **Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years** (hereinafter collectively referred to as "the proposed use") at Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (hereinafter referred to "the application site"). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site straddles over the "Residential (Group B) 1" ("R(B)1"), "Residential (Group B) 2" ("R(B)2"), "Open Space" ("O") zones and area shown as 'Road' on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 gazetted on 26.10.2018. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *There were 15 previously approved applications for open storage and port back-up uses within the application site and numbers of sites in similar uses are found in the vicinity;*
- (b) *The application will not give rise to substantial change in planning circumstances. The operator has demonstrated his significant progress in complying planning approval conditions of the last planning approval;*
- (c) *The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of the nature of the proposed use, trips generation involved. In addition, the existing drainage, run-in/out and landscape treatment would be properly managed and maintained; and*
- (e) *Temporary nature of the proposed use would not jeopardize the planning intention of "R(B)1", "R(B)2" and "O" zones.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the proposed use for a temporary period of 3 years.



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

行政摘要

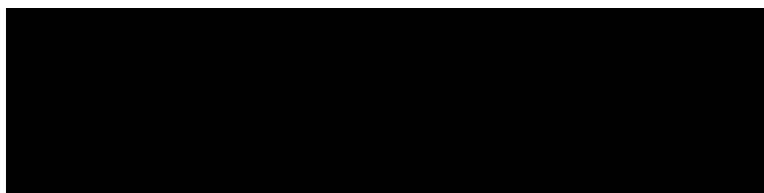
(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時物流中心用途連附屬設施（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界元朗廈村丈量約份第 129 約地段第 2999 號(部分)、第 3000 號餘段(部分)、第 3010 號餘段、第 3011 號餘段、第 3012 號 A 分段、第 3035 號餘段(部分)、第 3038 號餘段、第 3041 號餘段、第 3042 號餘段、第 3043 號(部分)、第 3044 號(部分)、第 3045 號餘段、第 3046 號餘段(部分)、第 3047 號餘段、第 3050 號 A 分段(部分)、第 3050 號餘段(部分)、第 3051 號(部分)、第 3053 號(部分)、第 3055 號(部分)、第 3056 號 A 分段(部分)、第 3056 號 B 分段(部分)、第 3058 號(部分)、第 3062 號(部分)、第 3063 號(部分)、第 3064 號、第 3065 號、第 3066 號(部分)、第 3067 號、第 3068 號、第 3069 號、第 3070 號 A 分段、第 3070 號餘段、第 3071 號、第 3072 號(部分)、第 3073 號 A 分段(部分)、第 3074 號、第 3076 號、第 3077 號(部分)、第 3078 號(部分)、第 3105 號(部分)、第 3106 號、第 3107 號、第 3108 號(部分)、第 3109 號、第 3110 號、第 3111 號餘段(部分)、第 3112 號餘段(部分)、第 3113 號、第 3134 號餘段(部分)及第 3135 號(部分)和毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點於 2018 年 10 月 26 日刊憲公佈的洪水橋及廈村分區計劃大綱核准圖（編號：S/HSK/2）內被劃為「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」用途及顯示為「道路」的地方。此規劃報告書內詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 申請地點內過往先後十五次獲城規會批准作露天存放及港口存放用途，其附近多個地點亦有作類似擬議用途；
- (二) 該申請不會對規劃情況帶來重大改變及申請人已證明其履行最近一次申請的所有規劃許可附帶條件；
- (三) 該申請符合城規會規劃指引（編號：TPB PG-No. 13G）；
- (四) 不會帶來嚴重的基建或環境影響，皆因擬議用途的本質以及所涉及的車輛流量將維持不變。再者，現時所提供的渠務設施，公用道路上車輛進出口通道和園林種植將會進行妥善管理及保養；
- (五) 擬議用途所屬的臨時性質將不會阻礙履行長遠的「住宅(乙類)1」、「住宅(乙類)2」、「休憩用地」用途規劃意向。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作臨時 3 年擬議用途。



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

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1 INTRODUCTION

1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years** (hereinafter collectively referred to as “the proposed use”) at Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. The application site has a total area of about 32,734m² (including about 397m² of Government land). Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.

1.1.2 Prepared on behalf of *Yik Fung Storage Logistics Limited* (hereinafter referred to as “the Applicant”), *Grandmax Surveyors Limited* have been commissioned to prepare and submit the current application on his behalf. The current application aims to seek planning permission again from the Board such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use, without significant changes in the nature of the proposed use and the overall physical setting surrounding the application site, in comparison to the previously approved planning application.

1.1.3 The application site straddles over the “Residential (Group B) 1” (“R(B)1”), “Residential (Group B) 2” (“R(B)2”), “Open Space” (“O”) zones and area shown as ‘Road’ on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 gazetted on 26.1.2018 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). According to the Notes of the Current OZP, the proposed use is neither Column 1 nor Column 2 use in “R(B)1”, “R(B)2” and “O” zones. As stipulated in (9)(b) of the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. It is also stipulated in (8) of the Notes of the Current OZP that in any area shown as ‘Road’, all uses or developments require planning permission from the Board. In this connection, the Applicant wishes to seek

planning permission again from the Board for the proposed use on a temporary basis of 3 years.

1.2 Objectives

1.2.1 The current application strives to achieve the following objectives:-

- (a) *To give an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site;*
- (b) *To maximize land utilization in an area already subject to the preponderance of industrial uses or open storage activities;*
- (c) *To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures; and*
- (d) *To give an opportunity to allow the proposed use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

1.3 Structure of the Planning Statement

1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use as well as environmental and engineering considerations. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

2 SITE PROFILE

2.1 Location and Current Condition of the Application Site

- 2.1.1 The application site is located within the Hung Shui Kiu/Ha Tsuen New Development Area (NDA), specifically falling under the sites for the Remaining Phase development. It is anticipated that the commencement of site formation and engineering infrastructure works for the Remaining Phase development will take place in 2030. The Applicant is fully aware that the government reserves the right to resume the application site at any point during the applied period for the purpose of implementing government projects.
- 2.1.2 As shown on **Figure 1**, the application site is currently located within a cluster of industrial uses in Ha Tsuen and is directly abutting Lau Fau Shan Road with an ingress/egress in 15m-wide at the northeastern part of the application site.
- 2.1.3 The application site is currently used for the applied use. **Illustration 1** indicates the current condition of the application site.

2.2 Surrounding Land-use Characteristics

- 2.2.1 The application site is predominantly rural in character, mainly occupied by logistic centres, open storage yards/warehouses and vehicle workshops.
- 2.2.2 To its immediate north are two logistics centres. To its further north are warehouse and open storage yards. To its northeast across Lau Fau Shan Road are a cluster of residential dwellings and open storage yard. To its immediate south are logistics centre and vehicle service centre. To its further south across Fung Kong Tsuen Road are logistics centre, vehicle service centre, open storage yards, vehicle parks, vehicle repair workshops, warehouses and cold storage. To its southwest are vacant land and open storage yards.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site straddles over the “R(B)1”, “R(B)2”, “O” zones and area shown as ‘Road’ on the Current OZP (**Figure 3** refers). Despite the fact that the proposed use is neither Column 1 nor Column 2 use for “R(B)1”, “R(B)2” and “O” zones, according to the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. It is also stipulated in the Notes of the Current OZP that in any area shown as ‘Road’, all uses or developments require planning permission from the Board.
- 3.1.2 The planning intention of the “R(B)1” and “R(B)2” zones is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted with or without application to the Board.
- 3.1.3 The planning intention of the “O” zone is primarily for the provision of outdoor openair public space for active and/or passive recreational uses serving the needs of local residential as well as the general public.

3.2 Previous Planning Applications

- 3.2.1 The application site, in part or in whole, was involved in 15 previous applications (No. A/YL-HT/12, 54, 123, 185, 235, 273, 383, 383-1, 533, 727, 897, 934 and 1058, A/HSK/108 and 305) for temporary logistics centre and various open storage uses with ancillary office, vehicle parking and maintenance workshop (**Figure 5** refers). The last application (No. A/HSK/305) for temporary logistics centre for a period of 3 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 24.9.2021. The planning permission was subsequently revoked on 24.6.2023 due to non-compliance with the time-limited approval condition.
- 3.2.2 Apart from condition (h), all approval conditions of the last approved application (Application No. A/HSK/305) have been duly complied with. **Table 1** concludes the compliance with planning condition under the last approved application. **Appendix I** attaches the relevant discharge letters for the approval conditions.

Table 1: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(e)	the implementation of the accepted tree preservation and landscape proposal	1.9.2022
(f)	the submission of a condition record of the existing drainage facilities	1.3.2022
(h)	the implementation of the accepted fire service installations (FSIs) proposal	N/A

3.2.3 During the approval period of the last approved application No. A/HSK/305, the operator had made genuine efforts to implement the accepted FSIs proposal, including proactively contacted the Water Services Department regarding the water supply connection for the FSIs. However, due to time constraints, the connection of the water supply is still pending. To ensure the FSIs proposal can be effectively implemented, the Applicant has reached out to relevant authorities for the arrangement of the implementation of FSIs.

3.2.4 As compared with the last approved scheme under Application No. A/HSK/305, there would be changes only on the number of structures and total floor area. Whereas the nature/operation of the proposed use and the overall physical setting surrounding the application site will be very similar as the last approved scheme.

3.3 Similar Planning Applications

3.3.1 Over the years, there have been 14 planning applications approved by the Board for temporary logistics centre within “R(B)1” and/or “R(B)2” and/or “O” zones covered by the Hung Shui Kiu and Ha Tsuen Outline Zoning Plans. **Table 2** below encapsulates these approved planning applications to which the application site relates.

Table 2: Approved Planning Applications for Uses being the Same as the Proposed Use covered by the Hung Shui Kiu and Ha Tsuen Outline Zoning Plans over the years

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/5	Temporary Logistics Centre for a Period of 3 Years	“O”, “G/IC”, “V” & “R(B)2”	11.08.2017
A/HSK/7	Temporary Logistics Centre (3 Years)	“R(B)2”, “G/IC”, “O” & ‘Road’	25.08.2017
A/HSK/50	Temporary Logistics Centre for a Period of 3 Years	“O” & “R(B)2”	02.03.2018
A/HSK/59	Temporary Logistics Centre (3 Years)	“R(B)2”, “G/IC”, “O” & ‘Road’	20.04.2018

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/145	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Site Office (3 Years)	"R(B)1", "R(B)2", "O" & "Road"	03.05.2019
A/HSK/156	Temporary Warehouse and Logistics Centre (3 Years)	"G/IC", "V(1)", "O" & 'Road'	05.07.2019
A/HSK/160	Temporary Logistics Centre for a Period of 3 Years	"O", "R(B)2", "G/IC" & 'Road'	19.07.2019
A/HSK/216	Temporary Logistics Centre for a Period of 3 Years	"R(B)2", "O", "V" & "G/IC"	29.05.2020
A/HSK/245	Temporary Logistics Centre (3 Years)	"O", "R(B)1" & 'Road'	18.09.2020
A/HSK/321	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	"R(B)2", "O", "R(B)1" & 'Road'	27.08.2021
A/HSK/338	Temporary Logistics Centre for a Period of 3 Years	"O", "R(B)2", "G/IC" & 'Road'	22.04.2022
A/HSK/389	Temporary Logistics Centre with Ancillary Staff Canteen (3 Years)	"R(B)2" & "O"	26.08.2022
A/HSK/413	Temporary Logistics Centre (3 Years)	"R(B)1", "O" & 'Road'	11.11.2022
A/HSK/439	Temporary Logistics Centre with Ancillary Staff Canteen (3 Years)	"R(B)2" & "O"	05.05.2023

3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

3.4.1 According to the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023, sympathetic consideration may be given to applications for continued operation of existing open storage and port back-up uses during the interim period before the sites are required for NDA development. Based upon the assessments on the previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the current application is considered not contrary to the aforesaid Guidelines.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

4.1.1 It is proposed to utilise the application site for the proposed use (i.e. Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years). The application site has a total area of about 32,734m² (including about 397m² of Government land). Apart from the increase in number of structures and total floor area, the current application shares the exact same configurations as the last approved planning application (No. A/HSK/305). An ingress/egress will be at the eastern side directly abutting Lau Fau Shan Road with 15m in width.

4.1.2 Logistic goods to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. All activities of the logistics centre will only be confined within the application site without affecting the neighbouring uses and the operation hours of the proposed use will be restricted to from 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday). The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the proposed use are detailed in **Table 3**.

4.1.3 In comparison with the previously approved application (No. A/HSK/305), the applied use, site boundary, operation hours and traffic arrangement under the current application remain the same as the previously approved application. Whereas, the number of structures has increased from 10 to 14 structures for ancillary uses including staff rest rooms and guard room. The total floor area has decreased from about 25,207m² to 23,274m², while the height of the structures remains unchanged (i.e. 3m to 12m). A comparison table on the major development parameters of the current application and the last approved application is shown in **Table 4** and the application area covered by previous planning approvals are shown in **Figure 5**.

4.1.4 In terms of implementation the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Tenancies (STT) and the modification of the Short-Term Waivers (STW) for occupation the Government land and permitting the structures to be erected or to regularise any irregularities on site, once the current application approved.

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s.)	Design Parameter(s) (about)		
Site Area	Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years	N/A	Total: 32,734m ² (including Government land 397m ²)		
Covered Area	Temporary Structures	See Below	Total: 23,021m ² (70%)		
Uncovered Area	L/UL Bays, Internal Vehicular Access and Landscaping	See Below	Total: 9,713m ² (30%)		
			Floor Area (About)	No. of Storey	Max. Height
Structure 1	Logistic Centre 1	1	20,910m ²	1	12m
Structure 2	Logistic Centre 2	1	1,703.2m ²	1	12m
Structure 3	Ancillary Toilet 1	1	15.25m ²	1	3.5m
Structure 4	Ancillary Toilet 2	1	16.9m ²	1	3.5m
Structure 5	Ancillary Toilet 3	1	11.7m ²	1	3.5m
Structure 6	Water Tank 1	1	56.4m ²	1	5m
Structure 7	Water Tank 2	1	2.6m ²	1	3.5m
Structure 8	Pump Room	1	11.8m ²	1	5m
Structure 9	Ancillary Office	1	475.2m ²	2	9m
Structure 10	Ancillary Staff Rest Room 1	1	15.2m ²	1	3m
Structure 11	Ancillary Staff Rest Room 2	1	30.4m ²	2	6m
Structure 12	Ancillary Staff Rest Room 3	1	17.5m ²	1	3m
Structure 13	Guard Room 1	1	1.9m ²	1	4m
Structure 14	Guard Room 2	1	5.5m ²	1	4m
			Total: 23,274m²		
Ingress/Egress	To Lau Fau Shan Road	1	15m wide		
	To the Adjoining Lots	1	8m wide		
Anticipated Vehicular Trips (Average per Hour)	N/A	4.5	N/A		
Loading/Unloading Bays	Medium/Heavy Goods Vehicles	2	11m(L) x 3.5m(W)		
	Container trailers/tractors	6	16m(L) x 3.5m(W)		

Items	Applied Use(s) / Description(s)	No(s.)	Design Parameter(s) (about)
Opening Hours	N/A	N/A	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday)

Table 4: Comparison Table on the Major Development Parameters of the Current Application and the Last Approved Application

Major Development Parameters	Last Approved Application No. A/HSK/305	Current Application	Difference
Site Area (About)	32,734m ²	32,734m ²	No change
Applied Use	Temporary Logistics Centre for a Period of 3 Years	Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years	N.AXX
Opening Hours	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)	From 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)	No change
Number of Structures	10	14	+4 (+40%)
Total Floor Area (About)	25,207m ²	23,274m ²	-1,933m ² (-7.7%)
Max. Building Height	1 to 2 storeys (3m - 12m high)	1 to 2 storeys (3m - 12m high)	No change
No. of Loading/Unloading Bays - Medium/Heavy Goods Vehicles - Container trailers/tractors	8 2 6	8 2 6	No change No change No change

4.2 Vehicular Access and Parking Arrangement

4.2.1 The width of the ingress/egress of the application site abutting Lau Fau Shan Road is about 15m wide and there will be no difficulties in internal traffic circulation sense as sufficient space for manoeuvring of vehicles is allowed throughout the application site such that no waiting or queuing of goods vehicles along Lau Fau Shan Road will arise under any circumstances (**Figure 4** refers). The existing run-in/out will be continued to be properly maintained at all times upon the approval of the current application.

4.2.2 In addition, two loading/unloading bays (L/UL Bays) for medium/heavy goods vehicles (M/HGVs) and six L/UL Bays for container trailers/tractors are proposed. Apart from that, no parking for private car is considered required to be proposed within the application site.

4.2.3 According to the Applicant, the average trips for transporting logistic goods to/from the application site made by goods vehicles will be 4.5 trips per hour which is the same as the last approved planning application (No. A/HSK/305) and the proposed use only serves for those who require temporary facilities for logistic purpose. The estimated traffic generation and attraction based on the actual operation at the application site is shown in **Table 5**.

Table 5: Estimated Traffic Generation and Attraction Based on the Actual Operation at the Application Site

Types of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
M/HGVs	1.125	1.125	4	8
Container trailers/tractors	1.125	1.125	6	6
Total	2.25	2.25	10	14

Note 1: The opening hour of the proposed development is restricted to 7:00 a.m. to 11:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays).

Note 2: The pcu of M/HGVs is taken as 2 whereas the pcu of container trailers/tractors is taken as 3.

Note 3: Morning peak is defined as 7:00 a.m. to 9:00 a.m. whereas afternoon peak is defined as 5:00 p.m. to 7:00 p.m.

4.2.4 To ensure operation safety at the application site, the Applicant will ensure drivers to drive their goods vehicles and container trailers/tractors in a restricted speed (i.e. 10km/h).

4.3 Provision of Existing Landscape Treatment

4.3.1 As shown in **Figure 6** and **Illustration 2**, existing trees (*Species: Ficus microcarpa and Melaleuca leucadendron*) with a height of at least 2.75m and at an interval of 4m spacing and existing *Bambusa Tuldoides Munro* with a height of at least 2.75m and at an interval of 500mm spacing are currently found along/near the boundary of the application site. Since the existing landscapings are all in good condition, it is proposed to preserve all of the landscapings to continue screening off the proposed use from the surrounding area.

4.4 Drainage Arrangement

4.4.1 As shown in **Figure 7** and **Illustration 3**, there is currently surface U-channels with 750mm in diameter running along the northern and southern boundary which was duly implemented since the previous approval (No. A/HSK/108) dated 7.12.2018 as compliance of relevant approval condition. According to the Applicant, such drainage provision, instead of a provision of a U-channel along the entire application site boundary, was considered acceptable by Drainage Services Department by virtue of the former topography of the application site and surface runoff throughout the application site will be naturally diverted or be effectively collected/discharged via the existing U-channels running along the northern and southern boundary of the application site to the existing stream and culvert.

4.4.2 Given that 1) the physical states of the application site and its immediate neighbourhood have remain unchanged since the previous planning approval (No. A/HSK/108); 2) the drainage facilities were carefully maintained by the Applicant and considered acceptable under the last planning approval (No. A/HSK/305) as compliance of relevant approval condition; and 3) no flooding problem/complaint

ever raised during the approval period of the previously approved applications, it is therefore proposed to continue maintaining the existing U-channels under the current application. The Applicant stands ready to provide a condition record of the existing drainage facilities on the site, should the current application be approved.

4.5 Environmental Consideration

4.5.1 Over the years, the surrounding environment has primarily consisted of open storage and port back-up uses/activities and no environmental complaint pertaining to the application site was received previously. Logistic goods to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. If the current application is approved, the Applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') to minimize any nuisance generated from the applied use.

4.6 Fire Safety Consideration

4.6.1 A fire service installations (FSIs) proposal is enclosed in **Appendix II**. The FSIs proposal was submitted under planning application no. A/HSK/305 for the same use and was considered acceptable by the FSD. To ensure effective implementation, the Applicant has reached out to the Water Authority and secured necessary water supply for the proposed FSIs (**Appendix III** refers). The Applicant will further implement the FSIs proposal to the satisfaction of Fire Services Department.

5 PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approvals for Same/Similar Use

5.1.1 Before the last approved application (No. A/HSK/305) involving the entire application site, there have been 14 previous planning approvals for uses of the same/in a very similar nature with the applied use at the application site in the past decades. The foregoing approved planning applications more or less imply the Board's recognition to allow certain degree of flexibility being given to open storage and port back-up uses within or surrounding the application site on a temporary basis of three years.

5.2 No Substantial Changes in Planning Circumstances and Significant Progress in Complying Planning Approval Conditions of the Last Planning Approval

5.2.1 Apart from the increase in number of structures and total floor area, the nature of the current application in terms of approval period sought and proposed use is in principle the same as that proposed in the last approved application (No. A/HSK/305) i.e. logistics centre. More importantly, there have been no substantial changes in the planning circumstances such as land-use zoning and the physical settings surrounding the application site when comparing with the last approved application. As such, no adverse planning implications by allowing the current application is likely to be anticipated.

5.2.2 Approval conditions for the last approved application including the implementation of the accepted tree preservation and landscape proposal and the submission of a condition record of the existing drainage facilities on the site have been complied within specified time limits, except the implementation of the accepted FSIs proposal pending connection of water supply.

5.2.3 During the approval period of the last approved application No. A/HSK/305, the operator had made genuine efforts to implement the accepted FSIs proposal, including proactively contacted the Water Services Department regarding the water supply connection for the FSIs. To ensure the FSIs proposal can be effectively implemented, the Applicant has reached out to relevant authorities for the arrangement of the implementation of FSIs.

5.3 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

5.3.1 According to the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) promulgated by the Board in April 2023, sympathetic consideration may be given to applications for continued operation of existing open storage and port back-up uses during the interim period before the sites are required for NDA development. Based upon the assessments on the previously approved applications by relevant Government departments that there were no major adverse departmental comments and local objections, the

current application is considered not contrary to the aforesaid Guidelines.

5.4 Temporary Nature Would Not Jeopardize its Planning Intention of “R(B)1”, “R(B)2” and “O” Zones

5.4.1 Notwithstanding the application site falls within an area zoned “R(B)1”, “R(B)2” and “O” on the Current OZP and that the last previous planning approval was granted by the Board when the application site was being zoned “R(B)1”, “R(B)2” and “O”, temporary nature of the current application will by no means jeopardize the long-term planning intention of “R(B)1”, “R(B)2” and “O”, should such be considered essential to be implemented by the Board in future.

5.4.2 Since the application site is located within the sites for the Remaining Phase development of the Hung Shui Kiu/Ha Tsuen NDA and the commencement of site formation and engineering infrastructure works for the Remaining Phase development is anticipated to take place in 2030, the Applicant is fully aware that the government reserves the right to resume the application site at any point during the applied period for the purpose of implementing government projects.

5.4.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the proposed use is further allowed or not. In this connection, the temporary nature of the proposed use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “R(B)1”, “R(B)2” and “O” zones or any planned infrastructural development.

5.5 Optimization of Valuable Land Resources

5.5.1 By allowing the proposed use, land use optimization and concentration of similar uses for logistics centre could be achieved. Besides, the proposed use is considered fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment.

5.6 No Adverse Infrastructural nor Environmental Impacts

5.6.1 As compared with the last approved application (No. A/HSK/305), there will no changes in terms of nature of the proposed use, opening hours, no. of trips involved, and more importantly, the existing drainage, run-in/out and landscape treatment would be continued to be properly maintained at all times upon the approval of the current application. Given the above, no infrastructural nor environmental impacts are envisaged should the permission for the proposed use be granted by the Board.

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at the application site. The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

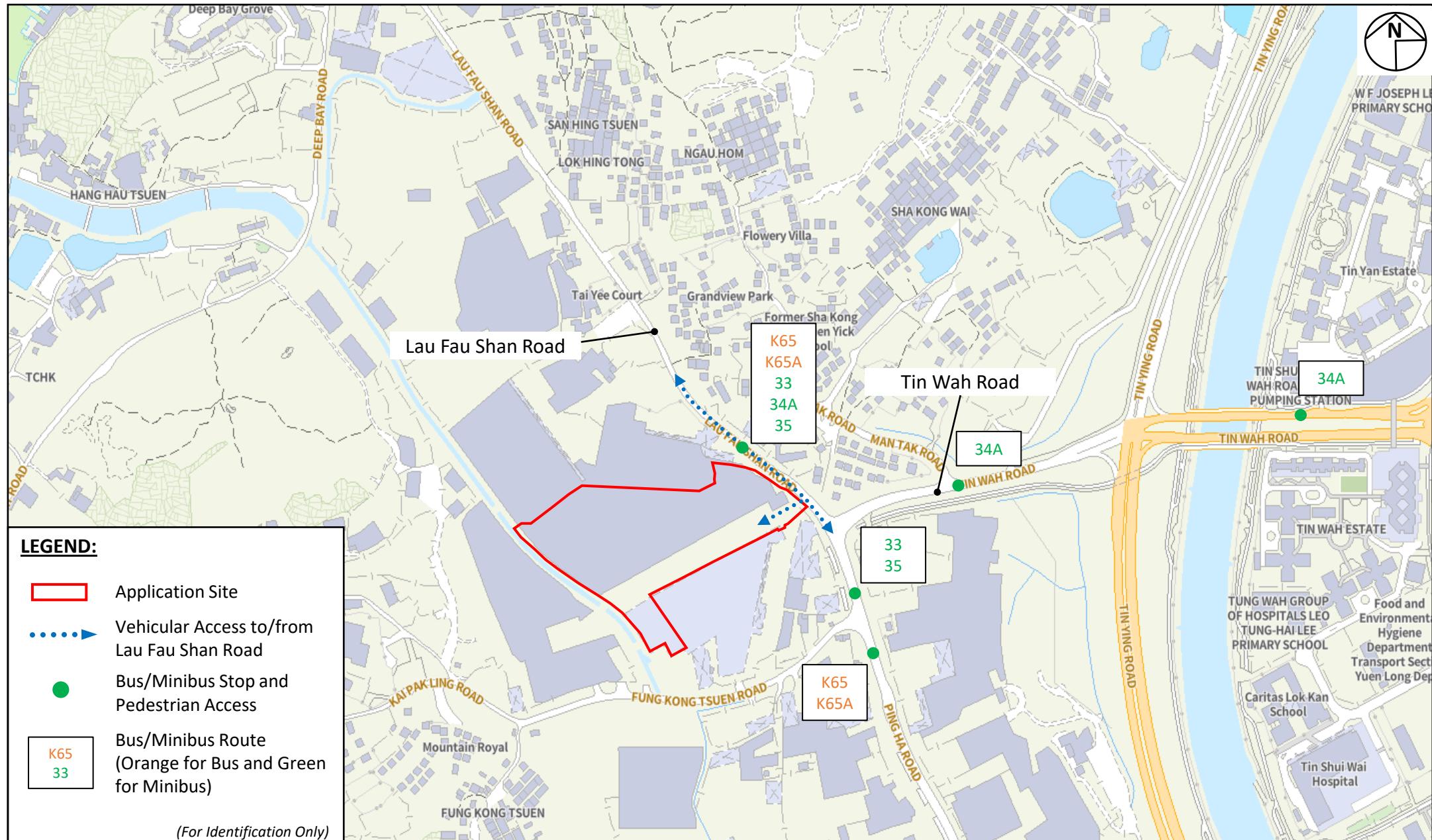
6.1.2 The application site straddles over the “R(B)1”, “R(B)2”, “O” zones and area shown as ‘Road’ on the Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *There were 15 previously approved applications for open storage and port back-up uses within the application site and numbers of sites in similar uses are found in the vicinity;*
- (b) *There will be no substantial change in planning circumstances by allowing the current application and the operator has demonstrated his significant progress in complying planning approval conditions of the last planning approval;*
- (c) *The current application will not be contrary to the TPB PG-No. 13G;*
- (d) *No adverse infrastructural nor environmental impacts are anticipated since there will be no change in terms of nature of the proposed use, no. of trips involved and more importantly, the existing drainage, run-in/out and landscape treatment would be continued to be properly maintained at all time; and*
- (e) *Temporary nature of the proposed use would not jeopardize the planning intention of “R(B)1”, “R(B)2” and “O” zones.*

6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favourable consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. S00000113054_0001)
Figure 3	Extract of the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Figure 4	Indicative Layout Plan
Figure 5	Application Area covered by Previous Planning Approvals
Figure 6	Landscape and Tree Preservation Proposal
Figure 7	As-built Drainage Plan



Project:
Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

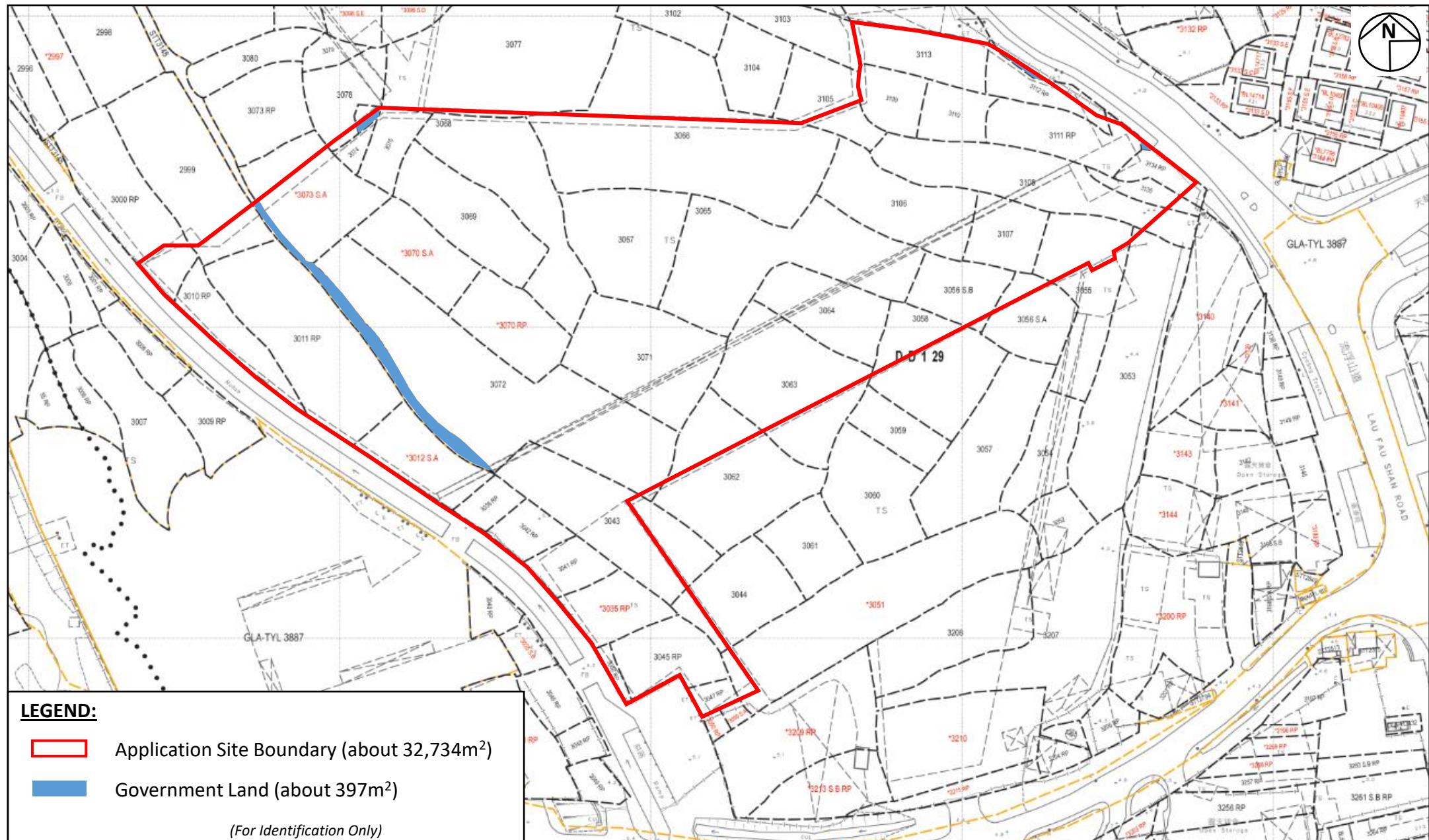
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Nov 2025



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Project:
Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

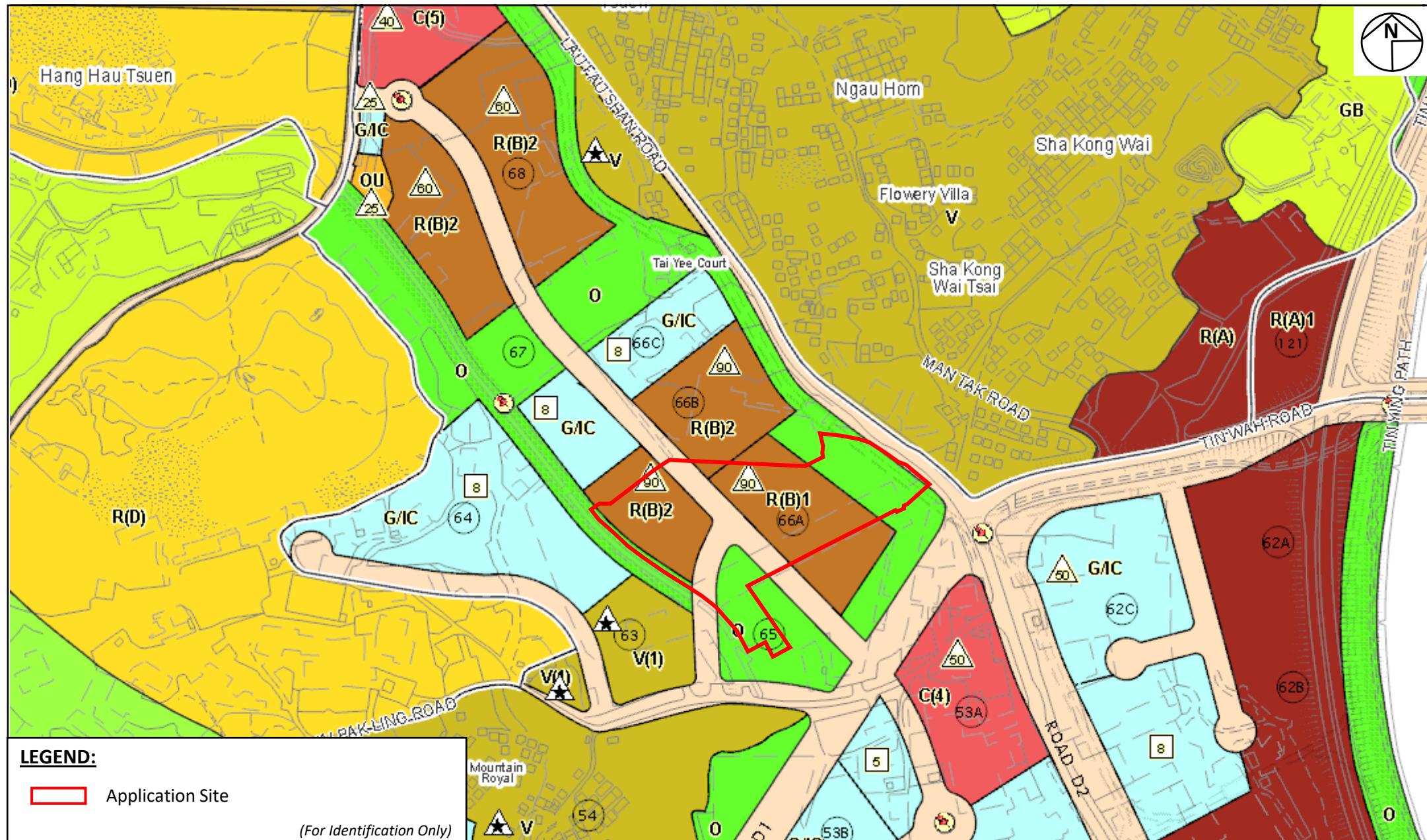
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(Extract of Lot Index Plan No.
ags_S00000113054_0001)

Ref.: ADCL/PLG-10270-R003/F002

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Nov 2025



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LEGEND:

Application Site

(For Identification Only)

Project:

Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:

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

Figure:
3

Scale:
Not to Scale

Date:
Nov 2025



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Ref.: ADCL/PLG-10270-R003/F003

**Structure 1****Logistic Centre 1**Not exceeding 20,910m²

1 storey (Not exceeding 12m)

Structure 10**Ancillary Staff Rest Room 1**Not exceeding 15.2m²

1 storey (Not exceeding 3m)

Structure 11**Ancillary Staff Rest Room 2**Not exceeding 30.4m²

2 storeys (Not exceeding 6m)

Structure 12**Ancillary Staff Rest Room 3**Not exceeding 17.5m²

1 storey (Not exceeding 3m)

Structure 3**Ancillary Toilet 1**Not exceeding 15.25m²

1 storey (Not exceeding 3.5m)

Structure 4**Ancillary Toilet 2**Not exceeding 16.9m²

1 storey (Not exceeding 3.5m)

Structure 9**Ancillary Office**Not exceeding 475.2m²

2 storeys (Not exceeding 9m)

Structure 6**Water Tank 1**Not exceeding 56.4m²

1 storey (Not exceeding 5m)

Vehicular Access

Structure 5**Ancillary Toilet 3**Not exceeding 11.7m²

1 storey (Not exceeding 3.5m)

Structure 8**Pump Room**Not exceeding 11.8m²

1 storey (Not exceeding 5m)

Structure 7**Water Tank 2**Not exceeding 2.6m²

1 storey (Not exceeding 3.5m)

Connecting to Lau
Fau Shan Road**Structure 14****Guard Room 2**Not exceeding 5.5m²

1 storey (Not exceeding 4m)

LEGEND:

The Application Site

Loading/Unloading Bays (16m x 3.5m)
for Container Trailer/TractorLoading/Unloading Bays (11m x 3.5m)
for Medium/Heavy Goods Vehicle

Ingress/Egress

(For Indicative Purpose)

Project:

Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:

Indicative Layout Plan

Ref.: ADCL/PLG-10270-R003/F004

Figure:

4

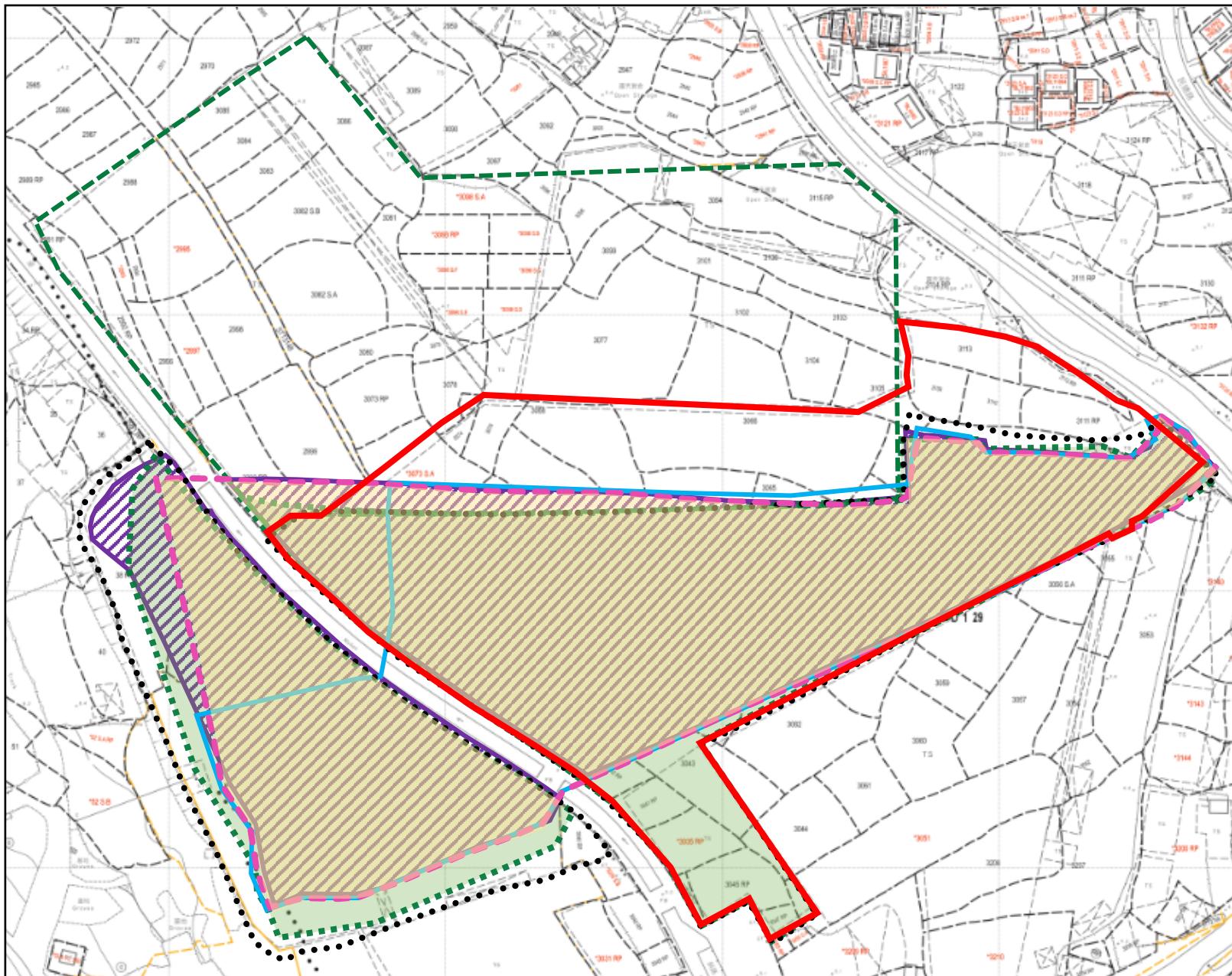
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Nov 2025

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LEGEND:

-  The Application Site and Approved Applications
No. A/YL-HT/1058,
No. A/HSK/108 and
No. A/HSK/305
-  Approved Application
No. A/YL-HT/54
-  Approved Applications
No. A/YL-HT/123 and
No. A/YL-HT/185
-  Approved Application
No. A/YL-HT/235
-  Approved Applications
No. A/YL-HT/273,
No. A/YL-HT/383 and
No. A/YL-HT/383-1
-  Approved Application
No. A/YL-HT/533
-  Approved Applications
No. A/YL-HT/727 and
No. A/YL-HT/897
-  Approved Application
No. A/YL-HT/934

(For Identification Only)

Project:

Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title: Application Area covered by Previous Planning Approvals

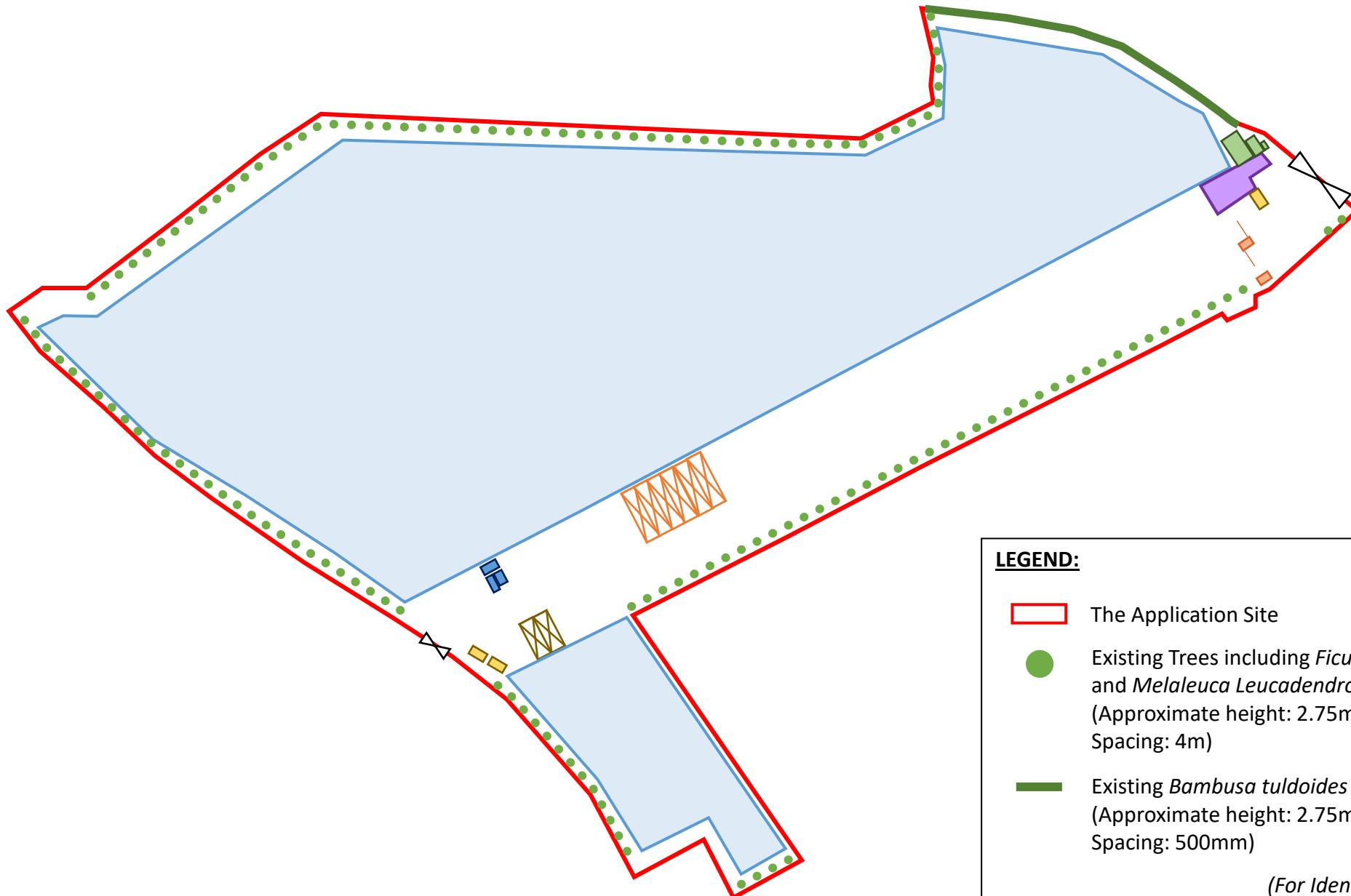
Figure:
5

Scale:

Ref.: ADCL/PLG-10270-R003/F005



GRANDMAX SURVEYORS LIMITED
俊匯測量師行有限公司



Project:
Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
Landscape and Tree Preservation Proposal

Ref.: ADCL/PLG-10270-R003/F006

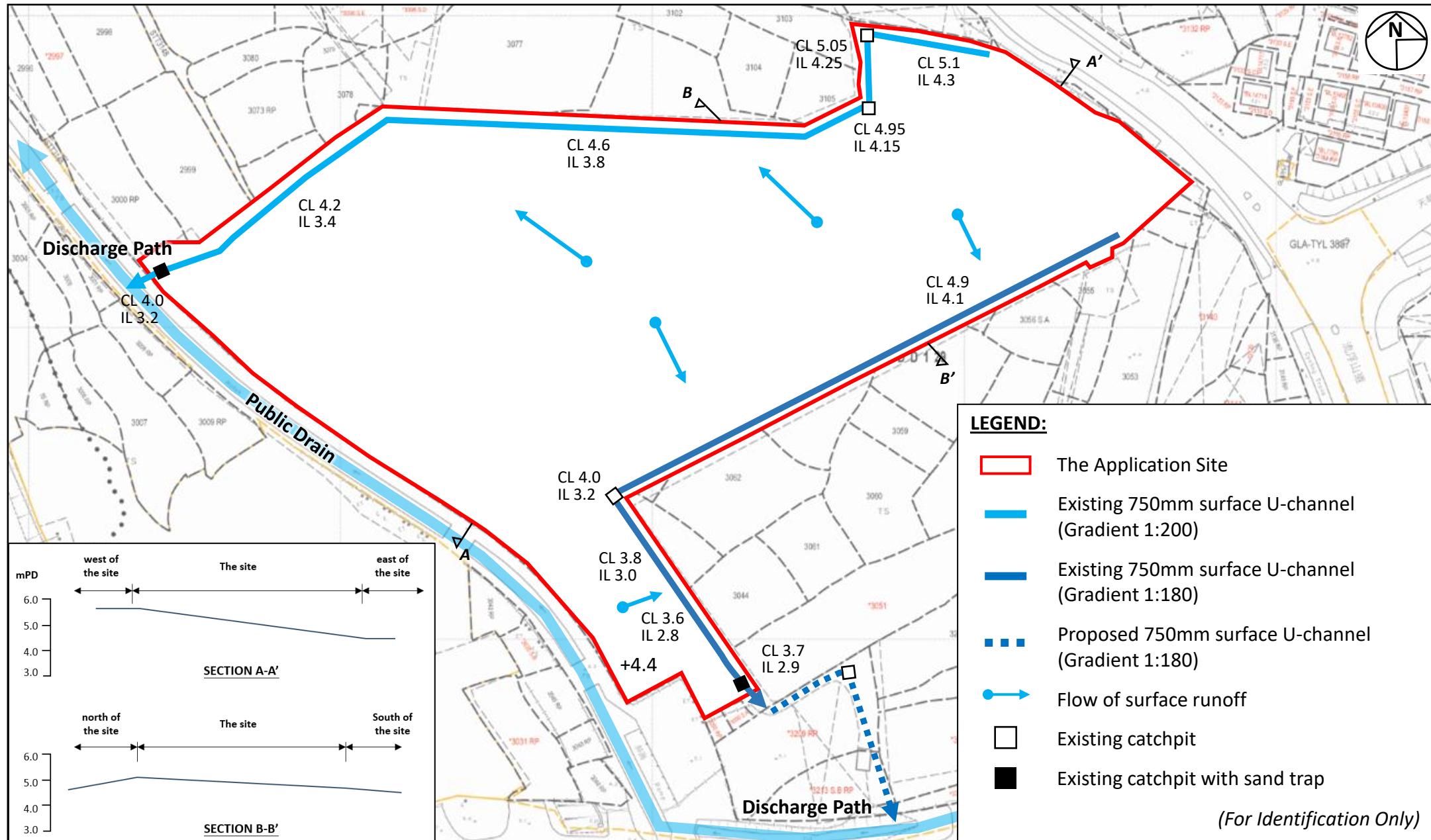
Figure:
6

Scale:
Not to Scale

Date:
Nov 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



Project:
Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
As-built Drainage Plan

Ref.: ADCL/PLG-10270-R003/F007

Figure:
7

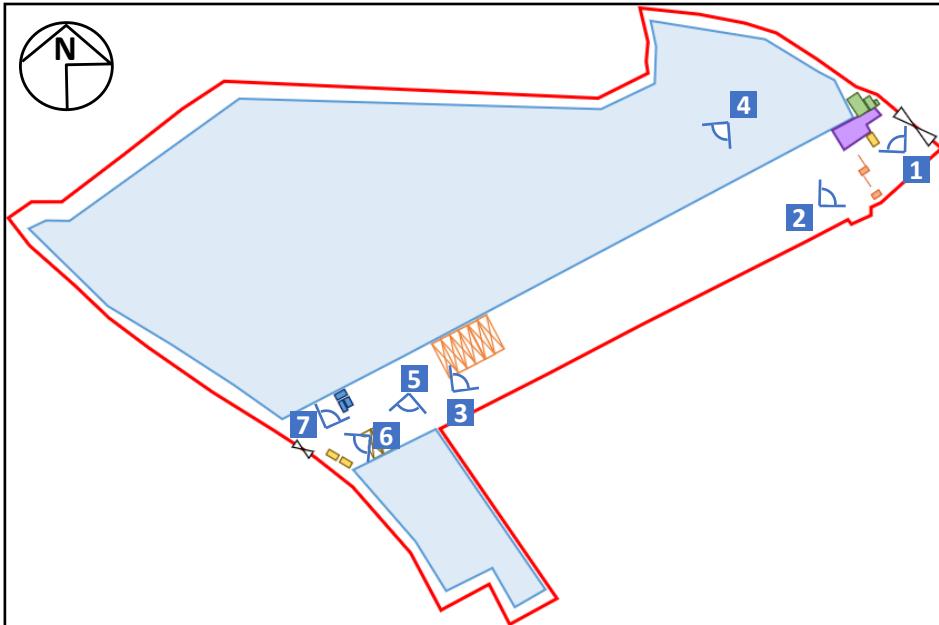
Scale:
Not to Scale
Date:
Nov 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

List of Illustrations

Illustration 1	Existing Condition of the Application Site
Illustration 2	Current Condition of the Existing Trees
Illustration 3	Current Condition of the Existing Drainage Facilities



LEGEND:

The Application Site Viewpoint
(For Identification Only)



Project:

Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
Current Condition of the Application Site

Ref.: ADCL/PLG-10270-R003/I001

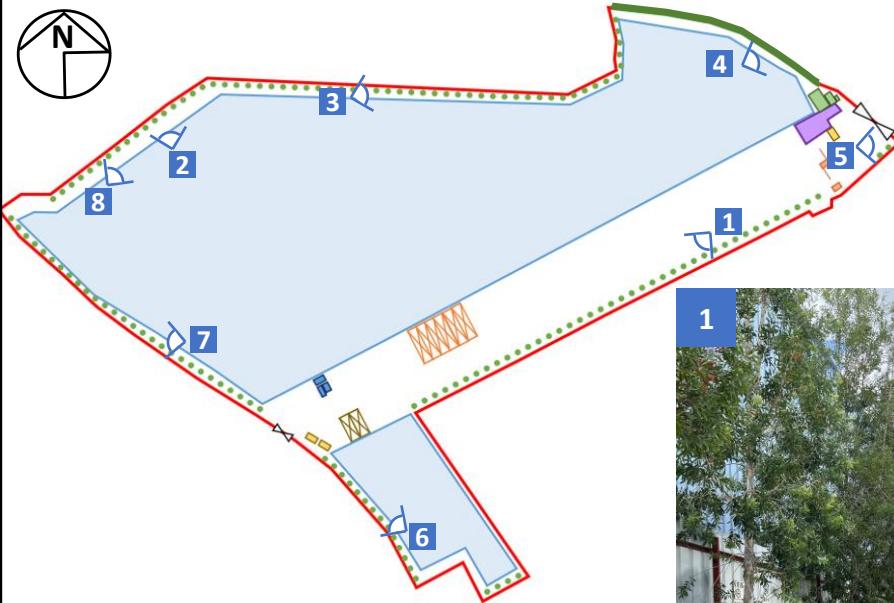
Illustration:
1

Scale:
Not to Scale

Date:
Nov 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



LEGEND:

The Application Site
 Viewpoint
(For Identification Only)



Project:

Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:

Current Condition of the Existing Trees

Ref.: ADCL/PLG-10270-R003/I002

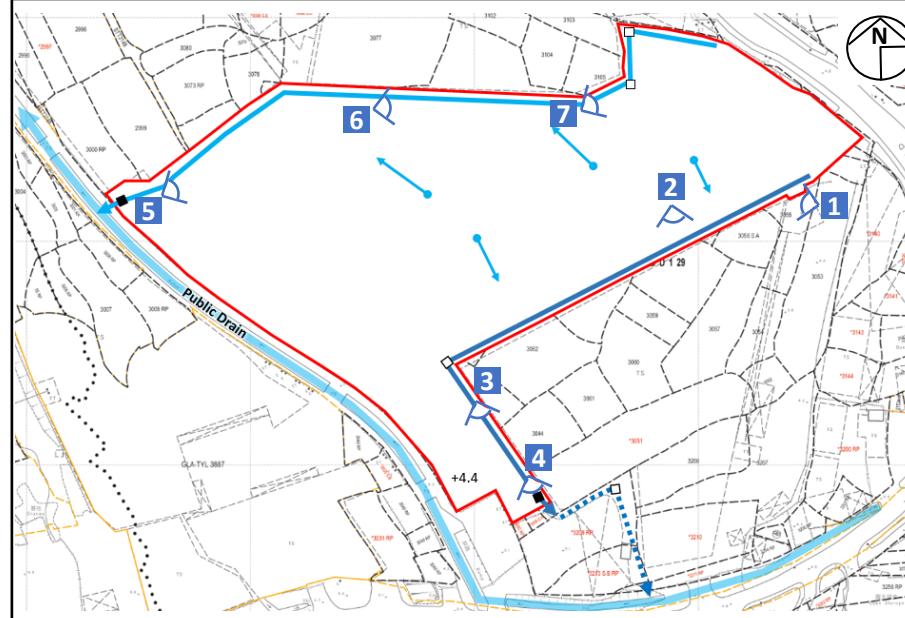
Illustration:
2

Scale:
Not to Scale

Date:
Nov 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司



LEGEND:

- The Application Site
- Viewpoint
(For Identification Only)



Project:

Section 16 Planning Application for Temporary Logistics Centre with Ancillary Facilities for a Period of 3 Years at Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:

Current Condition of the Existing Drainage Facilities

Ref.: ADCL/PLG-10270-R003/I003

Illustration:
3

Scale:
Not to Scale

Date:
Nov 2025



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

List of Appendices

Appendix I	Discharge Letters for Approval Conditions (e) and (f) of the Last Approved Application (No. A/HSK/305)
Appendix II	Fire Service Installations Proposal
Appendix III	Letter from the Water Authority

Appendix I

Discharge Letters for Approval Conditions (e) and (f) of the Last Approved Application (No. A/HSK/305)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



Planning Department

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

19 September 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/305
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

Metro Planning and Development Co. Ltd.
Unit L, 7/F, International Centre
2-8 Kwei Tei Street, Fo Tan,
Sha Tin, New Territories
(Attn.: Mr. Patrick TSUI)

Dear Sir/ Madam,

Compliance with Approval Condition (e)
Planning Application No. A/HSK/305

I refer to your submission dated 1.9.2022 regarding the implementation of the accepted tree preservation and landscape proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.

Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

Not acceptable. The captioned condition has not been complied with.

Should you have any queries on the departmental comments, please contact Mr. Leo LAM (Tel: 3565 3956) of the Planning Department direct.

Yours faithfully,

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

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輋路1號
沙田政府合署14樓



Planning Department

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

25 May 2022

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/305
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

Metro Planning and Development Co. Ltd.
Unit L, 7/F, International Centre
2-8 Kwei Tei Street, Fo Tan,
Sha Tin, New Territories
(Attn.: Mr. Patrick TSUI)

Dear Sir/ Madam,

Compliance with Approval Condition (f)
Planning Application No. A/HSK/305

I refer to your submission dated 1.3.2022 regarding the submission of a condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

Acceptable. The captioned condition has been complied with.

Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.

Not acceptable. The captioned condition has not been complied with. Detailed departmental comments are at **Appendix I**.

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

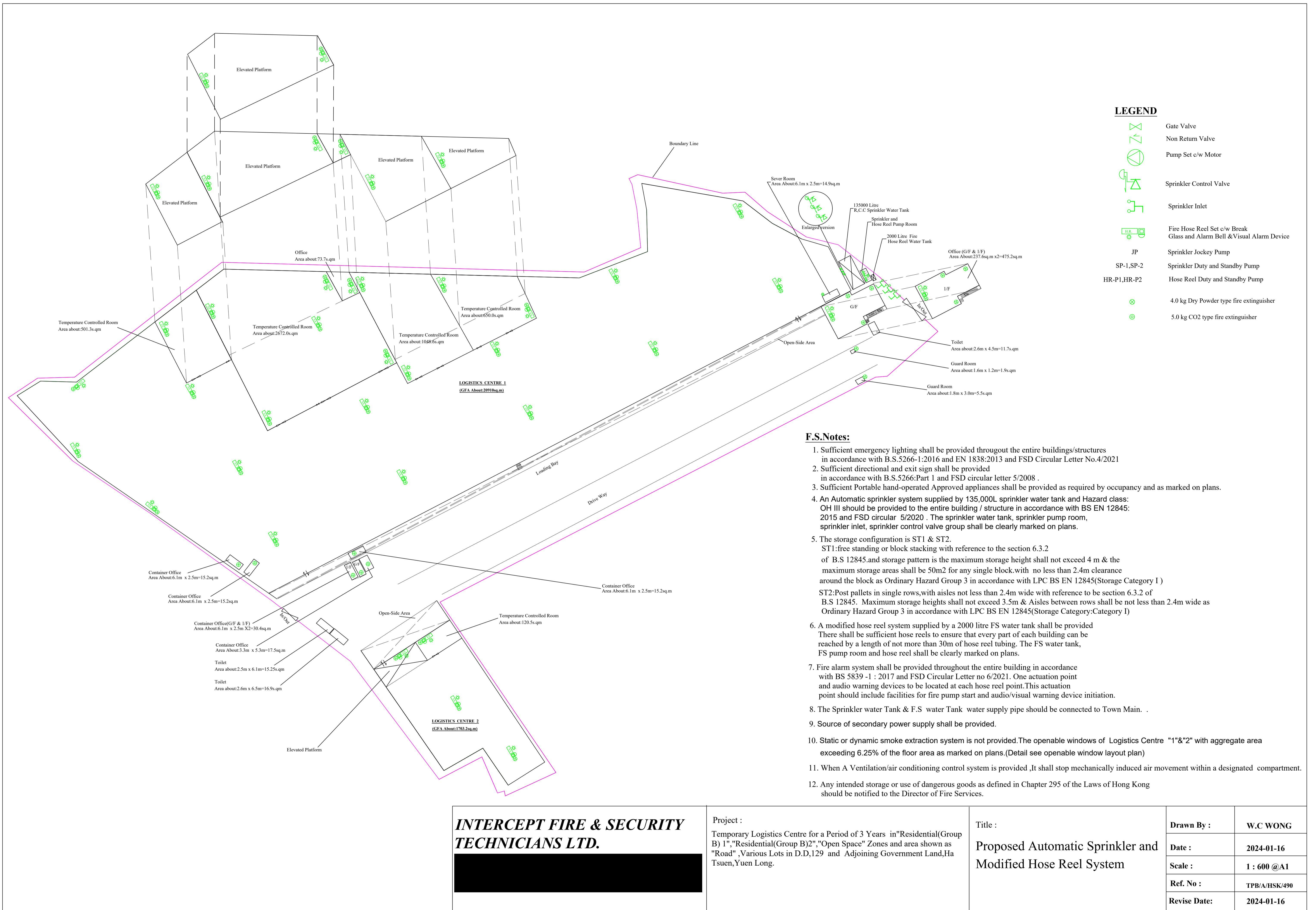
Yours faithfully,

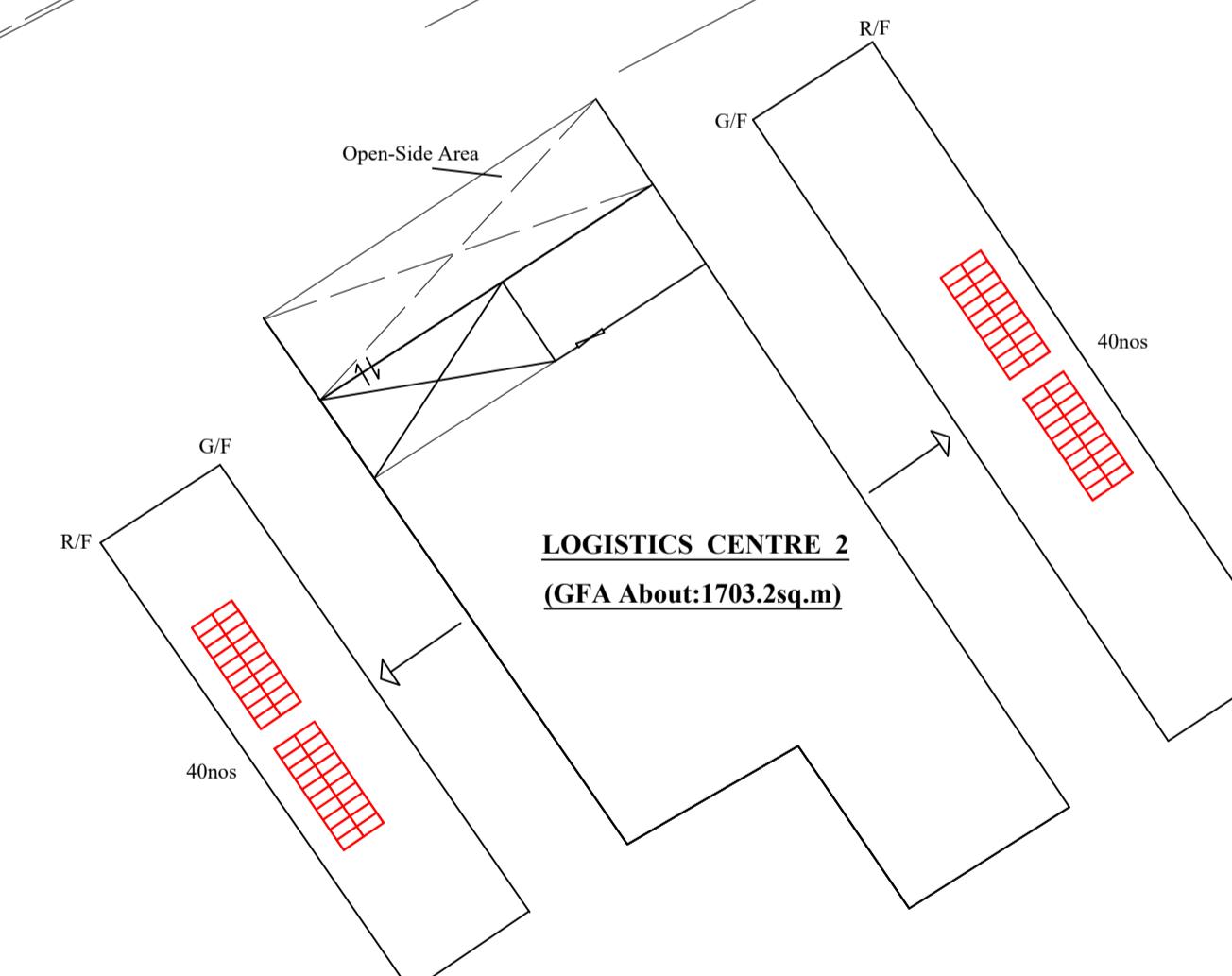
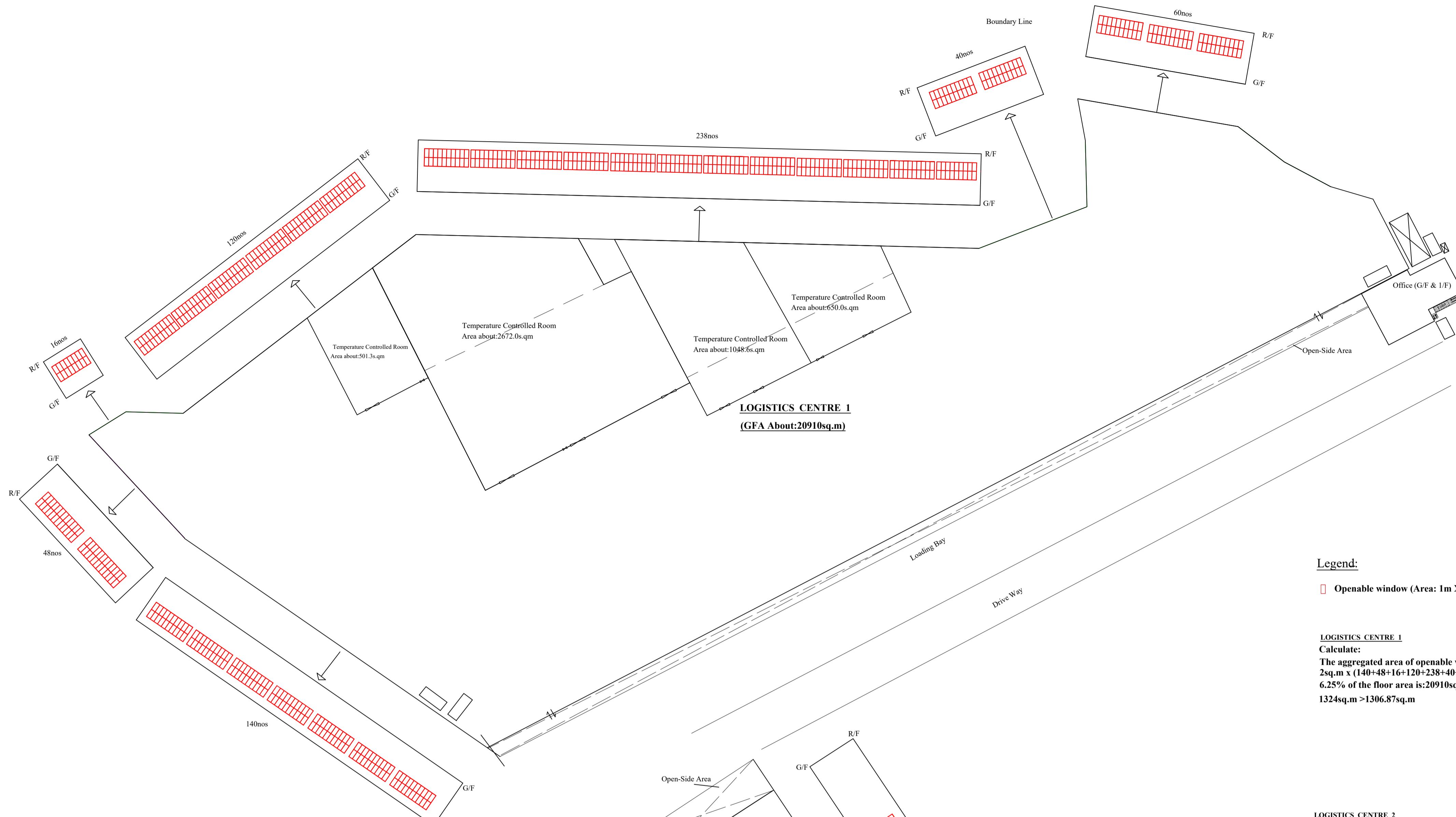
(Ernest C.K. WONG)

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

Appendix II

Fire Service Installations Proposal





LOGISTICS CENTRE 1
Calculate:
The aggregated area of openable window is:
 $2\text{sq.m} \times (140+48+16+120+238+40+60) \text{ nos} = 2\text{sq.m} \times 662\text{nos} = 1324\text{sq.m}$
6.25% of the floor area is: $20910\text{sq.m} \times 6.25\% = 1306.87\text{sq.m}$
 $1324\text{sq.m} > 1306.87\text{sq.m}$

LOGISTICS CENTRE 2
Calculate:
The aggregated area of openable window is:
 $2\text{sq.m} \times (40+40) \text{ nos} = 2\text{sq.m} \times 80\text{nos} = 160\text{sq.m}$
6.25% of the floor area is: $1703.2\text{sq.m} \times 6.25\% = 106.5\text{sq.m}$
 $160\text{sq.m} > 106.5\text{sq.m}$

**INTERCEPT FIRE & SECURITY
TECHNICIANS LTD.**

Project :
Temporary Logistics Centre for a Period of 3 Years in "Residential(Group B) 1", "Residential(Group B)2", "Open Space" Zones and area shown as "Road", Various Lots in D.D.129 and Adjoining Government Land, Ha Tsuen, Yuen Long.

Title :
Proposed Openable window
Layout Plan

Drawn By :	W.C WONG
Date :	2024-01-16
Scale :	1 : 600 @A1
Ref. No :	TPB/A/HSK/490
Revise Date:	2024-01-16

Appendix III

Letter from the Water Authority



The Water Authority
43/F Immigration Tower, 7 Gloucester Road, Hong Kong.
Tel : 2824 5000 Fax : 2802 7333 email : wsdinfo@wsd.gov.hk

Form Serial No. 7852322144
(for official use)

Part V(a) (To be completed by the Water Authority)

SHEUNG YIK STORAGE LIMITED,

Premises: **LOT 2999(PART), 3000RP(PART), 3010RP, 3011RP, 3012SA 3035RP(PART), 3038RP, 3041RP, 3042RP, 3043(PART), 3044(PART) 3045RP, 3046RP(PART), 3047RP, 3050SA(PART), 3050RP(PART) 3051(PART), 3053(PART), 3055(PART), 3056SA(PART), 3056SB(PART) 3058(PART), 3062(PART), 3063(PART), 3064, 3065, 3066(PART), 3067 3068, 3069, 3070SA, 3070RP, 3071, 3072(PART), 3073SA(PART), 3074 3076, 3077(PART), 3078(PART), 3105(PART), 3106, 3107, 3108(PART) 3109, 3110, 3111RP(PART), 3112RP(PART), 3113, 3134RP(PART) 3135(PART) IN DD 129 & ADJOINING GOVERNMENT LAND**
HA TSUEN, YUEN LONG, NEW TERRITORIES
***FIRE SERVICES INSTALLATION**

Inspection, including but not limited to carrying out spot-check of the pipes and fittings at the premises, was carried out on 5 NOVEMBER 2024 on the *whole/part of the works under the Approved Plumbing Proposals covered by this Form. There is no irregularity apparent to us during the above mentioned inspection.

Subject to the completion of random sampling of the water supply to be carried out at inside service *and connection point with satisfactory water test results as required by the Water Authority, *and on payment of the charge prescribed in Part 1 of Schedule 1 of the Waterworks Regulations, the WWO 46 Part V(b) will be issued. *The connection to the main will then be made *and the part of the fire service or inside service on land held by the Government will be installed afterwards.

6

(Signed for the Water Authority)

Name : LEE Ka Man
Post : I/NTW(CS)A 3
Tel No : 3701 5222
Fax No :

Date : 30 December 2024

To: SUNG MAN HO
CC: SHEUNG YIK STORAGE LIMITED

* Delete whichever is not applicable.

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.
WWO 46 (01/19)



The Water Authority
43/F Immigration Tower, 7 Gloucester Road, Hong Kong.
Tel : 2824 5000 Fax : 2802 7333 email : wsdinfo@wsd.gov.hk

Form Serial No. 7852322144
(for official use)

Part V(b) (To be completed by the Water Authority)

SUNG MAN HO,

[Redacted]

Premises: VARIOUS LOTS IN DD 129 & ADJOINING GOVERNMENT LAND HA TSUEN YUEN
LONG NEW TERRITORIES

Random sampling of the water supply has been carried out at inside service *and at connection point, and satisfactory water test results were received on 30 September 2025 as required by the Water Authority. There is no irregularity apparent to us. *Subject to payment of the charge prescribed in Part 1 of Schedule 1 of the Waterworks Regulations, *the connection to the main will then be made *and the part of the fire service or inside service on land held by the Government will be installed.

Attention of the Licensed Plumber is drawn to the Licensed Plumber's duty to construct, install, alter or remove the works covered by this Form in compliance with the Approved Plumbing Proposals, the Waterworks Ordinance and the Waterworks Regulations. Neither the issuance of this Form nor approval of the plumbing proposals nor the granting of the connection to the main *and the installation of the part of the fire service or inside service on land held by the Government shall be construed as a ratification of any contravention of any of the provisions of the Waterworks Ordinance or the Waterworks Regulations.

(Signed for the Water Authority)

Name : LAM Ting Shun

Post : I/NTW(CS)A 3

Tel No : 3701 5222

Fax No :

Date : 30 September 2025

To: SUNG MAN HO
CC: SHEUNG YIK STORAGE LIMITED

* Delete whichever is not applicable.

The meaning of 'consumer' and 'agent' shall be as defined in Section 2 of the Waterworks Ordinance.
WWO 46 (01/19)



GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Appendix Ia of RNTPC
Paper No. A/HSK/592

Date : 4th December, 2025
Our Ref. : ADCL/PLG-10270/L017

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

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Temporary Logistics Centre for a Period of 3 Years at Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/HSK/592)**

We refer to the captioned application and would like to clarify that no recycling, cleaning, repairing, dismantling or any other workshop activities would be allowed at the application site.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED]

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

Thomas Luk
Planning Consultant

Encl.
c.c. Client



Date : 9th January, 2026
Our Ref. : ADCL/PLG-10270/L018

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Temporary Logistics Centre for a Period of 3 Years at Lots 2999 (Part), 3000 RP (Part), 3010 RP, 3011 RP, 3012 S.A, 3035 RP (Part), 3038 RP, 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 S.A (Part), 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070 S.A, 3070 RP, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (Planning Application No. A/HSK/592)

We refer to the comments from the Fire Services Department, we would like to provide a revised FSI proposal and the Fire Service Completion Advice to facilitate considerations by the FSD and the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our [REDACTED].

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited



Thomas Luk
Planning Consultant

Encl.
c.c. Client

F.S.NOTES:

1. GENERAL

1.1 FIRE SERVICE INSTALLATIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE CODES OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT AND INSPECTION, TESTING AND MAINTENANCE OF INSTALLATIONS AND EQUIPMENT 2022 (COP 2022), FSD CIRCULAR LETTERS AND THE HONG KONG WATERWORKS STANDARD REQUIREMENTS. [SEP 2022]¹

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 HEIGHT : 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

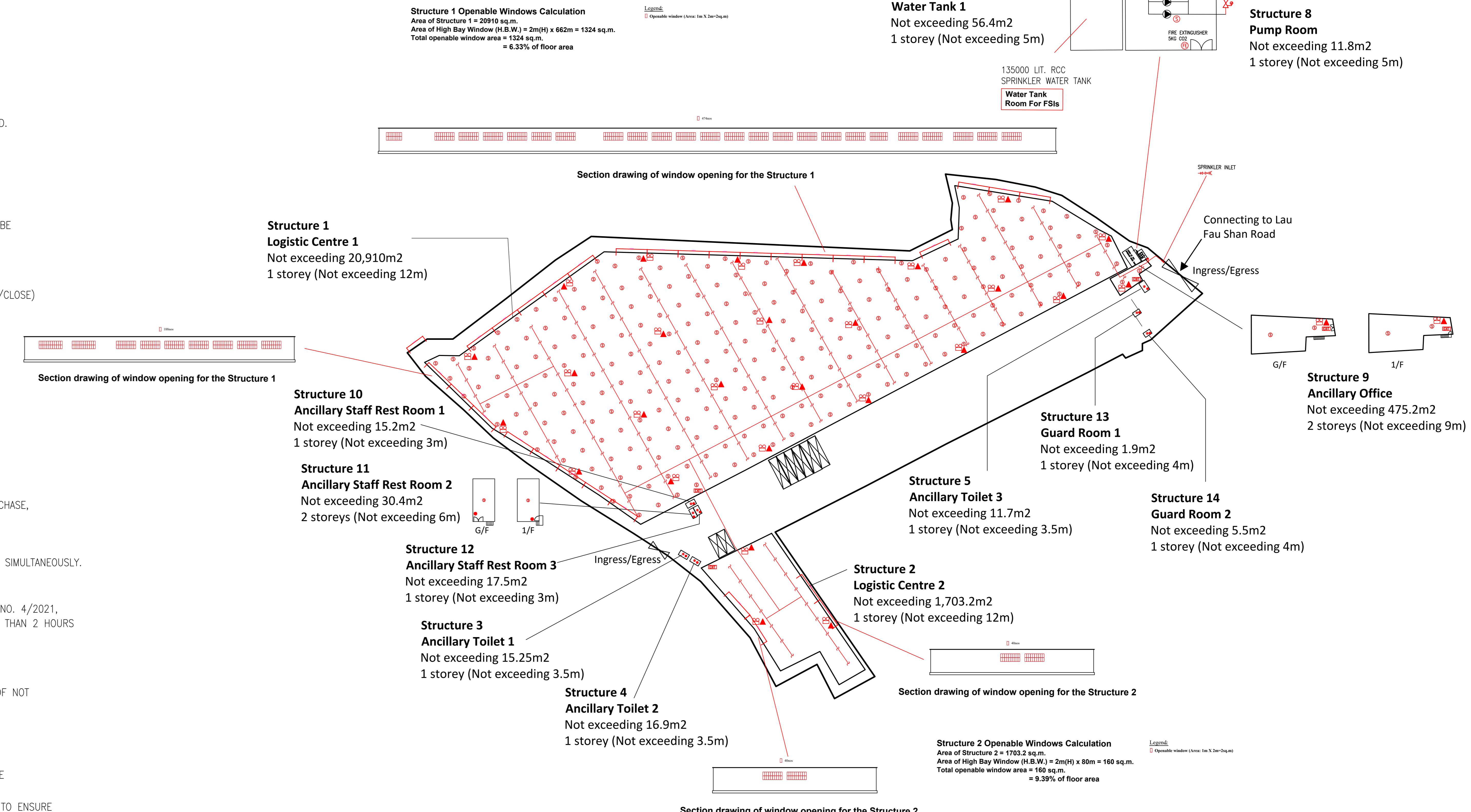
5.1 ALL EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266-1 :2016 AND FSD CIRCULAR LETTER NO. 5/2008, FOR THE BUILDING. EXIT SIGNS/DIRECTIONAL EXIT SIGNS SHALL BE BACKED UP BY BUILT-IN BATTERY AND CAPABLE OF MAINTAINING FUNCTION OF NOT LESS THAN 2 HOURS IN CASE OF POWER FAILURE.

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

(S) STAND ALONE BATTERY TYPE SMOKE DETECTOR
▲ 25KG WHEELED TYPE DRY CHEMICAL FIRE EXTINGUISHER
○ EMERGENCY LIGHT
EXIT SIGN
NON-RETURN VALVE
SPRINKLER CONTROL VALVE SET
GATE VALVE
GATE TYPE (With MONITORING)
PUMP SET
Y-TYPE STRAINER
SPRINKLER HEAD (ON PLAN)
SPRINKLER INLET
PRESSURE GAUGE
SUBSIDIARY VALVE / FLOW SWITCH
5KG CO2 FIRE EXTINGUISHER
5KG DRY POWDER FIRE EXTINGUISHER



水務署
Water Supplies Department

總部 Headquarters

香港灣仔告士打道七號入境事務大樓 43 樓

43/F, Immigration Tower, 7 Gloucester Road, Wan Chai, Hong Kong

本署檔號 : 7115328499 of 6228092831

Our ref.

電話 : 2824 5000

Tel.

來函檔號 :

傳真 : 2802 7333

Your ref.

Fax.

3 October 2025

BUILDINGS DEPARTMENT

G/F, BUILDINGS DEPARTMENT HEADQUARTERS

WEST KOWLOON GOVERNMENT OFFICES, NORTH TOWER

11 HOI TING ROAD, YAU MA TEI, KOWLOON

FIRE SERVICE COMPLETION ADVICE

Address: Various Lots in DD 129 & Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories

FIRE SERVICE SUPPLY

I hereby advise that one number permanent connection of a supply of *fresh* water from the Waterworks for the purpose of fire service has been made to the above premises.

Yours faithfully,

(AU Kwok Kit)
for Water Authority

To: Buildings Department
CC: Fire Services Department

[REDACTED]

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

Application No.	Uses/Development	Date of Consideration
A/YL-HT/54	Temporary Open Storage of Container with Ancillary Office and Parking for a Period of 12 Months	14.8.1998
A/YL-HT/123	Temporary Open Storage of Container with Ancillary Office and Parking for a Period of 12 Months	17.12.1999
A/YL-HT/185	Temporary Open Storage of Containers, and Ancillary Office, Parking of Vehicles and Maintenance Workshop for a Period of 3 Years	12.1.2001 (revoked on 12.4.2001)
A/YL-HT/235	Temporary Open Storage of Containers, and Ancillary Office, Parking of Vehicles and Maintenance Workshop for a Period of 3 Years	8.2.2002
A/YL-HT/273	Temporary Open Storage of Containers and Ancillary Office, Parking of Vehicles and Maintenance Workshop for a Period of 3 Years	12.10.2002 ¹ (Minor Amendment to the approved scheme No. A/YL-HT/235)
A/YL-HT/383	Temporary Open Storage of Containers with Ancillary Office, Parking of Vehicles and Maintenance Workshop for a Period of 3 Years	18.3.2005
A/YL-HT/533	Temporary Open Storage of Containers and Ancillary Office, Parking of Vehicles and Maintenance Workshop for a Period of 3 Years	7.3.2008
A/YL-HT/727	Temporary Open Storage of Container and Recyclable Material with Ancillary Workshop and Ancillary Freight Forwarding Facility, Tyre Repair Workshop, Warehouse and Canteen for a Period of 3 Years	6.5.2011 (revoked on 6.6.2013)
A/YL-HT/897	Proposed Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Material, and Ancillary Tyre Repair Workshop and Canteen for a Period of 3 Years	9.5.2014 (revoked on 9.6.2016)
A/YL-HT/934	Proposed Temporary Logistics Centre with Ancillary Office and Parking of Vehicle for a Period of 3 Years	6.2.2015 (revoked on 6.5.2016)
A/YL-HT/1058	Proposed Temporary Logistics Centre for a Period of 3 Years	9.12.2016 (revoked on 9.1.2019)

¹ approved by District Planning Officer/Tuen Mun and Yuen Long under the delegated authority of the Town Planning Board.

Application No.	Uses/Development	Date of Consideration
A/HSK/108	Temporary Logistics Centre for a Period of 3 Years	7.12.2018 (revoked on 7.3.2021)
A/HSK/305	Temporary Logistics Centre for a Period of 3 Years	24.9.2021 (revoked on 24.6.2023)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/12	Temporary Open Storage of Containers with Repairing Area for 12 months	26.4.1996	(1), (2), (3) and (4)

Rejection Reason:

- (1) Insufficient information to demonstrate that the development would not have adverse drainage impact on the surrounding areas.
- (2) Setting an undesirable precedent for similar applications.
- (3) Not in line with the planning intention of the “Comprehensive Development Area” zone.
- (4) The turning movement of container vehicles will interrupt the traffic flow of Lau Fau Shan Road and pose serious road safety hazard to the motorists and road users.

**Similar S.16 Applications within/straddling the subject
“Open Space”, “Residential (Group B) 1” and “Residential (Group B) 2” Zones
and Area Shown As ‘Road’
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/283	Temporary Logistics Centre for a Period of 3 Years	28.5.2021 (revoked on 28.8.2023)
A/HSK/321	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	27.8.2021 (revoked on 27.5.2023)
A/HSK/338	Temporary Logistics Centre for a Period of 3 Years	22.4.2022 (revoked on 22.1.2024)
A/HSK/389	Proposed Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	26.8.2022 (revoked on 26.5.2023)
A/HSK/391	Temporary Logistics Centre for a Period of 3 Years	26.8.2022 (revoked on 26.5.2024)
A/HSK/413	Temporary Logistics Centre for a Period of 3 Years	11.11.2022 (revoked on 11.8.2024)
A/HSK/432	Proposed Temporary Logistics Centre for a Period of 3 Years	31.3.2023 (revoked on 30.12.2024)
A/HSK/439	Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	5.5.2023
A/HSK/450	Temporary Logistics Centre for a Period of 3 Years	9.6.2023 (revoked on 9.3.2024)
A/HSK/456	Temporary Logistics Centre with Ancillary Office for a Period of 3 Years	12.1.2024 (revoked on 12.10.2025)
A/HSK/501	Temporary Logistics Centre for a Period of 3 Years	24.5.2024
A/HSK/510	Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years	21.6.2024
A/HSK/522	Temporary Logistics Centre for a Period of 3 Years	20.9.2024

Application No.	Uses/Development	Date of Consideration
A/HSK/536	Temporary Logistics Centre for a Period of 3 Years	28.3.2025
A/HSK/553	Proposed Temporary Logistic Centre for a Period of 3 Years	11.4.2025
A/HSK/572	Temporary Logistics Centre with Ancillary Office and Canteen for a Period of 3 Years	15.8.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Government Land (GL) and Old Schedule Agricultural Lots (all lots within Site) 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. Any occupation of GL without Government's prior approval is an offence under Cap. 28;
- the lots within the Site are covered by Short Term Waivers (STWs) as listed below:

<u>STW No.</u>	<u>Lot in D.D. 129</u>	<u>Purpose</u>
4833	3078	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle
4834	2999	
4835	3000 RP	
4836	3073 S.A	
4964	3066	Temporary Logistics Centre with Ancillary Site Office
4965	3077	
4966	3105	

- the GL in the Site are covered by the Short Term Tenancy (STT) as listed below and charged by toleration fee:

<u>STT No.</u>	<u>Purpose</u>
2850	Temporary Open Storage of Container with Ancillary Workshop, Warehouse with Ancillary Freight Forwarding Facility, Open Storage of Recyclable Materials, Tyre Repair Workshop and Ancillary Canteen
3148	Temporary Logistics Centre with Ancillary Office and Parking of Vehicle

- the GL portion adjoining Lots 3074, 3078, 3111 RP, 3112 RP and 3134 RP in D.D.129 for Temporary Logistics Centre is charged by toleration fee and regularisation by STT could be considered.

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
- should the application be approved, a condition should be stipulated requiring the applicant to maintain the existing drainage facilities, and to submit condition record of the existing drainage facilities to his satisfaction.

3. 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
- the submitted FSIs proposal is considered acceptable by his department.

4. 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.

5. 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
- he has no plan to develop the Site into public open space in the upcoming three years.

6. 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.

7. **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;
- Chief Town Planner/Urban Design and Landscape, Planning 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) 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) should apply to his office for Short Term Waivers and Short Term Tenancies to permit the structures erected or to be erected within the subject lots, if any and the occupation of Government Land. The STW and STT holder(s) will need to apply to his office for modification of the existing STWs and/or STTs conditions where appropriate. The application(s) for STWs and STTs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STWs and STTs, if approved, will be subject to such terms and conditions including the payment of waiver fee, rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structures will be considered;
- (d) to note the comments of the Commissioner for Transport that sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the applicant should be responsible for the construction and maintenance of run-in/out from public road to the Site. The run-in/out should be removed and the public road should be restored to the satisfaction of HyD after the use of the Site;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
 - the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and
 - the applicant/owner's drainage facilities should 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 should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by his application;
- (g) 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;

- (h) to note the comments of the Director of Fire Services that 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;
- (i) to note the comments of the Director of Environmental Protection that the applicant is advised to follow the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" in order to minimise the potential environmental nuisance on the surrounding area;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - emergency vehicular access should be provided for all buildings to be erected on the Site in accordance with the requirement under the Regulations 41D of the Building (Planning) Regulations (B(P)R). The Site abuts on a specified street (Lau Fau Shan Road) of not less than 4.5 m wide. Its permitted development intensity should be determined under the First Schedule of the B(P)R at the building plan submission stage;
 - if the existing structures are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any applied use under the application;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with 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; and
- (k) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smoothness of Lau Fau Shan Road and provide sufficient safety precautions to avoid obstruction or danger caused to any person or vehicle on the road.

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月27日星期六 3:19
收件者: tpbpd/PLAND
主旨: A/HSK/592 DD 129 Sha Kong Wai Tsai, Ha Tsuen
類別: Internet Email

Dear TPB Members,

547 withdrawn having allowed another the operator to procrastinate for another year.

The operator has the balls to refer to the 2021 approval re implementation of conditions.

The Wang Fuk Court fire highlighted how years of tolerance on the part of government depts with regard to complying with regulations culminated in disaster. The community can no longer stand by and expectations are that going forward a zero tolerance policy will prevail.

Previous objections applicable and upheld. The operator ahs no intention to fulfil conditions so the business should be terminated.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 17 February 2025 2:17 AM HKT
Subject: A/HSK/547 DD 129 Sha Kong Wai Tsai, Ha Tsuen

Dear TPB Members,

Take note of the dates. 490 was withdrawn back in late 2023 but the operation has been allowed to continue regardless.

This makes a mockery of the process. Again the applicant claims that:
The application will not give rise to substantial change in planning circumstances. **The operator has demonstrated his significant progress in complying planning approval** conditions of the last planning approval;

If all conditions have not been fulfilled at this stage then there is absolutely no justification to approve this application.

The duty of govt depts and TPB is consider the health adn safety of the community not the commercial interests of the applicant.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 31 October 2023 2:14 AM HKT
Subject: A/HSK/490 DD 129 Sha Kong Wai Tsai, Ha Tsuen

Dear TPB Members,

Again conditions were not fulfilled and approval was revoked. However despite a long history of similar nature the applicant has the balls to state that:

The operator has demonstrated his significant progress in complying planning approval conditions of the last planning approval.

Seriously, how many decades does it take to fulfil conditions?

No wonder there is such disregard for rules and regulations when an operation with a history like this is assured of an auto, no questions asked, roll over every three years.

Members are complicit in encouraging disregard for the Rule of Law by approving the roll overs.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 8 May 2021 3:39 AM HKT
Subject: A/HSK/305 DD 129 Sha Kong Wai Tsai, Ha Tsuen

A/HSK/305

Lots 2999 (Part), 3000 RP (Part), 3010 RP (Part), 3011 RP, 3012 RP (Part), 3035 RP (Part), 3038 RP (Part), 3041 RP, 3042 RP, 3043 (Part), 3044 (Part), 3045 RP, 3046 RP (Part), 3047 RP, 3050 RP (Part), 3051 (Part), 3053 (Part), 3055 (Part), 3056 S.A (Part), 3056 S.B (Part), 3058 (Part), 3062 (Part), 3063 (Part), 3064, 3065, 3066 (Part), 3067, 3068, 3069, 3070, 3071, 3072 (Part), 3073 S.A (Part), 3074, 3075 (Part), 3076, 3077 (Part), 3078 (Part), 3105 (Part), 3106, 3107, 3108 (Part), 3109, 3110, 3111 RP (Part), 3112 RP (Part), 3113, 3134 RP (Part) and 3135 (Part) in D.D. 129 and Adjoining Government Land, Sha Kong Wai Tsai, Ha Tsuen, Yuen Long

Site area : About 32,734sq.m including Government Land of about 397sq.m

Zoning : "Res (Group B) 1", "Res (Group B) 2", "Open Space" and area shown as 'Road'

Applied use : Logistics Centre / 8 Heavy Goods Parking

Dear TPB Members,

The history of this site is shocking. The operation has been allowed to flaunt the regulations for decades. Despite the long history of failure to comply with conditions, including what some would consider to construe a public hazard – fire service installations, PlanD does not mention this in the 2018 minutes and MEMBERS ASKED NO QUESTIONS. Shocking.

The applicant is fully aware that multiple extensions of time will be granted and application rolled over despite the track record.

PlanD can no longer trot out ‘the implementation programme for this part of the Hung Shui Kiu New Development Area (HSK NDA) was still being formulated”

26/06/2020

Finance Committee of Legislative Council approved the funding application of the following items:

787CL – Hung Shui Kiu/Ha Tsuen New Development Area advance works – site formation and engineering infrastructure

796CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 1 works – site formation and engineering infrastructure

829CL – Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works – site formation and engineering infrastructure

38CA – Special Ex-gratia Cash Allowance for the First Phase development for the Hung Shui Kiu/Ha Tsuen New Development Area

Cowboy operations like this can no longer be tolerated. A large fire in the area could set the development plans back many months.

Members can no longer dodge their duty TO ASK QUESTIONS.

Mary Mulvihill