

This document is received on 18 AUG 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](https://www.tpb.gov.hk/en/plan_application/apply.html)

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

## **General Note and Annotation for the Form**

### 填寫表格的一般指引及註解

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

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

& Please attach documentary proof 請夾附證明文件

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

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

2501731

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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/YL-HTF/1187
	Date Received 收到日期	18 AUG 2025

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

### 1. Name of Applicant 申請人姓名/名稱

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

Chung Kin Engineering (International) Limited 中堅通架工程有限公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and adjoining Government Land, Pak Nai, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 4,713 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,058 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 115 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 Ha Tsuen Fringe OZP No.: S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	<p>Vacant</p> <p>(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)</p>

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

The applicant 申請人 –

is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

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

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

已採取合理步驟以取得土地擁有的同意或向該人發給通知。詳情如下：

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

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

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

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#</sup>&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

posted notice in a prominent position on or near application site/premises on  
11/07/2025 - 25/07/2025 (DD/MM/YYYY)<sup>#</sup>

於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/07/2025 (DD/MM/YYYY)<sup>#</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

others (please specify)  
其他 (請指明)

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段 (倘適用) 及處所 (倘有) 分別提供資料

## 6. Type(s) of Application 申請類別

## (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....			
(c) Development Schedule 發展細節表				
Proposed uncovered land area 擬議露天土地面積	..... 2,706 sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	..... 2,007 sq.m <input checked="" type="checkbox"/> About 約			
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 5			
Proposed domestic floor area 擬議住用樓面面積	..... N/A sq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,058 sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	..... 2,058 sq.m <input checked="" type="checkbox"/> About 約			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)				
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m <sup>2</sup> (ABOUT)	256 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)
B3	STORAGE OF CONSTRUCTION MATERIALS	51 m <sup>2</sup> (ABOUT)	102 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B4	WASHROOM	22 m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m <sup>2</sup> (ABOUT)	1,670 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
TOTAL		2,007 m <sup>2</sup> (ABOUT)	2,058 m <sup>2</sup> (ABOUT)	.....
Proposed number of car parking spaces by types 不同種類停車位的擬議數目				
Private Car Parking Spaces 私家車車位	..... 5			
Motorcycle Parking Spaces 電單車車位	..... N/A			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A			
Others (Please Specify) 其他 (請列明)	.....			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目				
Taxi Spaces 的士車位	..... N/A			
Coach Spaces 旅遊巴車位	..... N/A			
Light Goods Vehicle Spaces 輕型貨車車位	..... 1			
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A			
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A			
Others (Please Specify) 其他 (請列明)	..... Container Vehicle 1			

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holidays.

<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 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) ..... Accessible from Kai Pak Ling Road via Deep Bay Road and a local access.</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 <input type="checkbox"/></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>	Yes 是 <input type="checkbox"/>	<p>Please provide details 請提供詳情 ..... .....</p>	
	No 否 <input checked="" type="checkbox"/>		
<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>	Yes 是 <input checked="" type="checkbox"/>	<p>(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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2.. 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>	
	No 否 <input type="checkbox"/>		
<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>	On environment 對環境 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On traffic 對交通 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On water supply 對供水 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On drainage 對排水 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	On slopes 對斜坡 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Affected by slopes 受斜坡影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Landscape Impact 構成景觀影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Tree Felling 砍伐樹木 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
	Visual Impact 構成視覺影響 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		
Others (Please Specify) 其他 (請列明) ..... .....			

	<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 supplementary statement.

## 8. Declaration 聲明

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

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

Signature  
簽署

  
Matthew NG

Applicant 申請人 /  Authorised Agent 獲授權代理人

Director (Planning and Development)

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 MRTPI, MPIA, MCIP-I, CMILT

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司



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

Date 日期

31/07/2025

(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 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and adjoining Government Land, Pak Nai, Yuen Long, New Territories
Site area 地盤面積	<p>4,713 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 115 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</p>
Plan 圖則	Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12
Zoning 地帶	"Agriculture" Zone
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</p> <p><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</p> <p><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____</p>
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A
(ii) No. of blocks 幢數	Non-domestic 非住用	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 2,058	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.44
	Domestic 住用		N/A
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用		5
	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於)	m 米
(iv) Site coverage 上蓋面積	Non-domestic 非住用	N/A <input type="checkbox"/> (Not more than 不多於)	Storeys(s) 層
	Domestic 住用	3 - 11 (about) <input 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	Non-domestic 非住用	1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於)	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
		43	% <input checked="" type="checkbox"/> About 約
	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位		5
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		
	_____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		1
	Medium Goods Vehicle Spaces 中型貨車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		
	Container Vehicle		1
	_____		

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請詳明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plan showing the development of HSK/HT NDA; Plan showing alternative sites for relocation; TPB PG No. 13G; Aerial photo of the Site; Plan showing filling of land at the Site; and Swept path analysis.		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

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

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

**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION  
MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE,**

**VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND  
PAK NAI, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Chung Kin Engineering (International) Limited**

Consultancy Team

**R-riches Planning Limited**

## FILE CONTROL

<b>FILE NAME</b>	<i>: DD128 Lot 407 &amp; VL - Planning Statement (20250710) Ver1.0</i>
<b>FILE LOCATION</b>	<i>: \\R-SERVER\Planning\Planning Application\DD128 Lot 407 &amp; VL – Warehouse in HTF\Submission (July 25)\Planning Statement</i>
<b>REVISION NO.</b>	<i>: 1.0</i>
<b>APPLICANT</b>	<i>: Profit Richest Investment Limited</i>
<b>TYPE OF APPLICATION</b>	<i>: S.16 Planning Application</i>
<b>PROPOSED USE</b>	<i>: Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years</i>
<b>SITE LOCATION</b>	<i>: Various Lots in D.D. 128 and Adjoining Government Land</i>

## AMENDMENT RECORD

<b>REVISION NO.</b>	<b>DESCRIPTION</b>	<b>APPROVED BY</b> <b>(Date)</b>	<b>PREPARED BY</b> <b>(Date)</b>
1.0	Final Report	MN (20250725)	LT (20250725)

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 128 and Adjoining Government Land (GL), Pak Nai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No.: S/YL-HTF/12. The Site occupies an area of 4,713 m<sup>2</sup> (about), including 115m<sup>2</sup> (about) of GL. Five 1 to 2-storey structures are proposed at the Site for warehouse for storage of recyclable and construction materials, storage of construction materials, meter room, site office and washrooms uses with total gross floor area (GFA) of 2,058 m<sup>2</sup> (about). The remaining area is reserved for open storage area, vehicle parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Kai Pak Ling Road via Deep Bay Road and a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's original premises is affected by Government's land resumption for the Development of Hung Shui Kiu/Ha Tsuen (HSK/HT) Development Area (NDA);
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the applicant's original premises;
  - no significant adverse impact is anticipated from the proposed development; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

<b>Site Area</b>	4,713m <sup>2</sup> (about), including 115m <sup>2</sup> (about) of GL
<b>Covered Area</b>	2,007 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,706 m <sup>2</sup> (about)
<hr/>	
<b>Plot Ratio</b>	0.44 (about)
<b>Site Coverage</b>	43% (about)
<hr/>	
<b>No. of Structure</b>	5
<b>Total GFA</b>	2,058 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	2,058 m <sup>2</sup> (about)
<hr/>	
<b>Building Height</b>	3 - 11 m (about)
<b>No. of Storey</b>	1 - 2

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界元朗白泥丈量約份第 128 約多個地段的規劃申請，於上述地點和毗連政府土地作「擬議臨時貨倉及露天存放可循環再造物料及建築材料連附屬設施及相關填土工程（為期 3 年）」（擬議發展）。
- 申請地點所在的地區在《廈村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「農業」地帶。申請地盤面積為 4,713 平方米（約），包括 115 平方米（約）的政府土地。申請地點將設 5 座一至二層構築物作貨倉存放可回收及建築材料、存放建築材料、場地辦公室及洗手間用途，總樓面面積合共為 2,058 平方米（約），申請地點的其餘地方將預留作露天存放、車輛停泊／上落貨位及流轉空間。
- 申請地點可從雞伯嶺路經深灣路及一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到政府的洪水橋／廈村新發展區收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展不會對周邊地區帶來重大負面影響；及
  - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,713 平方米（約） (包括 115 平方米（約）的政府土地)
上蓋總面積：	2,007 平方米（約）
露天地方面積：	2,706 平方米（約）
地積比率：	0.44（約）
上蓋覆蓋率：	43%（約）
樓宇數目：	5 座
總樓面面積	2,058 平方米（約）
住用總樓面面積：	不適用
非住用總樓面面積：	2,058 平方米（約）
構築物高度：	3 - 11 米（約）
構築物層數：	1 - 2 層

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Chung Kin Engineering (International) Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and Adjoining GL, Pak Nai, Yuen Long, New Territories* (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The Site falls within an area zoned "AGR" on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 11** and **Appendices I to II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

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<sup>1</sup> **Chung Kin Engineering (International) Limited** 中堅通架工程有限公司, the applicant, is authorized by **Mr. TANG Sheung Chai** (the affected business operator) to facilitate the relocation of the existing affected business premises in Ha Tsuen. Details of the affected business operator are provided at **Appendix I**.

## 2. JUSTIFICATIONS

*The applicant's original premises are affected by the development of HSK/HT NDA*

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in Ha Tsuen due to land resumption and to pave way for the development of HSK/HT NDA. The site of the affected premises (i.e., *Lots 280 (Part), 281 (Part) and 681 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories*) is covered with a planning application (No. A/HSK/516) for the same applied uses, which was approved by the Board on a temporary basis of 3 years in 2024. The original premises currently falls within an area zoned "Government, Institution or Community" ("G/IC") and "Open Storage" ("OS") zones and area shown as 'Road' on the Approved HSK/HT OZP No.: S/HSK/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, the original premises falls within the Second and Remaining Phase Development of the HSK/HT NDA (**Plan 5**). Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.
- 2.3 Compared with the original premises in Ha Tsuen (i.e. the site of planning application No. A/HSK/516), the Site only accounts for about 67% of the site area of the original premises. In view of this, the current application with site area of 4,713 m<sup>2</sup> (about) would almost compensate for the site area of the original premises in order to maintain the applicant's business. Details of the difference between the original premises and the Site of the current application are shown at **Table 1** below.

**Table 1** - Difference between the Original Premises and the Site

Tenant	Original Premises (A/HSK/516) (a)	The Site (b)	Difference (b) – (a)
Site Area	7,000 m <sup>2</sup>	4,713 m <sup>2</sup>	-2,287 m <sup>2</sup> , -33%

*Applicant's effort in identifying suitable site for relocation*

- 2.4 Whilst the applicant has spent effort to relocate the original premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II** and **Plan 7**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible.

*Applied use is the same as the original premises*

- 2.5 The proposed development involves the operation of a warehouse and open storage of

storage of recyclable and construction materials with ancillary facilities to support the daily operation of the Site. The applied uses are the same as the affected business premises in Ha Tsuen. When compared with the approved scheme under application (No. A/HSK/516), the number of structures and GFA are increased to meet the operation needs (**Appendix III**). The proposed warehouses are intended to provide additional space to alleviate the pressing demand for indoor storage space, as well as to enhance operational efficiency, competitiveness and growth of the local logistics sectors, thereby contributing to the overall economic development of Hong Kong (**Appendix III**).

2.6 Circulation space is reserved at the Site for manoeuvring of vehicle in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road network.

*Approval of the application would not frustrate the long-term planning intention of the “AGR” zone*

2.7 Although the Site situates in an area zoned “AGR” on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12, the Site is currently vacant without active agricultural activities (**Plan 8**). Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “AGR” zone and would better utilise deserted land in the New Territories.

2.8 Similar applications for/partly for ‘warehouse’ and ‘open storage’ uses (Nos. A/YL-HTF/1133, 1141, 1150, 1155, 1158, 1166, 1179) were approved by the Board between 2022 and 2024 within the same “AGR” zone on the OZP. All similar applications were approved on a temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board’s previous decision and would not set an undesirable precedent within the “AGR” zone.

2.9 Despite the fact that the proposed development is not in line with the planning intention of the “AGR” zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the “AGR” zone.

*The proposed development is not incompatible with surrounding land uses*

2.10 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 8**). The surrounding area is considered to be predominated rural in character comprising open storage/ storage yards, warehouses, vacant/unused land, and animal boarding establishments, the proposed development is therefore considered not incompatible with surrounding land uses.

2.11 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

3.1 The Site is located at the west of Tin Shui Wai, New Territories. It is approximately 40m south of Deep Bay Road; 2.5 km southwest of Deep Bay Road/Lau Fau Shan Road roundabout; 6.3 km west of Tin Shui Wai Station; 9.4 km northeast of T-Park; south of the original premises; and 2.3 km west to the original premises.

#### *Accessibility*

3.2 The Site is accessible from Kai Pak Ling Road via Deep Bay Road via a local access (**Plan 1**).

#### *Existing Site Condition*

3.3 The Site is fenced off and hard-paved. The existing site level of the Site is +3.9mPD (about). Majority of the Site is vacant and the remaining portion is occupied by temporary vacant structures (**Plans 1, 3 and 8**).

#### *Surrounding Area*

3.4 The Site and its surroundings are predominantly rural in character comprising open storage/storage yards, warehouses, vacant/unused land, and animal boarding establishments (**Plans 1, 3 and 8**).

3.5 To its north is the local access connecting to Deep Bay Road. To its further north across Deep Bay Road are some ponds, vacant land covered by vegetation and area occupied by temporary structures for storage use.

3.6 To its immediate east are the application site of the approved application (No. A/YL-HTF/1166) for open storage use. To its further east and northeast are area occupied by temporary structures for warehouse and animal boarding establishment.

3.7 To its immediate south are vacant land covered by vegetation. To its further south are land covered by vegetation and woodland.

3.8 To its immediate are an existing natural stream and area occupied by temporary structures for storage and workshop uses. To its further west are vacant land covered by vegetation, area occupied by temporary structure for storage use and ponds.

#### **4. PLANNING CONTEXT**

##### *Zoning*

4.1 The Site falls within an area zoned “AGR” on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied uses are neither Columns 1 nor 2 used within the “AGR” zone, which requires planning permission from the Board.

##### *Planning Intention*

4.2 The planning intention of the “AGR” zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

##### *Restriction on Filling of Land*

4.3 According to the Remarks of the “AGR” zone on the Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ha Tsuen Fringe OZP No. S/YL-HTF/6 without the permission from the Board under S.16 of the Ordinance.*

##### *Previous Applications*

4.4 The Site is the subject of two previous S.16 planning applications (Nos. A/YL-HTF/1133 and 1147), which were approved by the Board between 2022 and 2023. Within which, the previous application (No. A/YL-HTF/1133) for similar ‘open storage’ use was approved by the Board with policy support in June 2022. As such, approval of the current application is in line with the Board’s previous decision.

##### *Similar Applications*

4.5 Various similar applications for/partly for ‘warehouse’ (Nos. A/YL-HTF/1141, 1150 and 1158) and ‘open storage’ uses (Nos. A/YL-HTF/1133, 1150, 1155, 1166 and 1179) were approved by the Board between 2022 and 2024 within the same “AGR” zone on the OZP. Approval of the current application would not set an undesirable precedent within the “AGR” zone.

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

4.6 *The Site falls within **Category 3 area**, which are those outside Category 1, 2 and 4 areas.*

*Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.*

4.7 The Site falls within Category 3 area of *TPB PG-No. 13G (Plan 8)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the development of HSK/HT NDA. Approval of the current application is in line with *TPB PG-No. 13G* and would not set an undesirable precedent within the Category 3 area. It should be considered on individual merits given the special background of the applicant.

#### *Land Status*

4.8 The Site consists of an area of 4,713 m<sup>2</sup> (about), including 115 m<sup>2</sup> (about) of GL (**Plan 3**). The private land portion of the Site comprises 9 private lots, i.e. *Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128* with total area of 4,598 m<sup>2</sup> (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**). Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site; and Short Term Tenancy (STT) application for occupation of GL to facilitate the proposed development after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### *Development Details*

5.1 The Site consists of an area of 4,713 m<sup>2</sup> (about), including 115 m<sup>2</sup> (about) of GL. Details of the development parameters are shown at **Table 2** below.

**Table 2** - Development Parameters

<b>Site Area</b>	4,713 m <sup>2</sup> (about), including 115 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	2,007 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,706 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.44 (about)
<b>Site Coverage</b>	43% (about)
<b>No. of Structure</b>	5
<b>Total GFA</b>	2,058 m <sup>2</sup> (about)
- <i>Domestic GFA</i>	<i>Not applicable</i>
- <i>Non-Domestic GFA</i>	2,058 m <sup>2</sup> (about)
<b>Building Height</b>	3 -11 m (about)
<b>No. of Storey</b>	1 - 2

5.2 Five 1 to 2-storey structures are proposed at the Site for warehouse for storage of recyclable and construction materials, storage of construction materials, meter room, site office and washrooms uses with total gross floor area (GFA) of 2,058 m<sup>2</sup> (about). The remaining open area is reserved for open storage, vehicle parking and L/UL spaces and circulation area (**Plan 9**). Details of the proposed structure are shown at **Table 3** below.

**Table 3 – Details of the Proposed Structure**

Structure	Uses	Covered Area	GFA	Building Height
B1	Meter Room	8 m <sup>2</sup>	8 m <sup>2</sup>	3 m (about) (1-storey)
B2	Site office, Washroom and Storage of Construction Materials	256 m <sup>2</sup>	256 m <sup>2</sup>	5 m (about) (1-storey)
B3	Storage of Construction Materials and Washroom	51 m <sup>2</sup>	102 m <sup>2</sup>	7 m (about) (2-storey)
B4	Washroom	22 m <sup>2</sup>	22 m <sup>2</sup>	3 m (about) (1-storey)
B5	Warehouse for Storage of Recyclable and Construction Materials	1,670 m <sup>2</sup>	1,670 m <sup>2</sup>	11 m (about) (1-storey)
<b>Total</b>		<b>2,007 m<sup>2</sup> (about)</b>	<b>2,058 m<sup>2</sup> (about)</b>	-

*Filling of Land at the Site*

5.3 The existing site level is at +3.9 mPD. The entire Site has already been filled with concrete of not more than 0.2 m in depth for area for open storage area, erection of structure, and area for vehicle parking, L/UL and circulation (**Plan 10**). The filling of land is considered required and has been kept to minimal to meet the operation need. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

*Operation Mode*

5.4 The Site will be used for warehouse and open storage of recyclable (i.e. aluminum cans, plastics, electronics, etc.) and construction materials (i.e. bricks, gypsums, roofing materials, wood, metals, etc.). The open storage activities will only be stored at the designated area (i.e. about 665m<sup>2</sup>) with stacking height of not more than 3m. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.

5.5 It is estimated that the Site would accommodate not more than 8 staff. The ancillary facilities i.e. site office and washroom, are intended to provide indoor workspace for staff to support the daily operation of the proposed development. As no shopfront is proposed at the Site, visitor is not anticipated at the Site. The proposed development is solely designated for warehouse and open storage purposes, no dangerous goods will be stored and no workshop activities will be carried out within the Site during the planning approval period.

*Minimal Traffic Impact*

5.6 The Site is accessible from Kai Pak Ling Road via Deep Bay Road and a local access (**Plan 1**). A 9 m-wide (about) vehicular ingress/egress is proposed at the northern tip of the Site. A total of 7 parking and L/UL spaces will be provided at the Site (**Plan 9**). Details of the parking and L/UL provision are shown at **Table 4** below.

**Table 4** – Provision of Parking and L/UL Spaces

Type of Parking Space	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	5
Type of L/UL Space	No. of Space
L/UL Spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

5.7 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian safety. No vehicle without valid licences issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* will be allowed to park/store at the Site at any time during the planning approval period.

5.8 The breakdown of estimated trips generation/attraction arising from the proposed development are provided at **Table 5** below.

**Table 5** – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						
	PC		LGV		CV		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	0	0	5
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	0	0	5
Average trip per hour (10:00 – 18:00)	0	0	0	0	1	1	2

5.9 As the vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

#### *Minimal Environmental Impact*

- 5.10 The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.
- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site drainage system within the Site.
- 5.13 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

#### *Minimal Landscape Impact*

- 5.14 The Site is generally vacant, partially hard-paved and partially covered by vegetation. No tree has been identified at the Site. Due to the proposed erection of structure and provision of vehicle parking, L/UL and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetation at the Site.

#### *Minimal Drainage Impact*

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been obtained from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Services Department.

*Fire Safety Aspect*

5.16 The applicant will submit a fire service installations (FSI) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning permission has been granted from the Board. Upon receiving the STW approval from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSI proposal at the Site.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business due to the Government's development of HSK/HT NDA (**Plans 4 to 6**). Planning approval has been previously granted to the original premises (planning application No. A/HSK/516). The Site only accounts for about 67% of the site area of the original premises. The current application with site area of 4,713 m<sup>2</sup> (about) would almost compensate for the site area of the original premises in order to maintain the applicant's business.
- 6.2 Whilst the applicant attempted to relocate the original premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 7**). Given that the relocation is to facilitate the Government's development of HSK/HT NDA, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.3 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone and better utilise deserted land in the New Territories. The proposed development is therefore considered not incompatible with the surrounding areas.
- 6.4 The Site and its surrounding are predominantly rural in character comprising open storage/storage yards, warehouses vacant/unused land and animal boarding establishment. The special background of the application should be considered on its individual merit. Given that similar applications for the same applied use have been approved by the Board within the same "AGR" zone on the OZP, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures e.g. submission and implementation of FSI and drainage proposals will be provided upon obtaining relevant planning permission. The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and relevant issued by EPD to minimise all possible environmental impacts on nearby potential sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse and Open Storage of Recyclable and Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**July 2025**

## **LIST OF APPENDICES**

<b>Appendix I</b>	Details of the affected business premises
<b>Appendix II</b>	Details of alternative sites for relocation
<b>Appendix III</b>	Comparison Table showing the changes between the proposed scheme and the approved scheme under application No. A/HSK/516

## **Appendix I**

### Details of the affected business premises

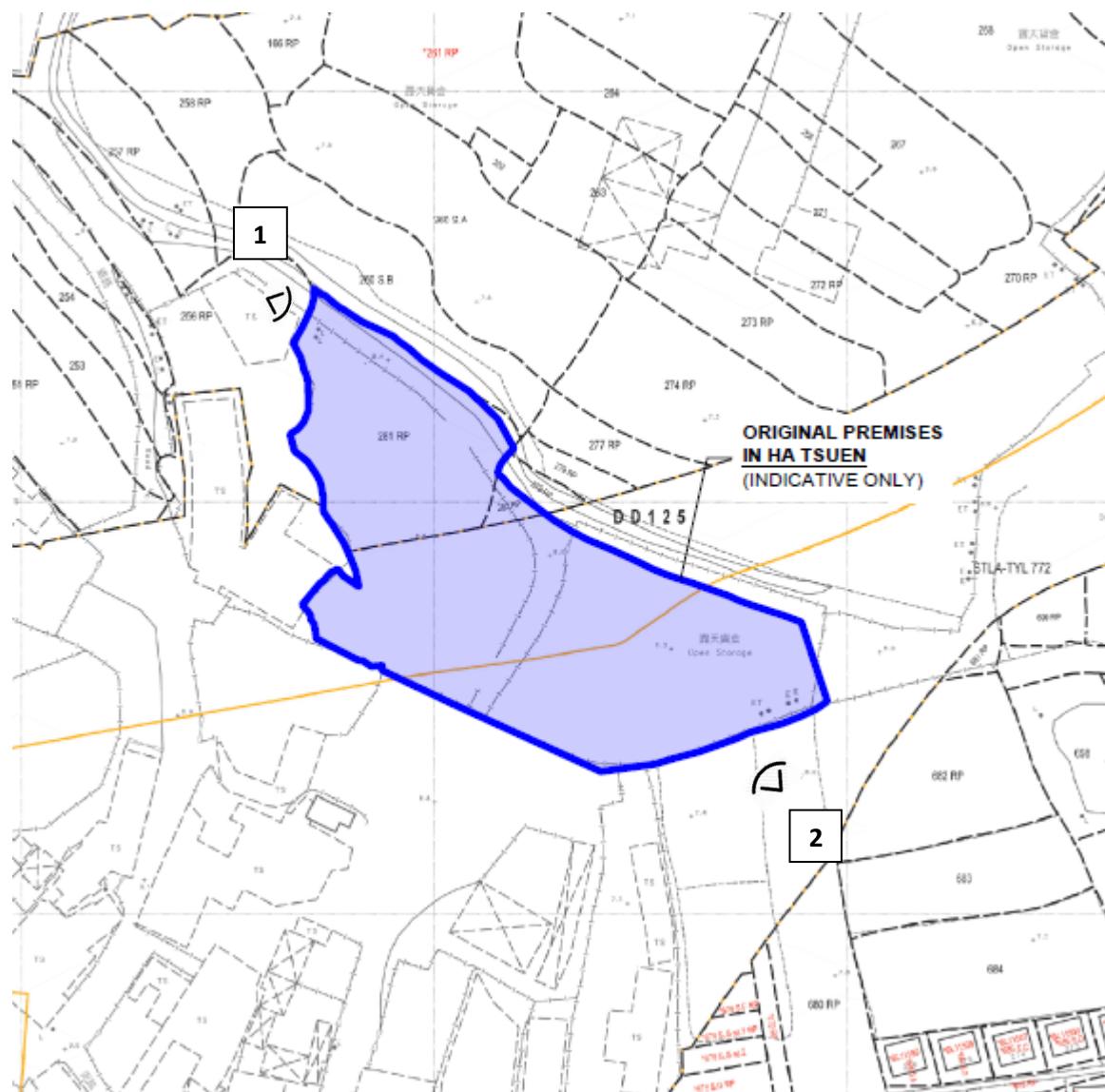
### **Appendix I – Details of the Affected Business Premises**

Operator Name: **Mr. TANG Sheung Chai**

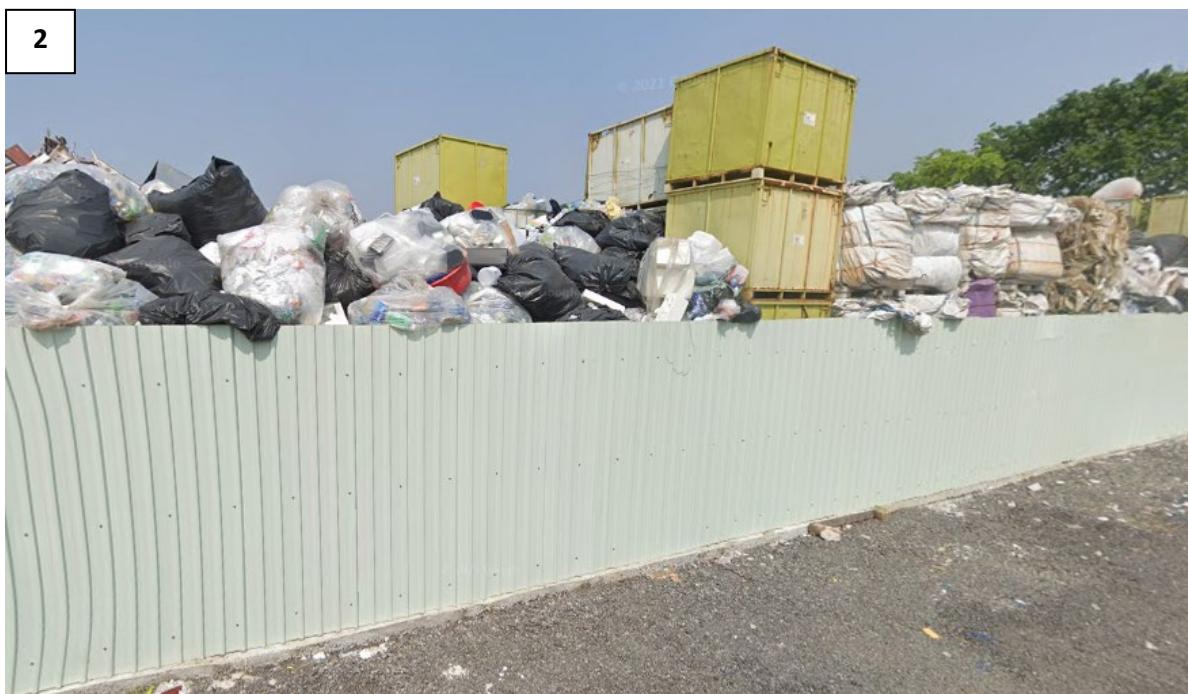
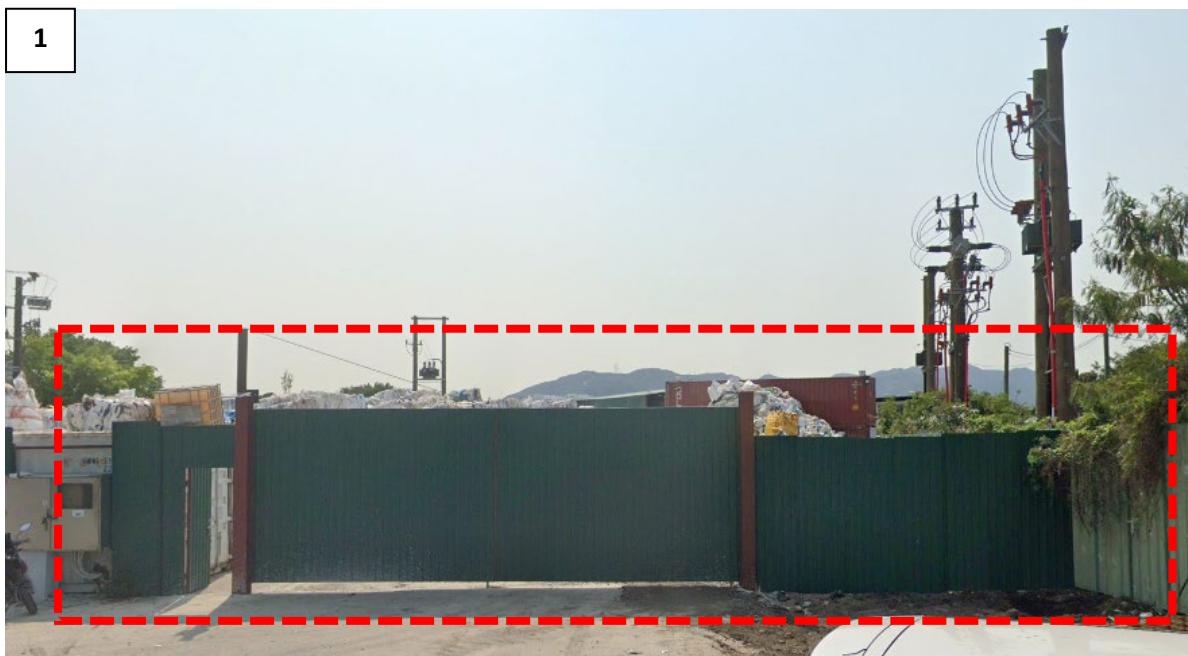
#### **Details of the Affected Business Premises**

Location: Lots 280 (Part), 281 (Part) and 681 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long, New Territories

Use of Premises: Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 5 Years



Site Photo of the Affected Business Premises



## **Appendix II**

### **Details of alternative sites for relocation**

**Appendix II – Alternative Sites for the Relocation of the Applicant's Original Premises**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 128, Pak Nai, Yuen Long, New Territories
<b>Site Area</b>	4,242m <sup>2</sup> (about)	540 m <sup>2</sup> (about)	30,190 m <sup>2</sup> (about)	10,740 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	4,713 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Lok Ma Chau Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Kai Pak Ling Road via Deep Bay Road and a local access
<b>Distance from the Original Premise</b>	18.4 km (about)	11.2 km (about)	22.4 km (about)	5.2 km (about)	6.3 km (about)	2.3 km (about)
<b>Outline Zoning Plan</b>	Approved San Tin Technopole OZP No. S/STT/2	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12
<b>Zoning</b>	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Agriculture" ("AGR")	"Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)")	"Green Belt" ("GB")	"Comprehensive Development Area" ("CDA")	"Agriculture" ("AGR")
<b>Existing Condition</b>	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Vacant and covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Vacant, flat and formed
<b>Surrounding Area</b>	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by temporary structures for workshop and open storage uses; and vacant land covered by vegetation and hard-paving
<b>Suitability for Relocation</b>	<u>Not suitable for relocation:</u> - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location	<u>Not suitable for relocation:</u> - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable for relocation:</u> - Much larger than the original premises - Within the closed area - Falls within the "CA (1)" zone - Narrow roads nearby, unfriendly for larger vehicles Not compatible with surrounding area	<u>Not suitable for relocation:</u> - much larger than the original premises - within the "GB" zone - not compatible with the surrounding area	<u>Not suitable for relocation:</u> - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area	<u>Suitable for relocation:</u> - No active agricultural activities - Not incompatible with the surrounding area - Accessible from public road - In close proximity from the original premise and Border Control Points

### **Appendix III**

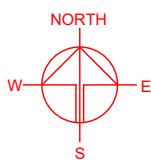
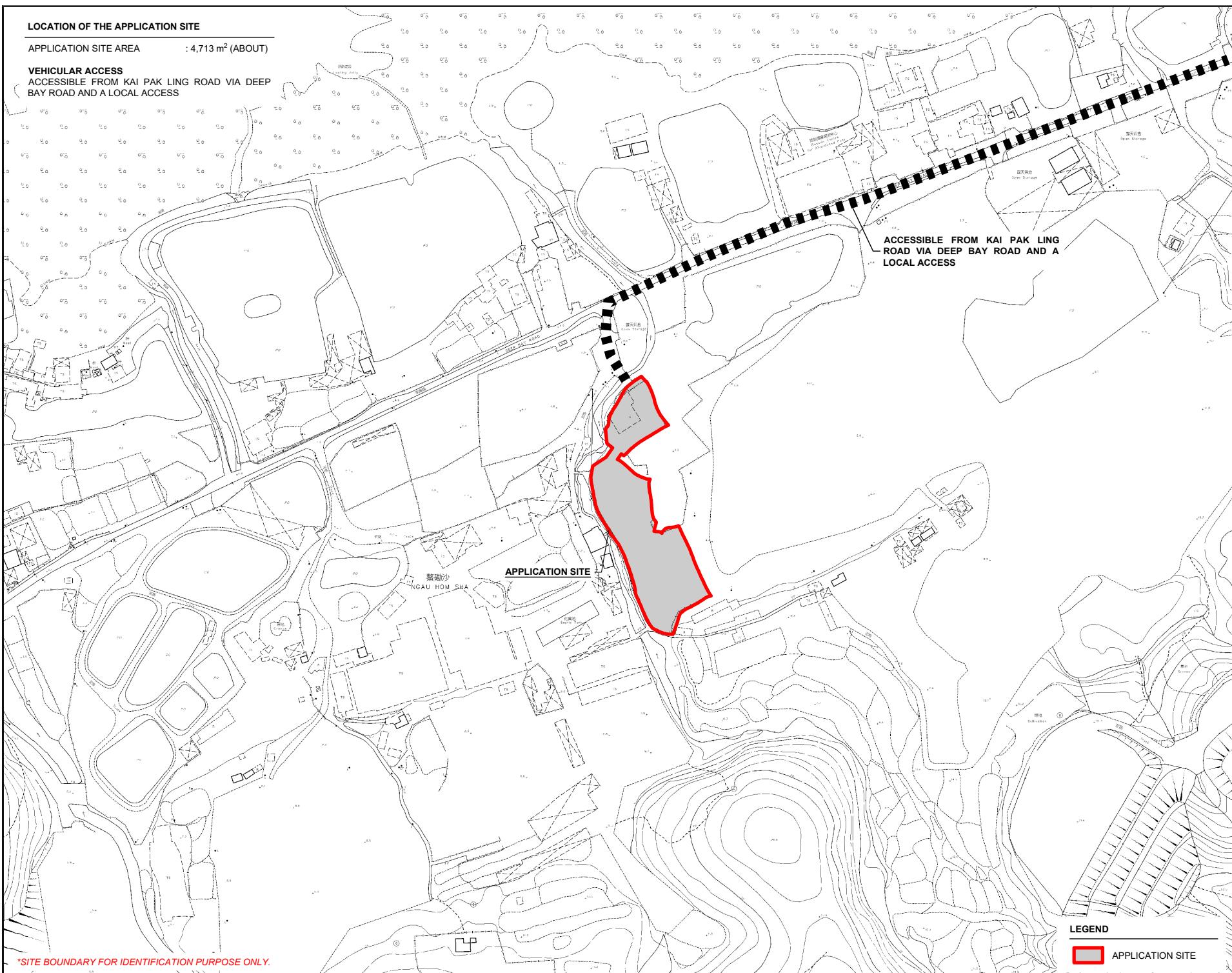
Comparison Table showing the changes between the proposed scheme and the approved scheme  
under application No. A/HSK/516

**Appendix III – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/HSK/516**

Development Parameters	Approved Application No. A/HSK/516 (a)	Current Application (b)	Difference (b)-(a)	
<b>Site Area</b>	7,000 m <sup>2</sup> (about)	4,713 m <sup>2</sup> (about)	-2,287 m <sup>2</sup>	-33%
<b>Covered Area</b>	724 m <sup>2</sup> (about)	2,007 m <sup>2</sup> (about)	+1,283 m <sup>2</sup>	+177%
<b>Uncovered Area</b>	6,276 m <sup>2</sup> (about)	2,706 m <sup>2</sup> (about)	-3,570 m <sup>2</sup>	-57%
<b>Plot Ratio</b>	0.11 (about)	0.44 (about)	+0.33	+300%
<b>Site Coverage</b>	10% (about)	43% (about)	+33%	+330%
<b>No. of Structure</b>	4	5	+1	
<b>Gross Floor Area</b>	764 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,294 m <sup>2</sup>	+170%
- <i>Domestic</i>	N/A	N/A		
- <i>Non-Domestic</i>	764 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,294 m <sup>2</sup>	+70%
<b>Building Height</b>	6 - 8 m (about)	3 – 11 m (about)	+3 m	
<b>No. of Storey</b>	1 - 2	1 - 2	-	
<b>Operation Hours</b>	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	
<b>No. of Private Car Parking Space</b>	0	5	+5	
<b>No. of Loading/Unloading Space</b>	1 (Medium Goods Vehicle)	1 (Light Goods Vehicle) 1 (Container Vehicle)	+1	

**LOCATION OF THE APPLICATION SITE**APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)**VEHICULAR ACCESS**

ACCESSIBLE FROM KAI PAK LING ROAD VIA DEEP BAY ROAD AND A LOCAL ACCESS

**PLANNING CONSULTANT****PROJECT**

PROPOSED TEMPORARY  
WAREHOUSE AND OPEN  
STORAGE OF RECYCLABLE AND  
CONSTRUCTION MATERIALS  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

**SITE LOCATION**

VARIOUS LOTS IN D.D. 128 AND  
ADJOINING GOVERNMENT  
LAND, PAK NAI, YUEN LONG,  
NEW TERRITORIES

**SCALE**

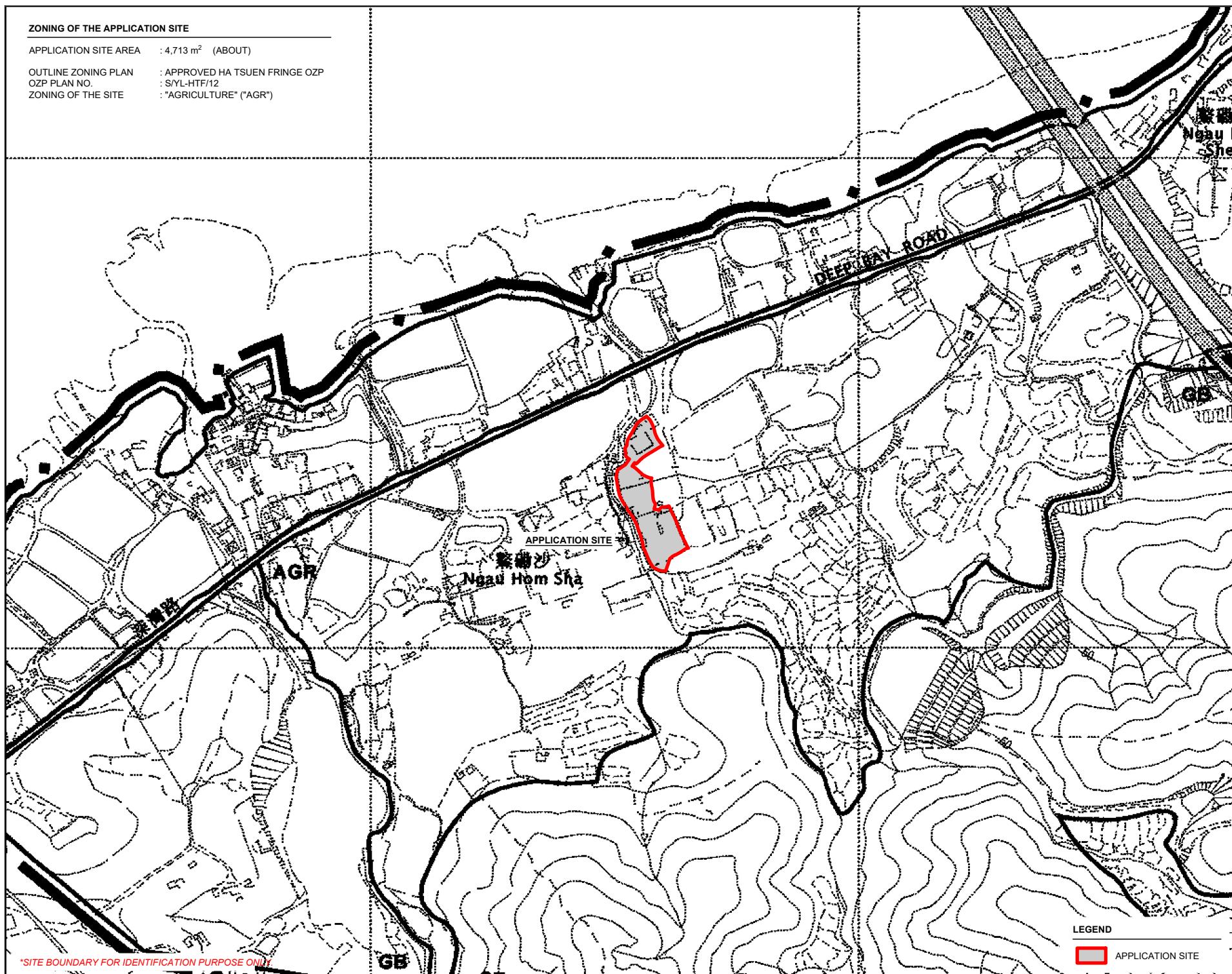
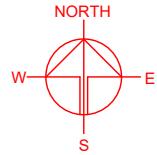
1 : 3000 @ A4

DRAWN BY DATE  
MN 8.7.2025

CHECKED BY DATE

APPROVED BY DATE

**DWG. TITLE**  
LOCATION PLANDWG. NO. VER.  
PLAN 1 001

**ZONING OF THE APPLICATION SITE**APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP  
OZP PLAN NO. : S/YL-HTF/12  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")**R-RICHES PLANNING LIMITED****PROJECT**  
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS**SITE LOCATION**  
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES**SCALE**  
1 : 5000 @ A4DRAWN BY  DATE   
MN 8.7.2025CHECKED BY  DATEAPPROVED BY  DATE

DWG. TITLE

ZONING PLAN

DWG. NO.

PLAN 2

VER.

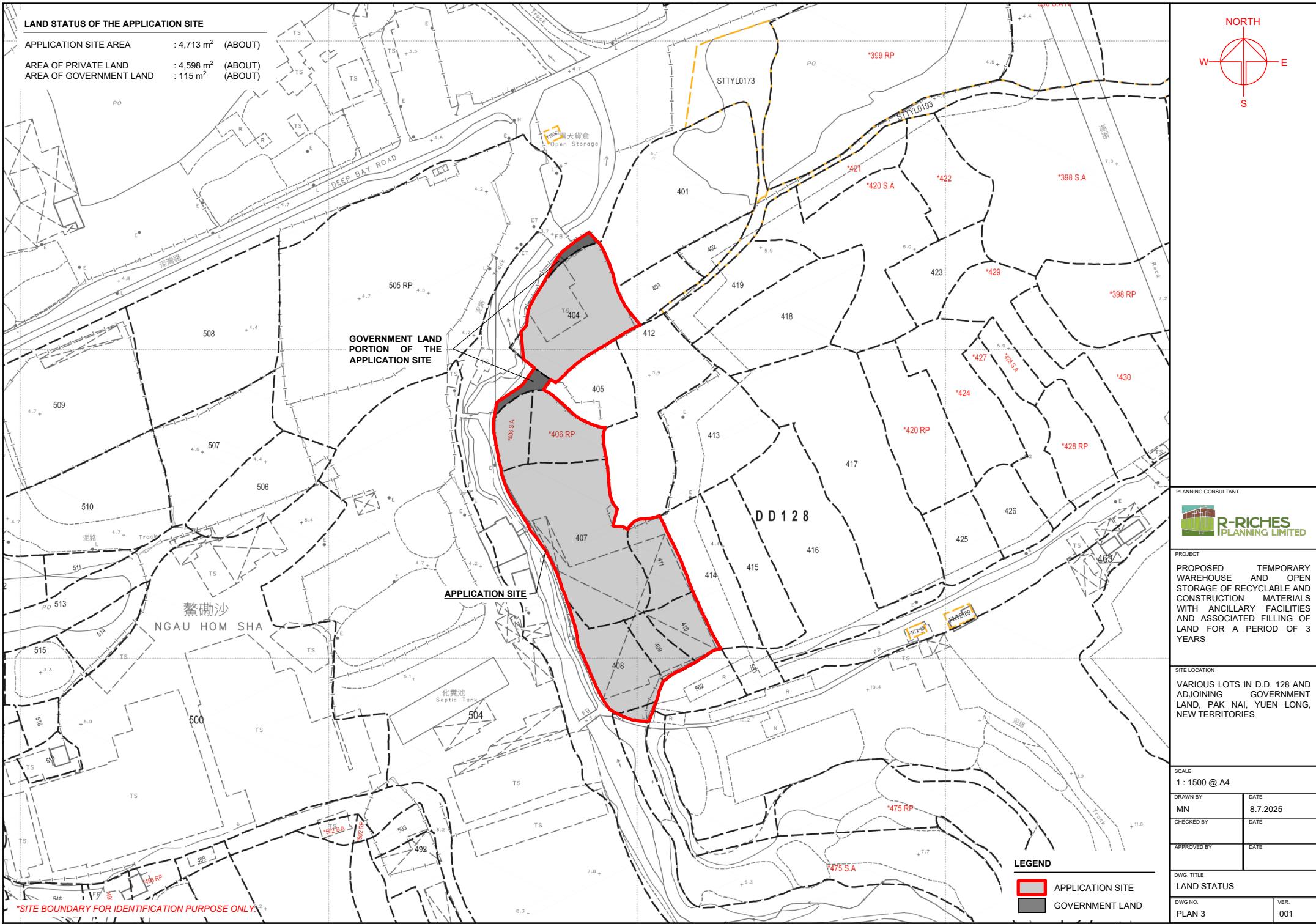
001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

APPLICATION SITE

GB

A



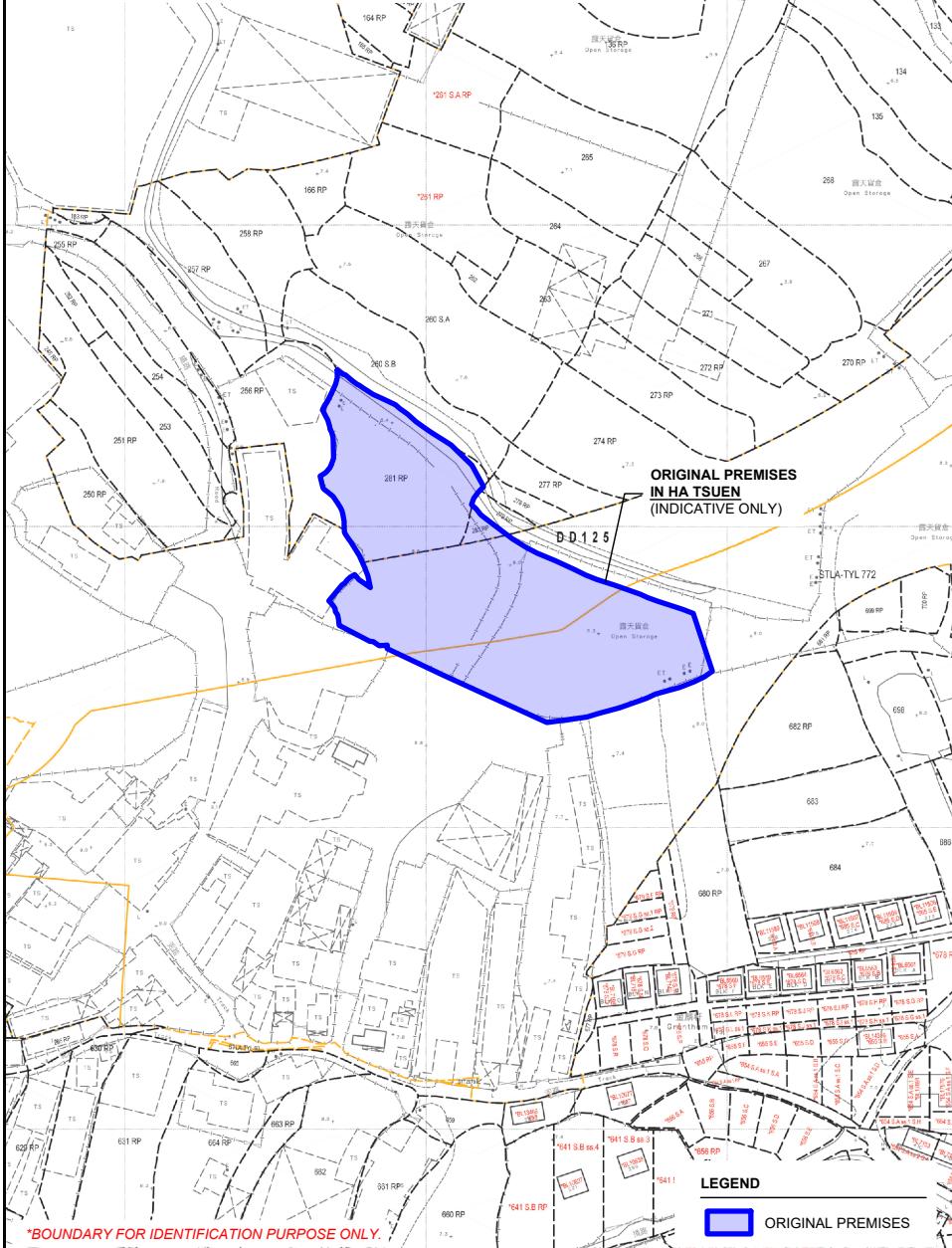
DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES : 7,000 m<sup>2</sup> (ABOUT)

PLANNING APPLICATION NO. : A/HSK/516 (LATEST)

LOCATION : VARIOUS LOTS IN D.D. 125, SAN WAI, HA TSUEN, YUEN LONG, NEW TERRITORIES

USE OF PREMISES : OPEN STORAGE OF RECYCLABLE MATERIALS (INCL. METAL AND PLASTER) & CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS

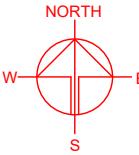
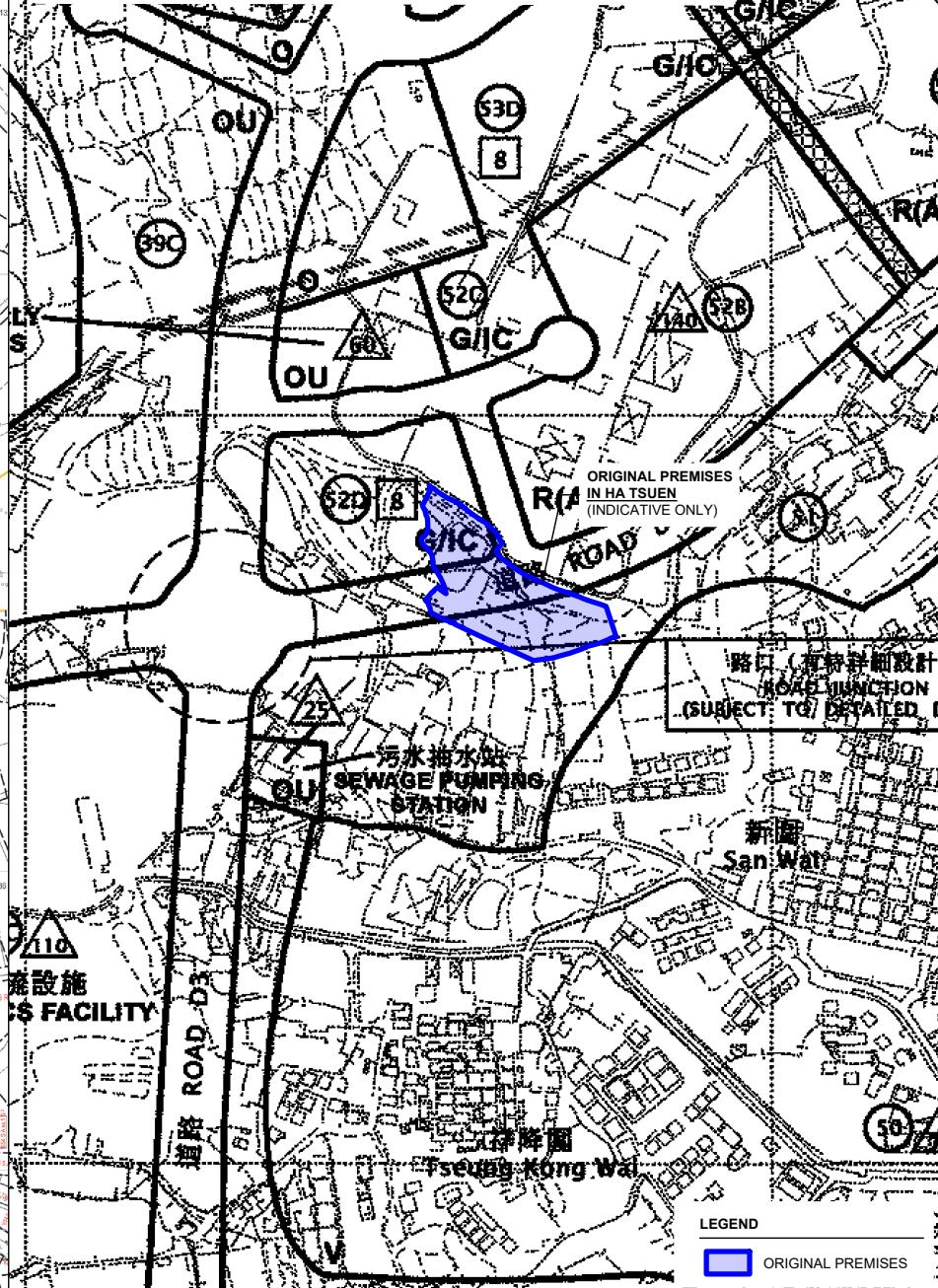


ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP

OUTLINE ZONING PLAN NO. : S/HSK/2

ZONING OF THE ORIGINAL PREMISES : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C") "OPEN SPACE" ("O") AND AREA SHOWN AS 'ROAD'



PLANNING CONSULTANT  
**R-RICHES PLANNING LIMITED**

PROJECT  
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 2500 / 5000 @ A4

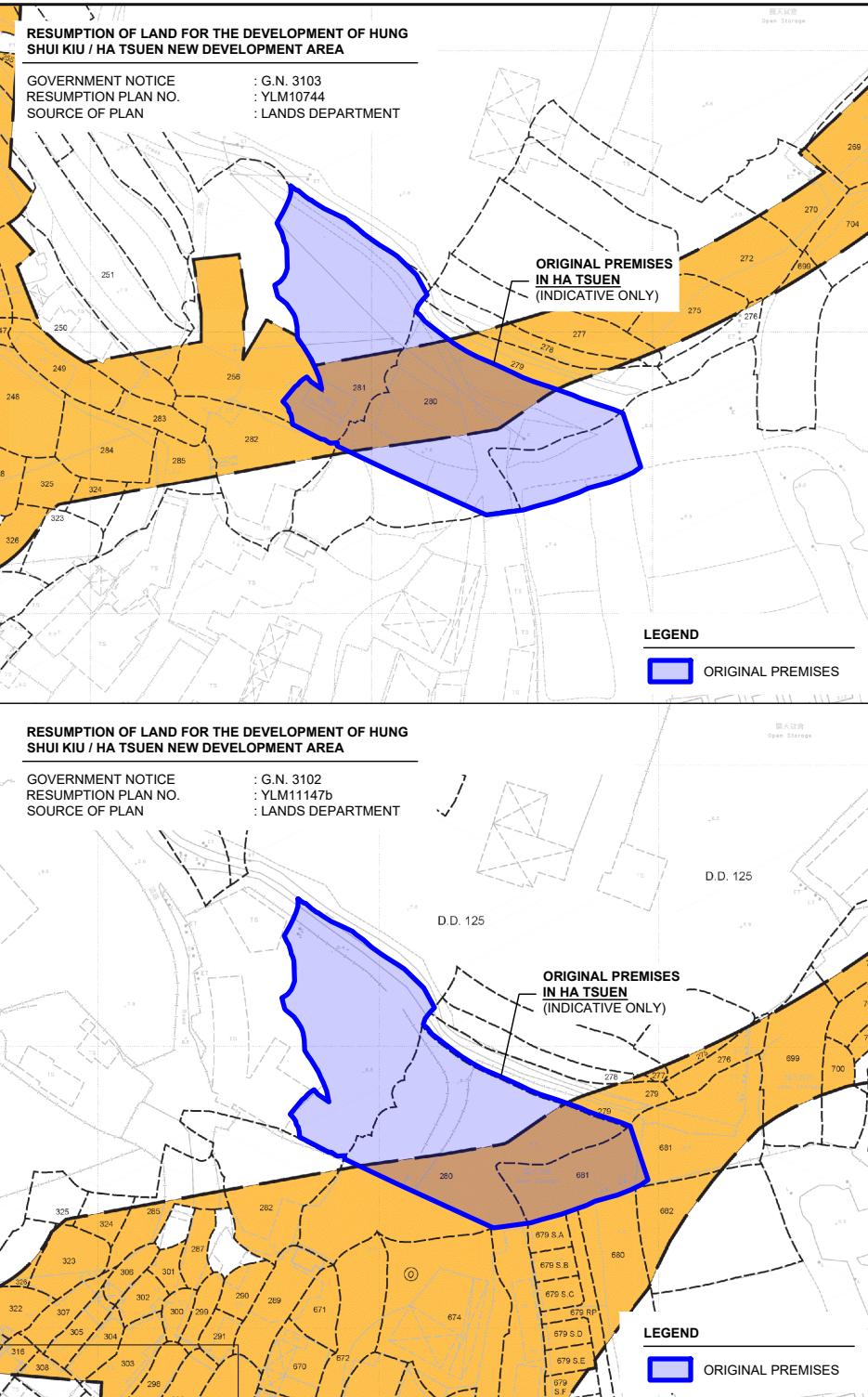
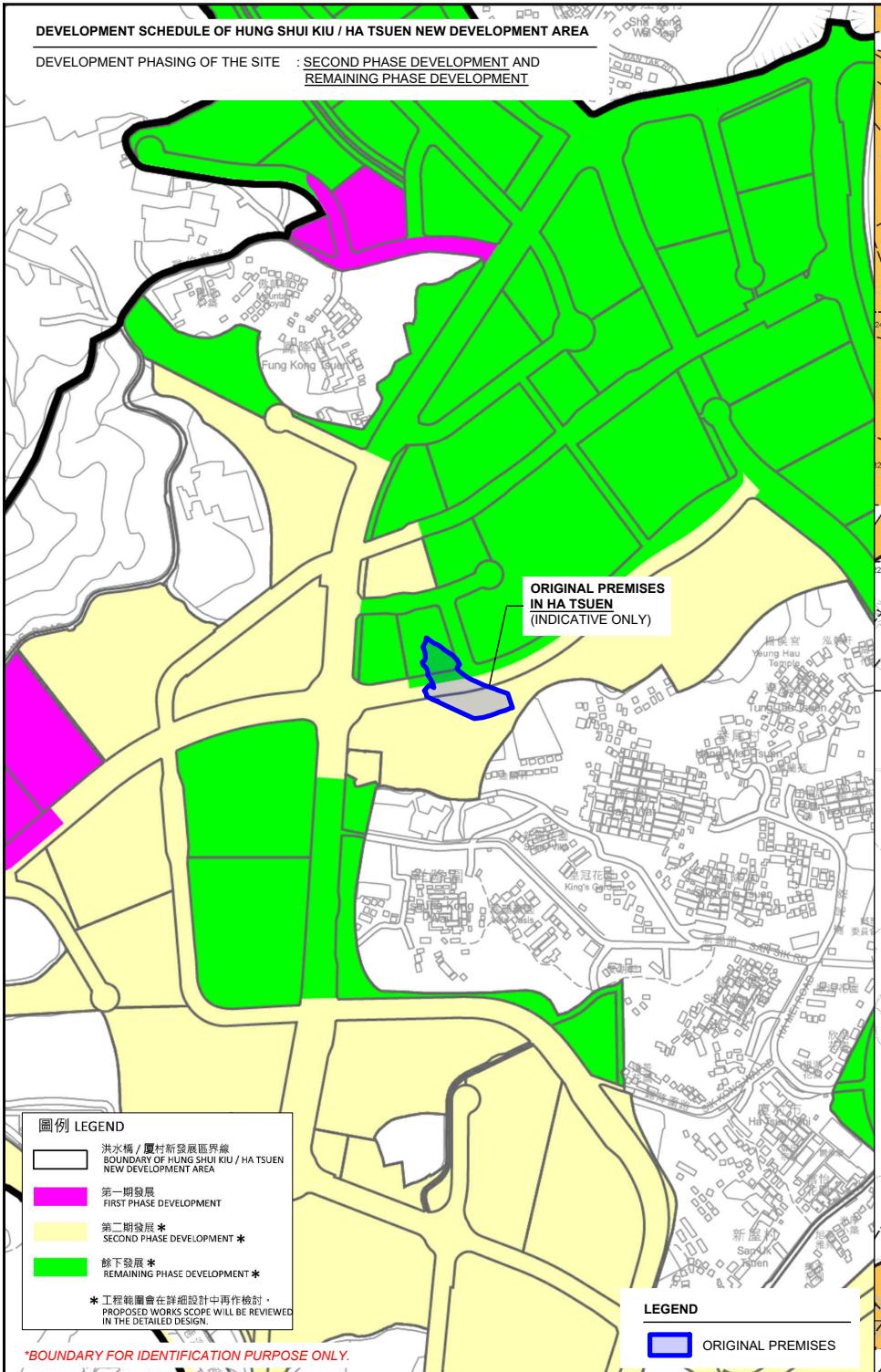
DRAWN BY  
MN DATE  
8.7.2025

CHECKED BY  
APPROVED BY  
DATE

DWG. TITLE  
OP - LOCATION / ZONING PLAN

DWG. NO.  
PLAN 4

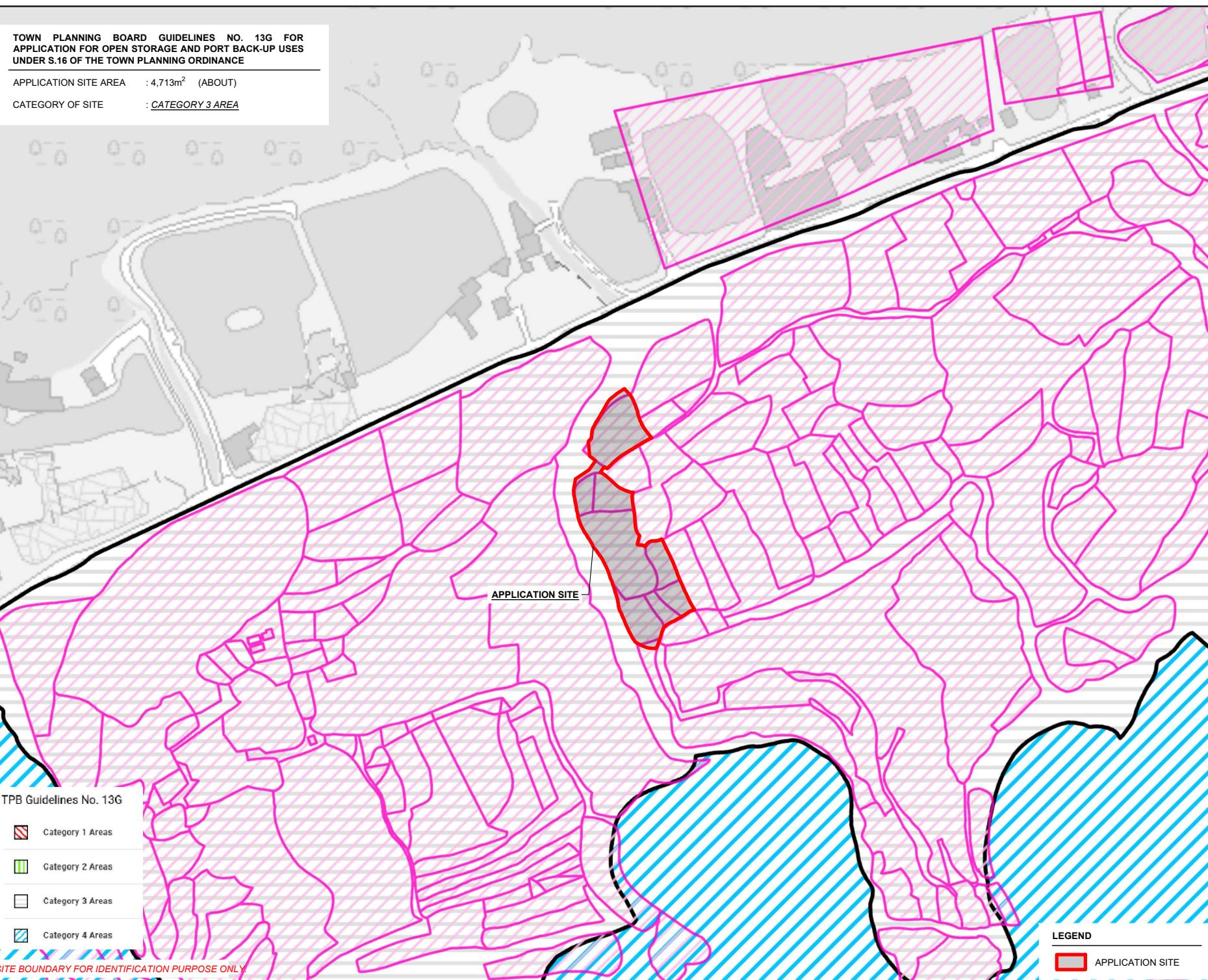
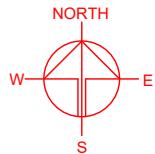
VER.  
001



TOWN PLANNING BOARD GUIDELINES NO. 13G FOR  
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES  
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,713m<sup>2</sup> (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 3000 @ A4

DRAWN BY MN DATE 8.7.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE  
TPB PG-NO. 13G

DWG. NO. PLAN 6

VER. 001

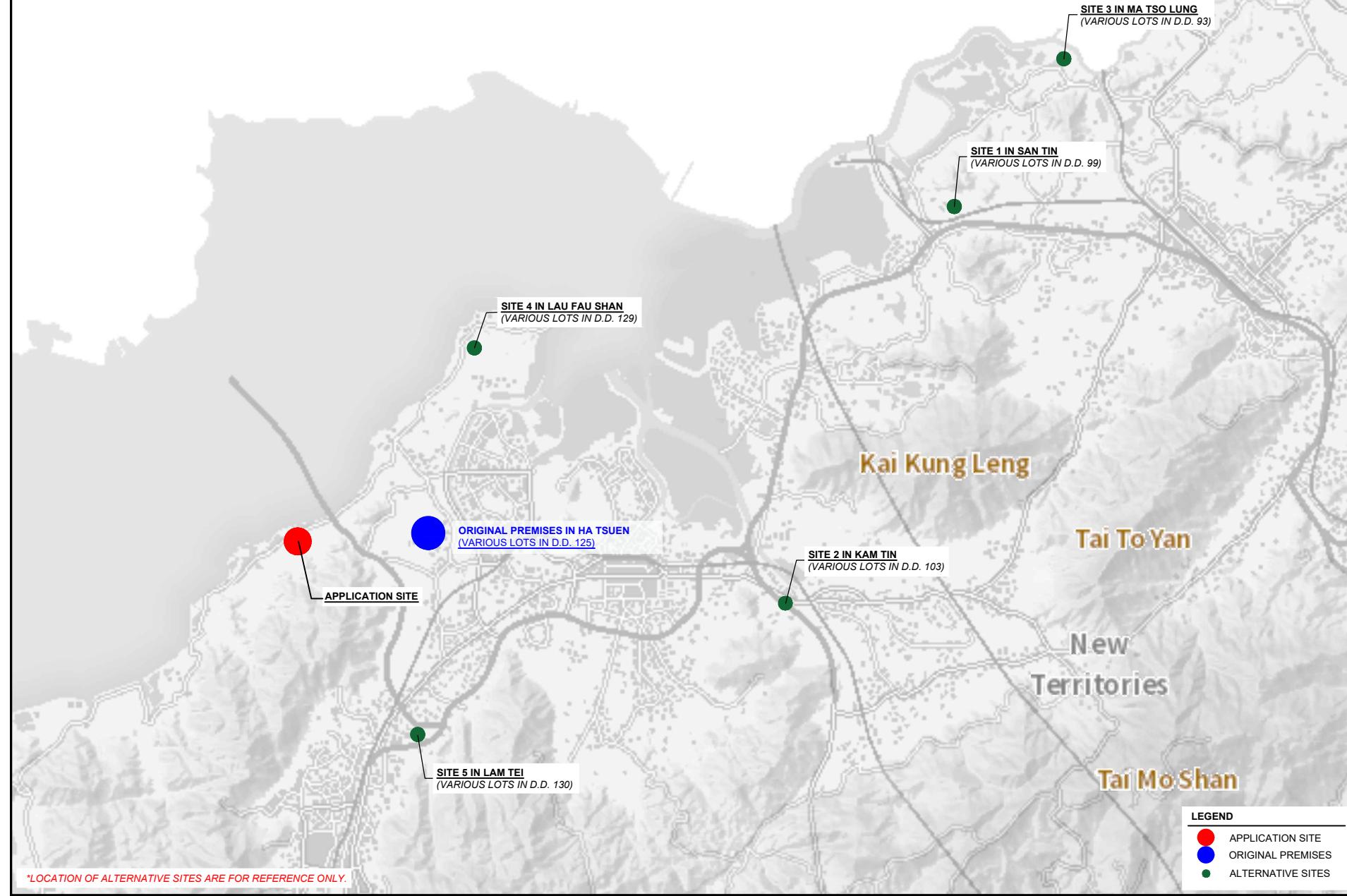
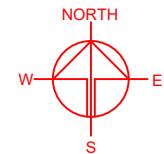
LEGEND  
APPLICATION SITE

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

● VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

● VARIOUS LOTS IN D.D. 128, PAK NAI, YUEN LONG, NEW TERRITORIES



PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE  
INDICATIVE ONLY

DRAWN BY MN DATE 16.7.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE ALTERNATIVE SITES

DWG. NO. PLAN 7 VER. 001

LEGEND  
● APPLICATION SITE  
● ORIGINAL PREMISES  
● ALTERNATIVE SITES

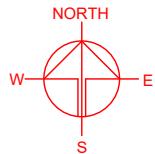
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)  
SOURCE OF AERIAL PHOTO : TPB SPP3

NGAU HOM SHA

Open  
Storage

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
WAREHOUSE AND OPEN  
STORAGE OF RECYCLABLE AND  
CONSTRUCTION MATERIALS  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND  
ADJOINING GOVERNMENT  
LAND, PAK NAI, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

8.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND

APPLICATION SITE

AERIAL PHOTO OF THE SITE

DWG. NO.

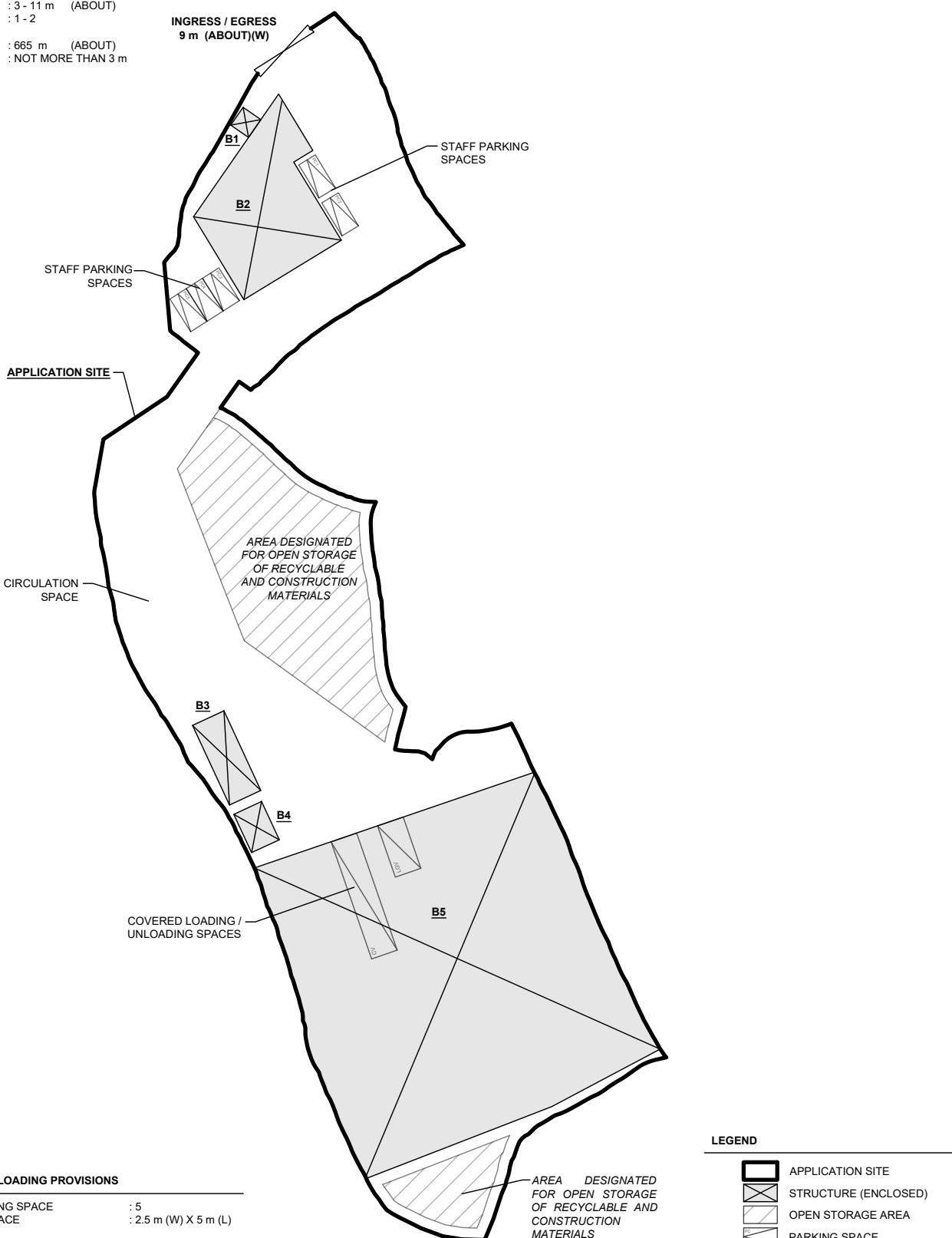
PLAN 8

VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

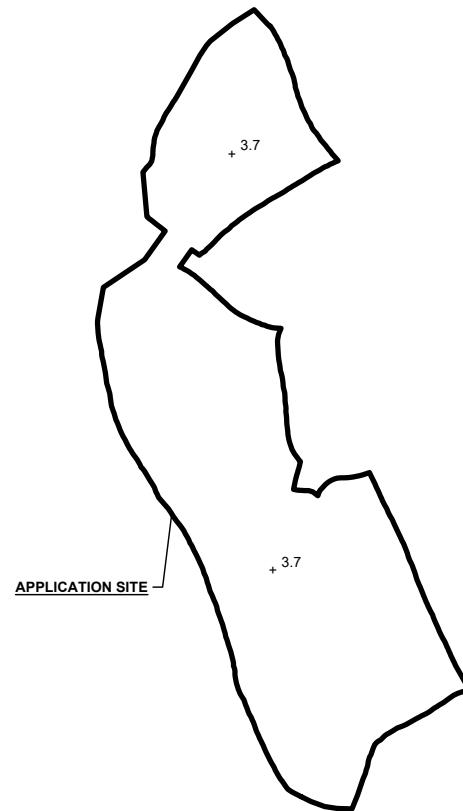
DEVELOPMENT PARAMETERS		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
APPLICATION SITE AREA	: 4,713m <sup>2</sup> (ABOUT)					
COVERED AREA	: 2,007 m <sup>2</sup> (ABOUT)	B1	METER ROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
UNCOVERED AREA	: 2,706 m <sup>2</sup> (ABOUT)	B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m <sup>2</sup> (ABOUT)	256 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)
PLOT RATIO	: 0.44 (ABOUT)	B3	STORAGE OF CONSTRUCTION MATERIALS	51 m <sup>2</sup> (ABOUT)	102 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
SITE COVERAGE	: 43 % (ABOUT)	B4	WASHROOM	22 m <sup>2</sup> (ABOUT)	22 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
NO. OF STRUCTURE	: 5	B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m <sup>2</sup> (ABOUT)	1,670 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
DOMESTIC GFA	: N/A					
NON-DOMESTIC GFA	: 2,058 m <sup>2</sup> (ABOUT)					
TOTAL GFA	: 2,058 m <sup>2</sup> (ABOUT)					
BUILDING HEIGHT	: 3 - 11 m (ABOUT)					
NO. OF STOREY	: 1 - 2					
OPEN STORAGE AREA	: 665 m <sup>2</sup> (ABOUT)					
STACKING HEIGHT OF OS	: NOT MORE THAN 3 m					
				TOTAL	2,007 m <sup>2</sup> (ABOUT)	2,058 m <sup>2</sup> (ABOUT)



PLANNING CONSULTANT	PROJECT	ADDRESS	SCALE	TITLE		NORTH
R-RICHES PLANNING LIMITED	PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES	1 : 750 @ A4	DRAWN BY	DATE	
				MN	8.7.2025	
				REVISED BY	DATE	DWG NO. PLAN 9 VER. 001

**THE APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)  
 FORMER SITE LEVELS : +3.7 mPD (ABOUT)  
 FORMER SITE SURFACE : SAND AND GRAVEL

**LEGEND**

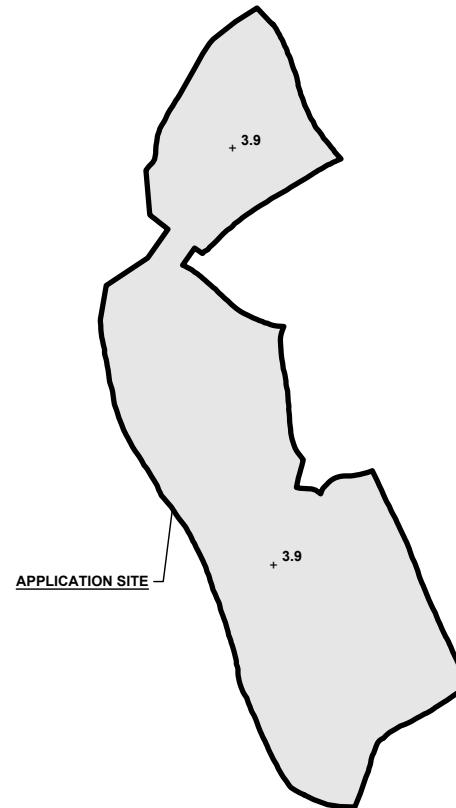
 APPLICATION SITE  
 + 3.7 FORMER SITE LEVEL

\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

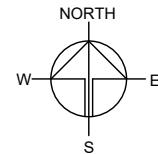
**EXISTING FILLING OF LAND AREA**

APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 2,007 m<sup>2</sup> (ABOUT)  
 EXISTING FILLED AREA : 4,713 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 SITE LEVELS : +3.9 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : PARKING AND LOADING / UNLOADING SPACE,  
 SITE FORMATION OF STRUCTURE AND  
 OPEN STORAGE AREA AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.

**LEGEND**

 APPLICATION SITE  
 EXISTING FILLED AREA  
 + 3.9 SITE LEVEL

**PLANNING CONSULTANT****PROJECT**

PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

**SITE LOCATION**

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

**SCALE**

1 : 1500 @ A4

DRAWN BY MN DATE 8.7.2025  
 REVISED BY DATE

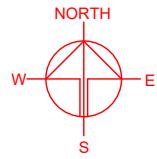
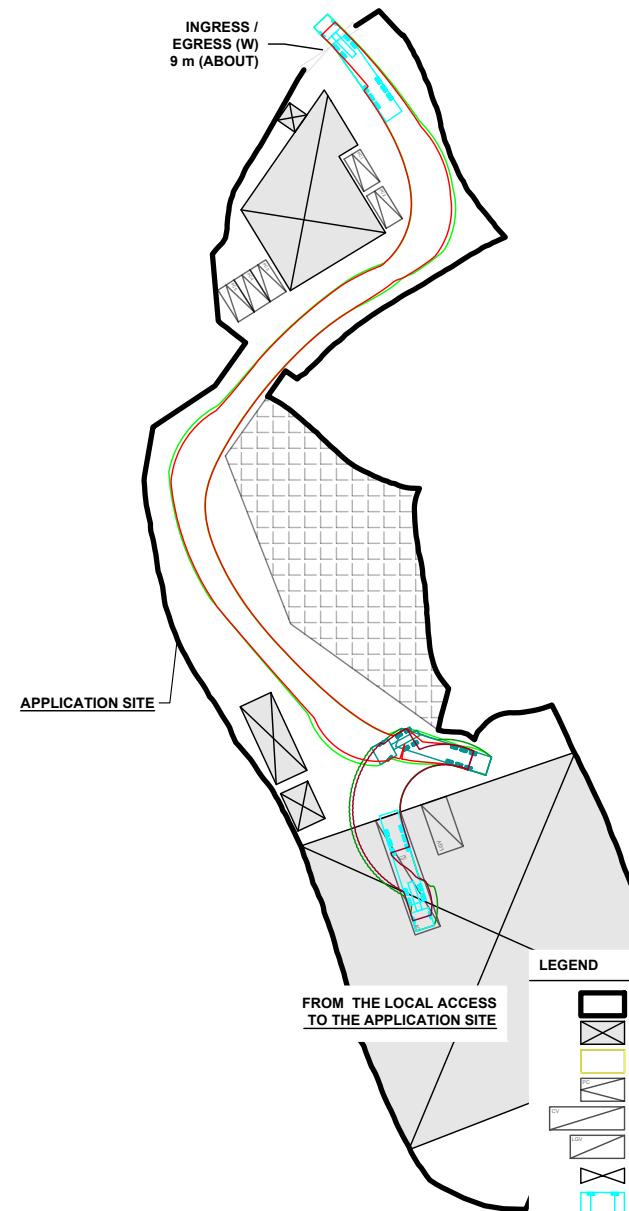
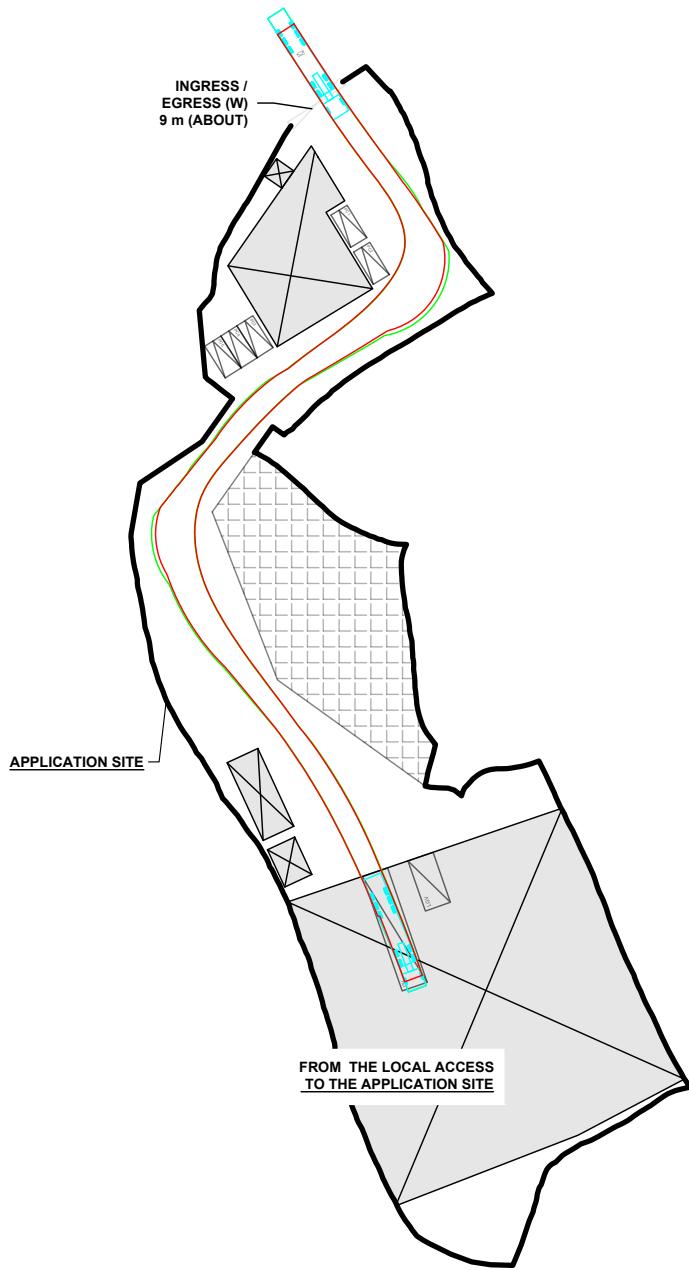
APPROVED BY DATE

DWG. TITLE FILLING OF LAND  
 DWG. NO. PLAN 10 VER. 001

### SWEEP PATH ANALYSIS

TYPE OF VEHICLE : MEDIUM GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT  
 R-RICHES PLANNING LIMITED

PROJECT  
 PROPOSED TEMPORARY WAREHOUSE AND OPEN STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION  
 VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

#### SCALE

1 : 1000 @ A4

DRAWN BY DATE  
 MN 8.7.2025

REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO. PLAN 11

VER. 001

Our Ref. : DD128 Lot 407 & VL  
Your Ref. : TPB/A/YL-HTF/1197

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

By Email

20 August 2025

Dear Sir,

### Supplementary Information

**Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials  
with Ancillary Open Storage and Facilities and  
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D.128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-HTF/1197)**

We are writing to submit supplementary information in support of the subject application, details are as follows:

- (a) The revised application form and supporting document are provided by the applicant (**Annexes I and II**).
- (b) The applicant would like to provide clarifications on the subject application, details are as follows:

#### Applied Use

- The applied uses are revised as '*Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years*' (**Annex I**).

#### Land Resumption

- Portion of the applicant's affected business premises in Hung Shui Kiu (i.e. the site of planning application No. A/HSK/516) has been resumed and reverted to the Government in August 2024, in order to facilitate the development of the Hung Shui Kiu/Ha Tsuen New Development Area.

#### Operation Details

- All structures proposed at the application site (the Site) will be fully enclosed. As enclosed structures prevent contamination from rain, dust, and other environmental factors that could compromise material integrity, structures B2, B3





and B5 will be used for storage of recyclable and construction materials.

- As some types of recyclable and construction materials (i.e. aluminum cans, metals, etc.) are resistant to weather and can be stored openly without significant risk of damage, portion of the Site (i.e. about 665m<sup>2</sup>, 14% of the Site) will be designated as ancillary open storage area with stacking height of not more than 3m.
- The proposed warehouse is intended for storage of recyclable and construction materials, which are typically packaged in bulk or large in size, container vehicle is therefore required for transporting large quantities of goods to enhance operational efficiency.

**Sewage Disposal**

- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site sewage system within the Site (i.e. the use of septic tank and soakaway system). Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.

**No Adverse Archaeological Impact**

- The proposed structures are steel-frame structures with no foundation (i.e. excavation work is not required). Regarding the drainage facilities at the Site, relevant information on the proposed drainage works will be provided to Antiquities and Monuments Office if any ground excavation works would be required in detailed design stage. Adverse archaeological impact on the Site is therefore not anticipated.

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

Yours faithfully,

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


**Louis TSE**  
Town Planner

**Annex I**

Replacement Page of Application Form

## 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)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....

### (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... 2,706	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,007	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 5		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,058	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2,058	..... sq.m	<input checked="" type="checkbox"/> About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	METER ROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	
B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m <sup>2</sup> (ABOUT)	256 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)	
B3	STORAGE OF CONSTRUCTION MATERIALS	51 m <sup>2</sup> (ABOUT)	102 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)	
B4	WASHROOM	22 m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	
B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m <sup>2</sup> (ABOUT)	1,670 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)	
TOTAL		2,007 m <sup>2</sup> (ABOUT)	2,058 m <sup>2</sup> (ABOUT)		

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

Private Car Parking Spaces 私家車車位	..... 5
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

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

Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 1
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	..... Container Vehicle 1

## 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 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and adjoining Government Land, Pak Nai, Yuen Long, New Territories
Site area 地盤面積	4,713 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 115 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12
Zoning 地帶	"Agriculture" Zone
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	Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years

## **Annex II**

Comparison table showing the changes between the proposed scheme and the approved scheme  
under application No. A/HSK/516

**Annex II – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/HSK/516**

Development Parameters	Approved Application No. A/HSK/516 (a)	Current Application (b)	Difference (b)-(a)	
<b>Site Area</b>	7,000 m <sup>2</sup> (about)	4,713 m <sup>2</sup> (about)	-2,287 m <sup>2</sup>	-33%
<b>Covered Area</b>	704 m <sup>2</sup> (about)	2,007 m <sup>2</sup> (about)	+1,303 m <sup>2</sup>	+185%
<b>Uncovered Area</b>	6,296 m <sup>2</sup> (about)	2,706 m <sup>2</sup> (about)	-3,590 m <sup>2</sup>	-57%
<b>Plot Ratio</b>	0.1 (about)	0.44 (about)	+0.34	+340%
<b>Site Coverage</b>	10% (about)	43% (about)	+33%	+330%
<b>No. of Structure</b>	4	5	+1	
<b>Gross Floor Area</b>	724 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,334 m <sup>2</sup>	+184%
- <i>Domestic</i>	N/A	N/A		
- <i>Non-Domestic</i>	724 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,334 m <sup>2</sup>	+184%
<b>Building Height</b>	6 - 8 m (about)	3 – 11 m (about)	+3 m	
<b>No. of Storey</b>	1 - 2	1 - 2	-	
<b>Operation Hours</b>	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	
<b>No. of Private Car Parking Space</b>	0	5	+5	
<b>No. of Loading/Unloading Space</b>	1 (Medium Goods Vehicle)	1 (Light Goods Vehicle) 1 (Container Vehicle)	+1	

Our Ref. : DD128 Lot 407 & VL  
Your Ref. : TPB/A/YL-HTF/1197

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

By Email

27 November 2025

Dear Sir,

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

**Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials  
with Ancillary Open Storage and Facilities and Associated Filling of Land  
for a Period of 3 Years in "Agriculture" Zone,**

**Various Lots in D.D.128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-HTF/1197)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

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



**Louis TSE**  
Town Planner



### Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Various Lots in D.D.128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

**(Application No. A/YL-HTF/1197)**

- (a) Revised application form and development plans are provided by the applicant to facilitate the application (**Annex I** and **Plans 1 to 5**).
- (b) The provision of parking and loading/unloading (L/UL) spaces are revised to facilitate the proposed development (**Annex I** and **Plans 1 & 3**). Light goods vehicles (LGV) are deployed for transportation of recyclable and construction materials. Therefore, 5 private car (PC) parking spaces and 2 LGV L/UL spaces are provided for staff to facilitate the daily operation of the proposed development. The routine delivery is expected to be carried out beyond peak hours between 11:00 to 15:00. No medium or heavy goods vehicle, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the application site (the Site) at any time during the planning approval period.
- (c) **Chung Kin Engineering (International) Limited**, the applicant for the current application and the tenant of *Lots 280 (Part) and 681 (Part) in D.D.125, Ha Tsuen*. The tenancy agreement signed by the applicant and the landlord in 2021 is provided in support of the current application (**Annex II**). The applicant has sublet the operation site in Ha Tsuen to **Mr. TANG Sheung Chai**, who is the applicant of a previously approved application No. A/HSK/516 for the development of '*Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials*'. The Memorandum of Understanding signed by the applicant and the business operator is also provided to facilitate the relocation of its existing business premises in Ha Tsuen (**Annex II**). The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Town Planning Board (the Board), the Site will be utilised by the operator of the affected business premises for the proposed development. Please refer to the following further justifications in support of the application:

**To facilitate the relocation of the affected premises affected by government development**

- 1.1 The current application intends to facilitate the relocation of the existing business operator's affected premises on *lots 280 (Part) and 681 (Part) in D.D. 125* due to land resumption and to pave way for the development of the Hung Shui Kiu/Ha Tsuen New Development Area

(HSK/HT NDA) (**Plans 4 to 5**). Details of the existing business operator and the affected premises are enclosed at **Annex III**.

1.2 The affected premises falls within an area zoned “Open Space” (“O”) and “Village Type Development” (“V”) Zones and area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 5**). As the concerned land parcel has been resumed and reverted to the Government in August 2024, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation (**Annex III**). The affected business premises in Ha Tsuen are still operating until the concerned parcel of land are fully resumed and reverted to the Government to facilitate the implementation of the HSK/HT NDA.

**Same applied use as the affected premises**

1.3 The original business premises involves the operation of warehouse and open storage of recyclable and construction materials. The applied uses are the same as the affected business premises in Ha Tsuen. Details of the difference between the affected premises and the Site are shown at **Annex IV** and **Table 1** below:

**Table 1:** Difference between the affected premises and the Site

	Affected Premises (a)	The Site (b)	Difference (b) – (a)
<b>Site Area</b>	3,809.3 m <sup>2</sup> (about)	4,713 m <sup>2</sup> (about)	+903.7 m <sup>2</sup> , +24%
<b>GFA</b>	684 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,374 m <sup>2</sup> , +201%

1.4 Although the area of the Site (i.e. 4,713m<sup>2</sup>, +24%) and GFA (2,058 m<sup>2</sup>, +201%) are larger than the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. The Site with a large open area allows for efficient layout and for manoeuvring of vehicle, packaging of goods for warehouse use and specialized facilities (i.e. drainage facilities and fire service installations), having a larger site area allows for the incorporation of these facilities to support the operational needs. In addition, as open storage operations would inevitably create significant dust and noise nuisance to the surrounding environment. The applicant intends to alleviate these adverse impacts by relocating the aforesaid open storage activities to the proposed structure, so as to minimise potential visual, noise and air quality impacts to the surrounding areas.

(d) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b> <b>(Contact Person: Mr. Y. C. WONG / Mr. Tony CHAN; Tel: 2443 3474 / 2443 3325)</b>		
(a) He has adverse comment on the application.		Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the erection of the proposed structures on the concerned lots and occupation of Government land (GL) accordingly. No structure is proposed for domestic use.
(b) The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government, and government land (GL).		
(c) The following irregularity covered by the planning application has been detected by his office:  <u>Unlawful occupation of GL with unauthorised structure(s) covered by the planning application</u>  The GL within the Site (about 115m <sup>2</sup> as mentioned in the application) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice.		
(d) If the planning application is approved, the lot owner(s) will need to apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of GL. The application(s) for STW and STT will be considered by the Government		

Departmental Comments	Applicant's Responses
<p>in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
<b>2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&amp;L, PlanD)</b> <b>(Contact Person: Ms. May CHAN; Tel: 3565 3949)</b>	
<p>(a) According to the aerial photo of 2024, the Site is situated in an area of rural coastal plain predominated by temporary structures, ponds, marshland and scattered tree groups. Based on the site photos dated August 2025, the Site is already hard-paved with temporary structures. No existing tree is observed within the Site.</p> <p>The Site is surrounded by scattered tree groups and located within Category 3 areas under 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). Although the Planning Statement (under paragraph 5.14) states that no tree has been identified at the Site, a landscape proposal has not been included in the application to demonstrate that the proposed use would not generate adverse landscape impact on surrounding areas.</p> <p>She would reserve comment upon receipt of the required landscape technical information in accordance with "Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)".</p>	<p>Noted. To enhance the visual and landscape quality, a total of 10 new trees will be planted along the western periphery of the Site (<b>Annex V</b>). Peripheral planting with climbing species along the 2.5 m high solid metal fence wall will also be adopted along site boundary (<b>Annex V</b>). Regular maintenance of the trees and climbing species will be carried out by the applicant during the planning approval period.</p>

Departmental Comments		Applicant's Responses																																	
<b>3. Comments of the Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Forrest NG; Tel: 2399 2422)</b>																																			
<p>(a) Deep Bay Road is a single track road with limited capacity. The proposed use would involve access of light goods vehicles and container trucks.</p> <p>(b) The applicant shall justify the nearby public road network has adequate capacity to cope with the traffic induced by the proposed use at the subject site.</p>		<p>The proposed scheme has been modified with traffic development now limited to LGV and PC. The revised estimated trip generation/attraction from the proposed development is shown as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2">Time Period</th> <th colspan="4">Estimated Trip Generation/Attraction</th> <th rowspan="2">2-Way Total</th> </tr> <tr> <th>PC</th> <th>LGV</th> <th>In</th> <th>Out</th> </tr> </thead> <tbody> <tr> <td>Trips at <u>AM Peak</u> (09:00 – 10:00)</td> <td>4</td> <td>0</td> <td>1</td> <td>0</td> <td>5</td> </tr> <tr> <td>Trips at <u>PM Peak</u> (18:00 – 19:00)</td> <td>0</td> <td>4</td> <td>0</td> <td>1</td> <td>5</td> </tr> <tr> <td>Average trip per hour (10:00 – 18:00)</td> <td>0</td> <td>0</td> <td>1</td> <td>1</td> <td>2</td> </tr> </tbody> </table> <p>In view of the limited development trip (with peak hour traffic up to 5 trips) is expected, adverse traffic impact generated from the Site is expected to be minimal.</p>						Time Period	Estimated Trip Generation/Attraction				2-Way Total	PC	LGV	In	Out	Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	5	Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	5	Average trip per hour (10:00 – 18:00)	0	0	1	1	2
Time Period	Estimated Trip Generation/Attraction				2-Way Total																														
	PC	LGV	In	Out																															
Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	5																														
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	5																														
Average trip per hour (10:00 – 18:00)	0	0	1	1	2																														

Departmental Comments		Applicant's Responses
<b>4. Comments of the Secretary for Development Bureau (DEVB)</b>		
(a)	Authorisation letter from Mr. TANG Sheung Chai to submit the current application.	The Memorandum of Understanding and tenancy agreement are enclosed at <b>Annex II</b> .
(b)	According to the Lands Department, there is no record on both Mr. TANG Sheung Chai and Chung Kin Engineering (International) Limited having operated in the original premises in HSK/HT NDA in the past. The applicant should advise the period of occupation of the original premises and provide appropriate documentary proof (e.g. tenancy agreement/delivery notes) for reference.	Chung Kin Engineering (International) Limited, the applicant of the current application and the tenant of <i>Lots 280 (Part) and 681 (Part) in D.D.125, Ha Tsuen</i> , is authorized by Mr. TANG Sheung Chai, the affected business operator and the applicant of a previously approved application No. A/HSK/516, to facilitate the relocation of its existing business premises in Ha Tsuen. The Memorandum of Understanding and tenancy agreement are enclosed at <b>Annex II</b> . The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Board, the Site will be utilised by the operator of the affected business premises for the proposed development.
<b>5. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB)</b>		
(a)	The application site is situated within the Fu Tei Au Site of Archaeological Interest (SAI). After reviewing the location and scope of the proposed works which involves drainage works that may affect the archaeological remains of the SAI, the applicant should conduct an Archaeological Impact Assessment (AIA) to evaluate the archaeological impact imposed by the proposed development and its associated works. According to the result of the baseline review, the applicant should engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance, Cap. 53, if an archaeological investigation is necessary. A proposal of the AIA should be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of	Noted. The Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). Other than the proposed drainage work, <u>no other ground excavation work</u> will be carried out. Subject to final approval of the Drainage Authority, peripheral drainage u-channels of not more than 1 m in depth will be proposed along the site boundary to collect the run-off to minimise the adverse drainage impact to the surrounding area. Given that the scale of excavation for the proposed drainage work is minimal, adverse impact to the SAI is not anticipated.

<b>Departmental Comments</b>		<b>Applicant's Responses</b>
	AIA, appropriate mitigation measures, if needed, should be implemented by the applicant in consultation with AMO.	
(b)	For information about Fu Tei Au SAI, the applicant could refer to the research file of Fu Tei Au SAI which is available for viewing at the Reference Library of Hong Kong Heritage Discovery Centre in Kowloon Park by reservation in advance ( <a href="https://www.amo.gov.hk/en/visitor-centre/heritage-discovery-centre/reference-library/index.html">https://www.amo.gov.hk/en/visitor-centre/heritage-discovery-centre/reference-library/index.html</a> ). For enquiry, please contact the staff of the Reference Library on 2208 4428 during opening hours.	

**Annex I**

**Revised Application Form**

## 6. Type(s) of Application 申請類別

### (A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

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

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

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

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years  (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 ..... 3 <input type="checkbox"/> month(s) 個月 .....

### (c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... 2,706	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,007	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 5		
Proposed domestic floor area 擬議住用樓面面積	..... N/A	..... sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 2,058	..... sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 2,058	..... sq.m	<input checked="" type="checkbox"/> About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	METER ROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	
B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m <sup>2</sup> (ABOUT)	256 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)	
B3	STORAGE OF CONSTRUCTION MATERIALS	51 m <sup>2</sup> (ABOUT)	102 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)	
B4	WASHROOM	22 m <sup>2</sup> (ABOUT)	22m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)	
B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m <sup>2</sup> (ABOUT)	1,670 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)	
TOTAL		2,007 m <sup>2</sup> (ABOUT)	2,058 m <sup>2</sup> (ABOUT)		

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

Private Car Parking Spaces 私家車車位	..... 5
Motorcycle Parking Spaces 電單車車位	..... N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

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

Taxi Spaces 的士車位	..... N/A
Coach Spaces 旅遊巴車位	..... N/A
Light Goods Vehicle Spaces 輕型貨車車位	..... 2
Medium Goods Vehicle Spaces 中型貨車車位	..... N/A
Heavy Goods Vehicle Spaces 重型貨車車位	..... N/A
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間

Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holidays.

<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>		Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  <input type="checkbox"/> Accessible from Kai Pak Ling Road via Deep Bay Road and a local access. ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)  <input type="checkbox"/>
<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>		Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... 
		No 否	<input checked="" type="checkbox"/>
<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>		Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土地厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 ..... m 米 <input type="checkbox"/> About 約
		No 否	<input type="checkbox"/>
<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>		On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)   	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

(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	2,058 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.44 <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		5
	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
(iv) Site coverage 上蓋面積	Non-domestic 非住用	N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Domestic 住用	3 - 11 (about) <input 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	Non-domestic 非住用	1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Domestic 住用	43 % <input checked="" type="checkbox"/> About 約	
	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位		5
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		
	<hr/> <hr/>		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		2
	Medium Goods Vehicle Spaces 中型貨車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		
	<hr/> <hr/>		

**Annex II**

Memorandum of Understanding and Tenancy Agreement

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方) : Mr. TANG Sheung Chai

身份證號碼 : [REDACTED]

規劃許可申請人 (乙方) : 中堅通架工程有限公司  
Chung Kin Engineering (International) Limited

公司註冊證明書 / 商業登記證號碼 : [REDACTED]

甲方 為位於丈量約份第 125 約多個地段的業務經營者，由於受到洪水橋/廈村新發展區之收地計畫影響，需要覓地搬遷重置以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 128 約地段第 404 號 (部分)、第 406 號 A 分段、第 406 號餘段、第 407 號、第 408 號、第 409 號、第 410 號、第 411 號及第 475 號 A 分段 (部分) 和毗連政府土地作「擬議臨時貨倉及露天存放可循環再造物料及建築材料連附屬設施及相關填土工程 (為期 3 年)」。

乙方 作為規劃許可申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備註：上述地段將因應規劃許可的需要而有所修訂。

Mr. TANG Sheung Chai (甲方)  
業務經營者簽署



中堅通架工程有限公司 (乙方)  
規劃許可申請人簽署

2025 年 9 月 2 日

# 租 約

附件 1 / P. 1

立租約人 發租人: 鄧作霖 身份証號碼: [REDACTED] (以下簡稱甲方)

承租人: 中堅通架工程有限公司 商業登記証: [REDACTED] (以下簡稱乙方)

(一) 甲方將新界地段 DD 125 LOT NO : 280 部份、681 部份(約 41,003)呎, 租予乙方作 合法 用途。

(二) 租期定 5 年, 由 2021 年 02 月 03 日起, 至 2026 年 02 月 02 日止。

(三) 租金每 月 為港幣 [REDACTED], 必須在每月首日上期繳交, 不得拖欠, 如乙方超過 30 天不交租金, 甲方有權收回該土地, 並將合約終止。追討欠租及收地之法律費用, 由乙方負責。

(四) 簽約之日, 乙方即交按金港幣 [REDACTED] 與甲方, 此按金在約滿時乙方將土地完整交回甲方時領回, 不計利息。如建築物有損壞時, 甲方在按金中扣除作修理費。

(五) 乙方需依時將租金存入甲方之銀行戶口 No: [REDACTED] (銀行), 或以現金支付。

(六) 政府徵收合約內之地段的差餉、地租、上蓋牌費、罰款、水、電、什費等, 均由乙方負責繳納, 並限於期滿前清繳, 如有欠交, 甲方即將乙方按金扣除抵償, 不足時得扣留其物件拍賣補足。

(七) 在租期內政府如徵收該土地時, 乙方應依限期遷出, 不得向甲方索取搬遷費或任何補賞。

(八) 甲方同意乙方在租地上搭建上蓋(即地政處之短期豁免書), 如乙方須要向政府申請有關牌照時, 甲方須無條件協助乙方向政府申請, 直至批准為止, 所有有關該項申請費用, 均由乙方負責繳納, 但如乙方未能取得政府之許可, 乙方須依限期前清拆有關搭建物, 否則一切責任、罰款均由乙方負責, 並不得向甲方索償。

(九) 如甲方的地段因乙方改變用途而被政府警告, 乙方必須向有關部門申請許可或依限期前搬遷, 否則一切責任、罰款均由乙方負責。

(十) 甲方如將地段出售, 此租約仍然有效, 直至租約期滿為止, 否則, 甲方須賠償乙方一切損失。

(十一) 在租期內, 乙方不得在上列地段經營違法生意, 否則甲方有權將上列地段收回。

(十二) 在辦公時間甲方有權進入地盤內視察。

(十三) 乙方須負責場地內的一切保險責任、損毀、遺失、天災意外傷亡等事故, 與甲方無關。

(十四) 如雙方有意續租, 須於期滿前三個月經雙方商議決定。但須另議租金, 重新立約。如乙方退租, 乙方須自行清理租地上所有垃圾廢物, 將原地交回甲方, 一切清理場地所需之費用均由乙方負責支付。

(十五) 如乙方違犯上列條款而引致甲方任何損失時甲方有權向乙方索取賠償, 恐口無憑繕就壹式兩份各執壹紙為據。

備註:

甲方簽署:



乙方簽署:

For and on behalf of  
CHUNG KIN ENGINEERING (INTERNATIONAL) LIMITED  
中堅通架工程有限公司



Authorized Signature(s)

日期: 2021 年 2 月 1 日立



**Annex III**

**Details of the Existing Business Operator in Ha Tsuen**

### **Annex III – Details of the Affected Business Premises**

Operator Name: **Mr. TANG Sheung Chai**

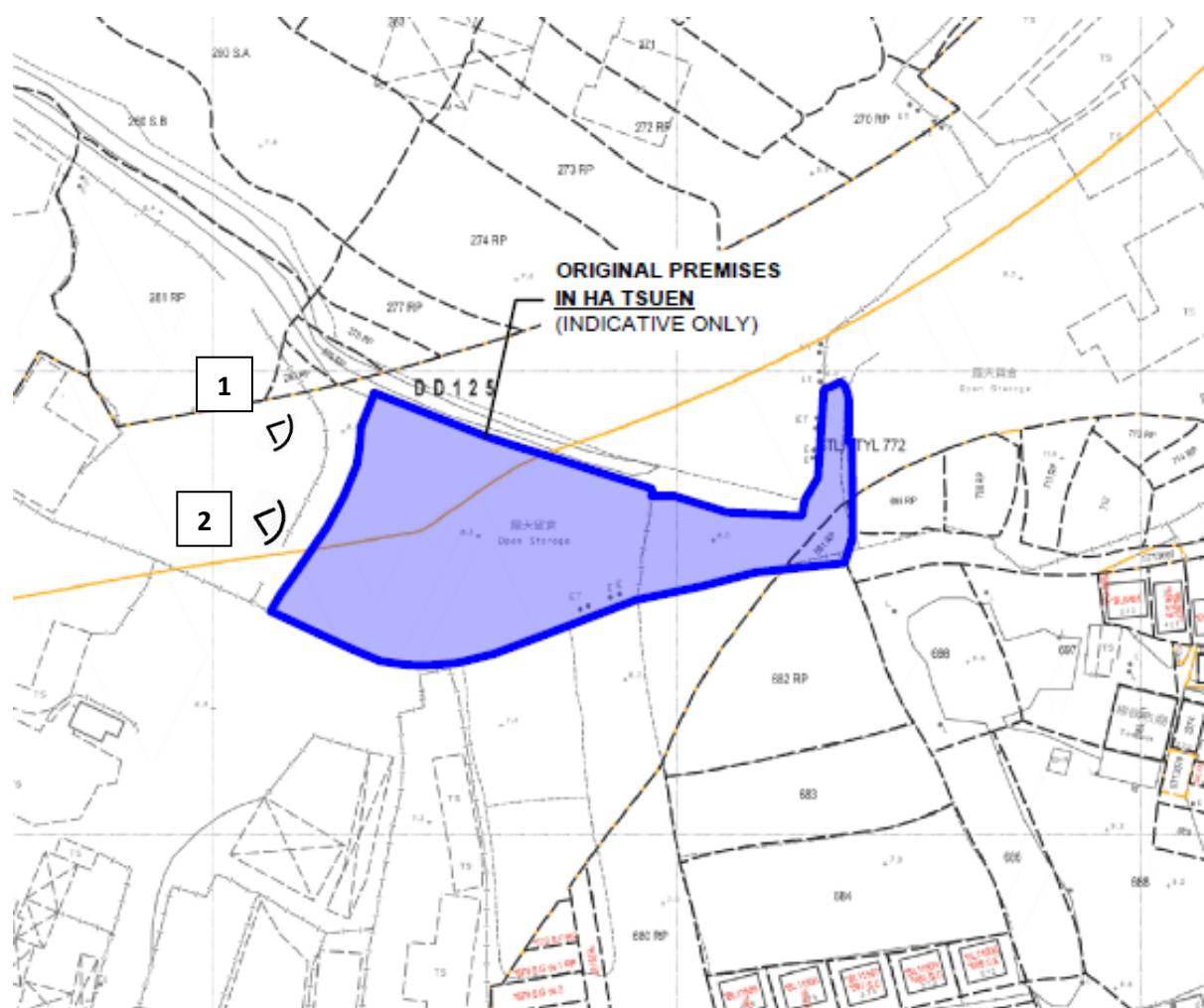
### Details of the Affected Business Premises

Location: Lots 280 (Part) and 681 (Part) in D.D. 125, San Wai, Ha Tsuen, Yuen Long, New Territories

*(Majority of the premises forms part of the previously approved S.16 planning application No. A/HSK/516)*

Site Area: 3,809.3m<sup>2</sup>

Use of Premises: Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials



Site Photo of the Affected Business Premises



**Annex IV**

Comparison Table Showing the Differences between the Proposed Scheme and the Approved Scheme under S. 16 Planning Application No. A/HSK/516

**Comparison table showing the changes between the proposed scheme and the affected business premises in Ha Tsuen**

Development Parameters	Affected Business Premises in Ha Tsuen ( <i>Majority of the premises is the subject of a previously approved application No. A/HSK/516</i> ) (a)	Current Application (b)	Difference (b)-(a)	
<b>Site Area</b>	3,809.3 m <sup>2</sup> (about)	4,713 m <sup>2</sup> (about)	+903.7 m <sup>2</sup>	+24%
<b>Covered Area</b>	684 m <sup>2</sup> (about)	2,007 m <sup>2</sup> (about)	+1,323 m <sup>2</sup>	+193%
<b>Uncovered Area</b>	3,125.3 m <sup>2</sup> (about)	2,706 m <sup>2</sup> (about)	-419.3 m <sup>2</sup>	-13%
<b>Plot Ratio</b>	0.18 (about)	0.44 (about)	+0.26	+144%
<b>Site Coverage</b>	18% (about)	43% (about)	+25%	+139%
<b>No. of Structure</b>	3	5	+1	
<b>Gross Floor Area</b>	684 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,374 m <sup>2</sup>	+201%
- <b>Domestic</b>	N/A	N/A		
- <b>Non-Domestic</b>	684 m <sup>2</sup> (about)	2,058 m <sup>2</sup> (about)	+1,374 m <sup>2</sup>	+201%
<b>Building Height</b>	8 m (about)	3 – 11 m (about)	+3 m	
<b>No. of Storey</b>	1	1 - 2	-	
<b>Operation Hours</b>	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	
<b>No. of Private Car Parking Space</b>	0	5	+5	
<b>No. of Loading/Unloading Space</b>	1 (Medium Goods Vehicle)	2 (Light Goods Vehicle)	+1	

**Annex V**  
Landscape Plan

## LANDSCAPE PROPOSAL

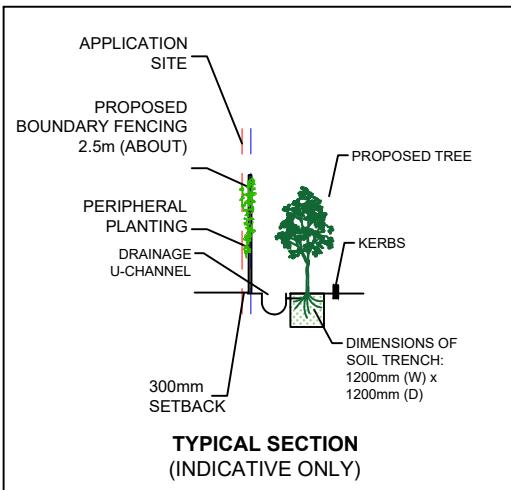
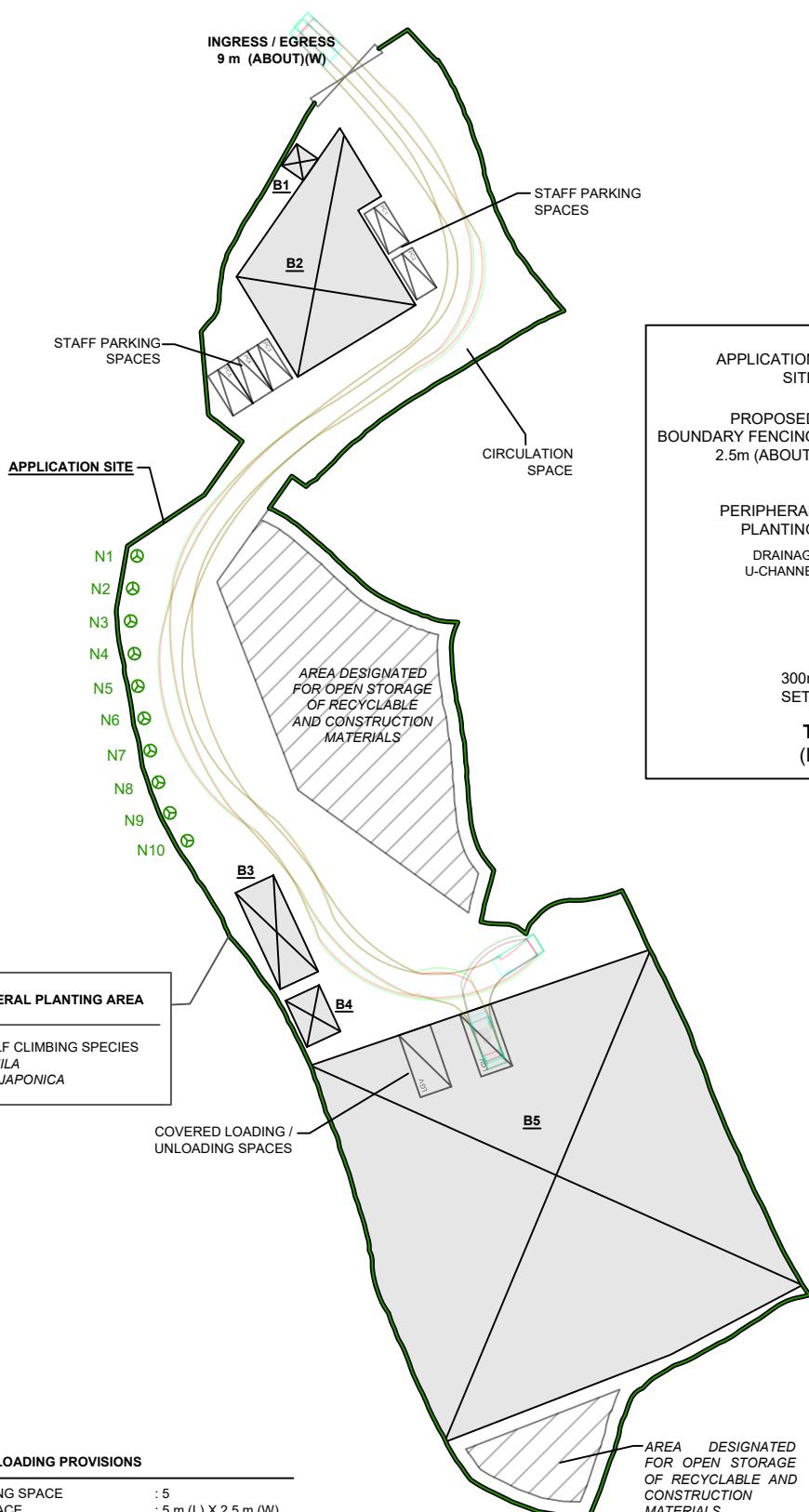
APPLICATION SITE AREA : 4,713m<sup>2</sup> (ABOUT)  
COVERED AREA : 2,007 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 2,706 m<sup>2</sup> (ABOUT)

SPECIES OF PERIPHERAL PLANTING : *FICUS PUMILA*;  
*LOINCERA JAPONICA*

NO. OF NEW TREES WILL BE PLANTED : 10 (N1 TO N10)  
SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*  
HEIGHT OF NEW TREES : NO LESS THAN 2.75 m  
SPACING OF NEW TREES : NOT LESS THAN 3 m  
DIMENSION OF SOIL TRENCH : 1.2 m (W) X 1.2 m (D)

## NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



## PARKING AND LOADING/UNLOADING PROVISIONS

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

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2  
DIMENSION OF L/UL SPACE : 3.5 m (L) X 7 m (W)

## LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- PARKING SPACE
- L/UL SPACE (LGV)
- INGRESS / EGRESS
- PERIPHERAL PLANTING
- PROPOSED NEW TREES
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES	SCALE 1 : 750 @ A4	TITLE LANDSCAPE PLAN	NORTH 
DRAWN BY LT	DATE 8.10.2025				
REVISED BY	DATE	DWG NO. ANNEX V	VER. 001		

## LIST OF PLANS

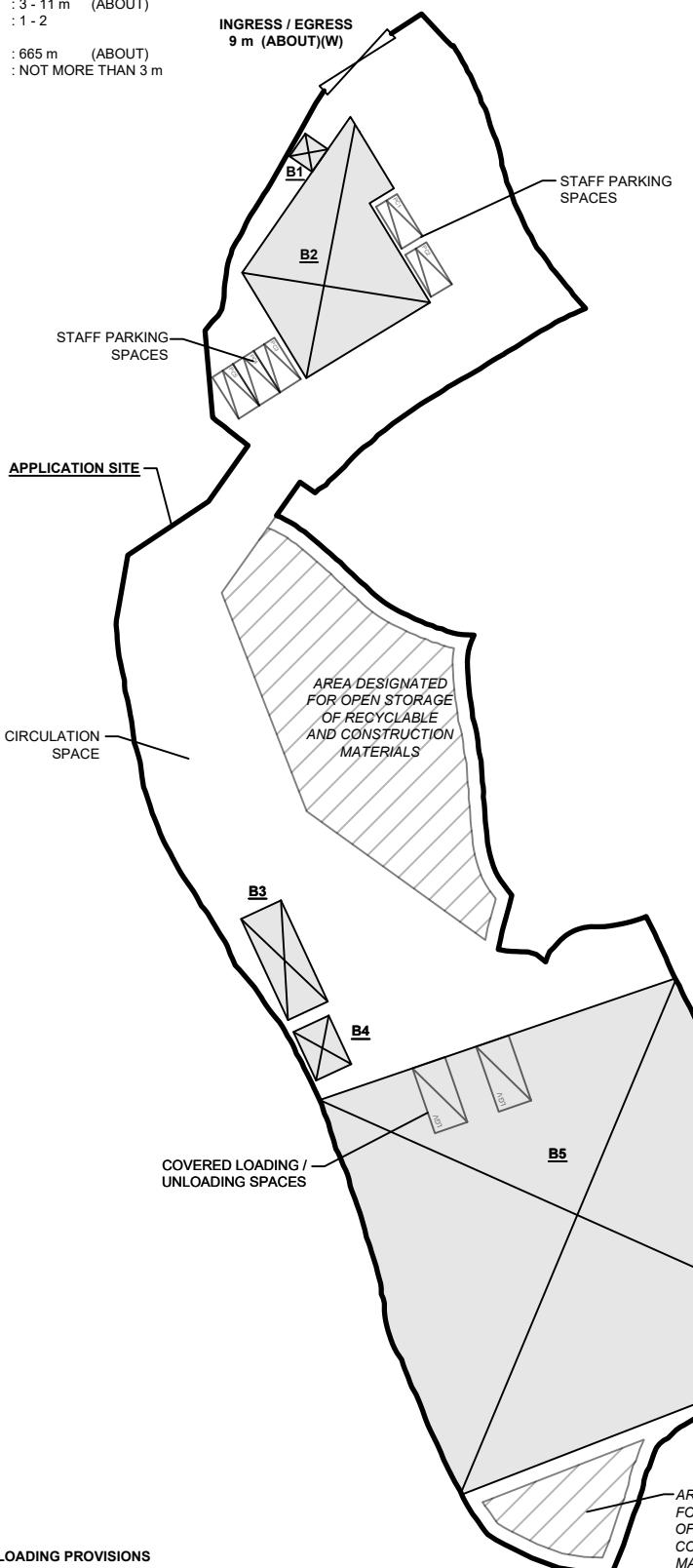
- Plan 1** Layout Plan
- Plan 2** Filling of Land
- Plan 3** Swept Path Analysis
- Plan 4** Original Premises – location and zoning
- Plan 5** Plan showing the Development Phasing of the Hung Shui Kiu/Ha Tsuen New Development Area

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 4,713 m <sup>2</sup> (ABOUT)
COVERED AREA	: 2,007 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2,706 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.44 (ABOUT)
SITE COVERAGE	: 43 % (ABOUT)
NO. OF STRUCTURE	: 5
DOMESTIC GFA	: N/A
NON-DOMESTIC GFA	: 2,058 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 2,058 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3 - 11 m (ABOUT)
NO. OF STOREY	: 1 - 2
OPEN STORAGE AREA	: 665 m <sup>2</sup> (ABOUT)
STACKING HEIGHT OF OS	: NOT MORE THAN 3 m

**STRUCTURE**

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	8 m <sup>2</sup> (ABOUT)	8 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m <sup>2</sup> (ABOUT)	256 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STORY)
B3	STORAGE OF CONSTRUCTION MATERIALS	51 m <sup>2</sup> (ABOUT)	102 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STORY)
B4	WASHROOM	22 m <sup>2</sup> (ABOUT)	22 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STORY)
B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m <sup>2</sup> (ABOUT)	1,670 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STORY)
		<b>TOTAL</b>	<b>2,007 m<sup>2</sup> (ABOUT)</b>	<b>2,058 m<sup>2</sup> (ABOUT)</b>


**PARKING AND LOADING/UNLOADING PROVISIONS**

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

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS

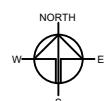
VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

 SCALE  
1 : 750 @ A4

 DRAWN BY  
LT  
DATE  
8.10.2025

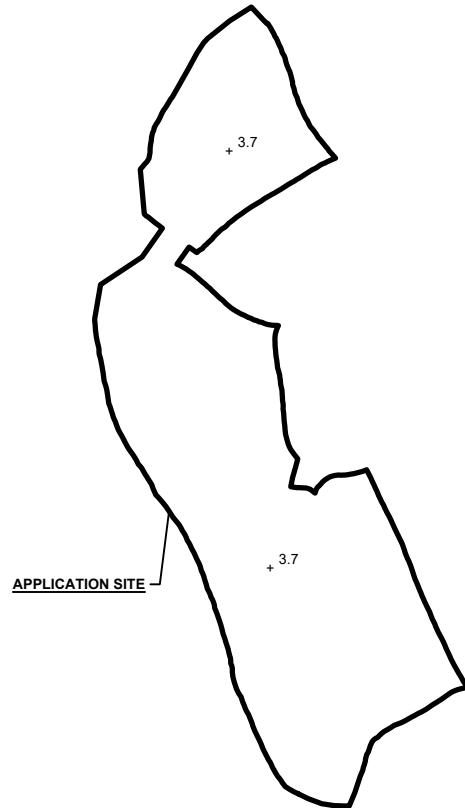
 REVISED BY  
DATE

 TITLE  
LAYOUT PLAN

 DWG NO.  
PLAN 1  
VER.  
001


**THE APPLICATION SITE BEFORE FILLING OF LAND**

APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)  
 FORMER SITE LEVELS : +3.7 mPD (ABOUT)  
 FORMER SITE SURFACE : SAND AND GRAVEL



**LEGEND**



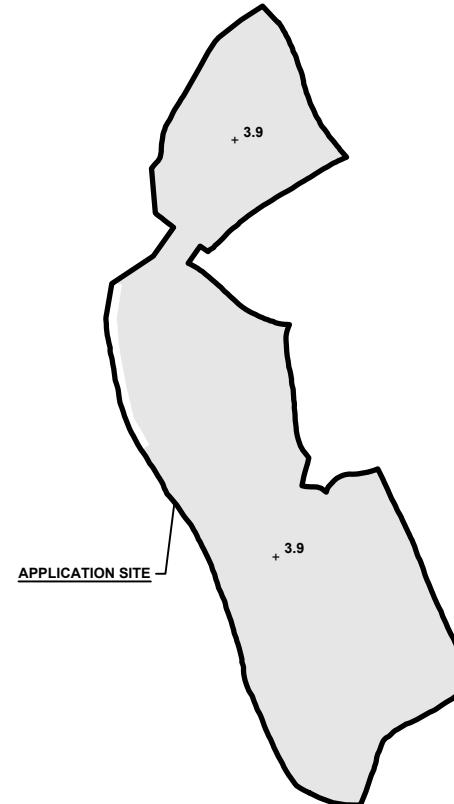
\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

**EXISTING FILLING OF LAND AREA**

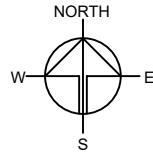
APPLICATION SITE AREA : 4,713 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 2,007 m<sup>2</sup> (ABOUT)  
 EXISTING FILLED AREA : 4,641 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 SITE LEVELS : +3.9 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : PARKING AND LOADING / UNLOADING SPACE,  
 SITE FORMATION OF STRUCTURE AND  
 OPEN STORAGE AREA AND CIRCULATION SPACE

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER  
 FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN  
 GRANTED FROM THE TOWN PLANNING BOARD.

PORTION OF THE EXISTING HARD-PAVING (72 m<sup>2</sup>) WILL BE REMOVED BY THE  
 APPLICANT FOR HEALTHY TREE GROWTH.



**LEGEND**



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
 WAREHOUSE (STORAGE OF  
 RECYCLABLE AND  
 CONSTRUCTION MATERIALS)  
 WITH ANCILLARY OPEN  
 STORAGE AND FACILITIES AND  
 ASSOCIATED FILLING OF LAND  
 FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND  
 ADJOINING GOVERNMENT  
 LAND, PAK NAI, YUEN LONG,  
 NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 8.7.2025

REVISED BY

APPROVED BY

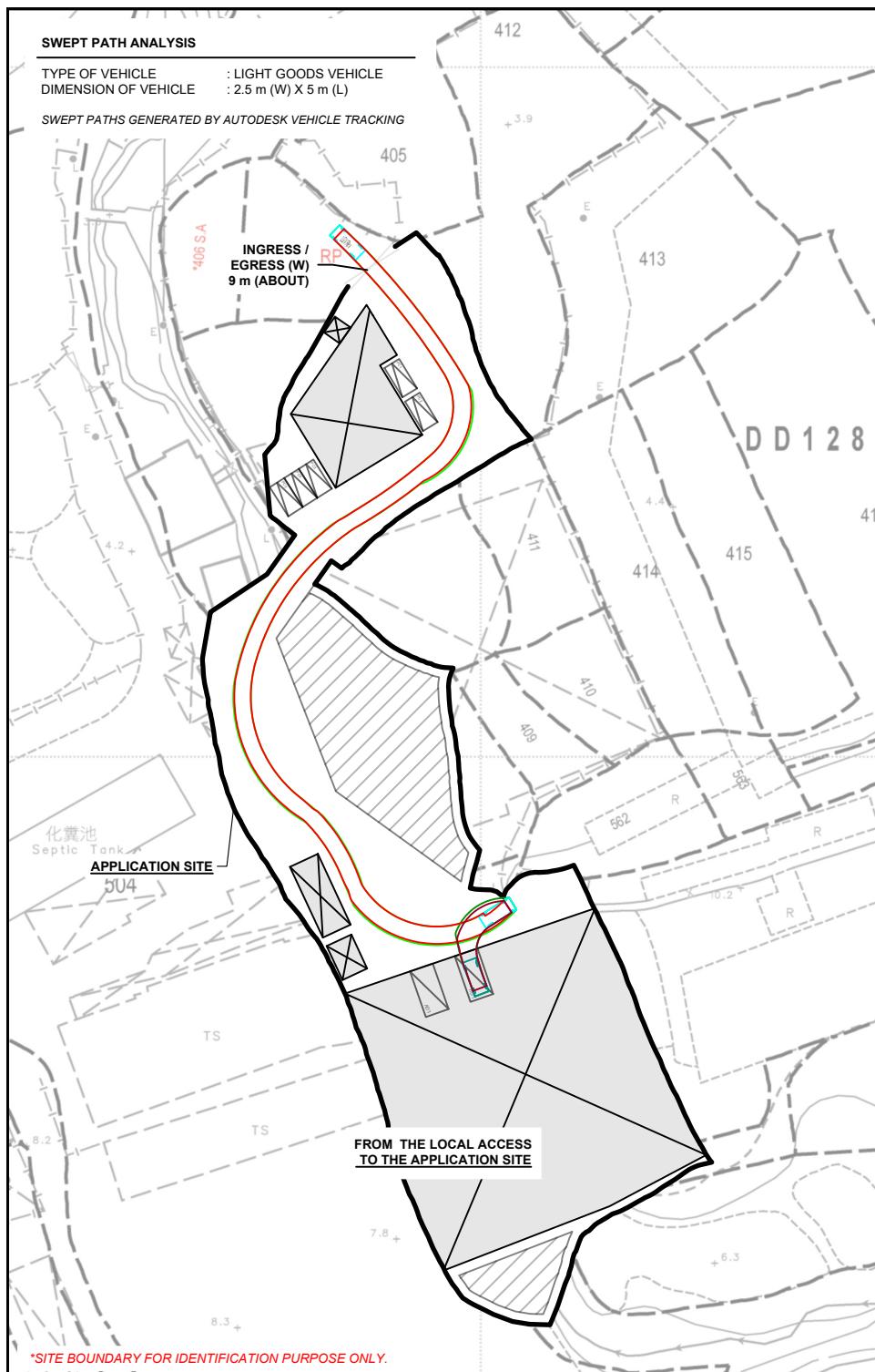
DWG. TITLE  
 FILLING OF LAND

DWG. NO. PLAN 2 VER. 001

### SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING





DEVELOPMENT SCHEDULE OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

#### DEVELOPMENT PHASING OF THE SITE : SECOND PHASE DEVELOPMENT

LEGEND

#### ORIGINAL PREMISES

**\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

## RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG

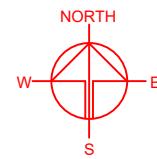
GOVERNMENT NOTICE : G.N. 3103  
RESUMPTION PLAN NO. : YLM10744  
SOURCE OF PLAN : LANDS DEPARTMENT

: G.N. 3103  
: YLM10744  
: LANDS DEPARTMENT

✓ **ORIGINAL PREMISE  
IN HA TSUEN  
(INDICATIVE ONLY)**

## LEGEND

ORIGINAL PREMISES



## RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3102  
RESUMPTION PLAN NO. : YLM11147b  
SOURCE OF PLAN : LANDS DEPARTMENT

: G.N. 3102  
: YLM11147b  
: LANDS DEPARTMENT

...  
**ORIGINAL PREMISE  
IN HA TSUEN  
(INDICATIVE ONLY)**

## LEGEND

ORIGINAL PREMISES

PLANNING CONSULTANT

PROJECT  
PROPOSED TEMPORARY  
WAREHOUSE AND OPEN  
STORAGE OF RECYCLABLE AND  
CONSTRUCTION MATERIALS  
WITH ANCILLARY FACILITIES  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 128 AND  
ADJOINING GOVERNMENT  
LAND, PAK NAI, YUEN LONG,  
NEW TERRITORIES

SCALE

DRAWN BY DATE  
MN 8.7

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY	DATE
DWG. TITLE	

DWG NO. PLAN 5

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

**Approved Applications**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>
1	A/YL-HTF/1133	Proposed Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond	“AGR”	10.6.2022 (Revoked on 10.3.2024)
2	A/YL-HTF/1147	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm, Recreation Centre and Barbecue Site) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	“AGR”	23.6.2023 (Revoked on 23.12.2024)

**Rejected Application**

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Zoning(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
1	A/YL-HTF/414	Temporary Racing Circuit for a Period of 3 Years	“AGR” and “GB”	29.7.2005	1 – 3

Rejection Reasons:

1. No strong planning justification for a departure from the planning intention(s).
2. Insufficient information to demonstrate that the proposed development would not generate adverse environmental, ecological, traffic, drainage, geotechnical, landscape and visual impacts on the site and the adjacent areas.
3. Setting an undesirable precedent.

**Similar s.16 Applications within the same “Agriculture” Zone  
on the Ha Tsuen Fringe OZP**

Approved Applications

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>
1	A/YL-HTF/1141	Proposed Temporary Warehouse for Storage of Construction Materials and Miscellaneous Goods for a Period of 3 Years	14.10.2022 (Revoked on 14.1.2024)
2	A/YL-HTF/1150	Proposed Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials for a Period of 3 Years	17.3.2023 (Revoked on 17.9.2024)
3	A/YL-HTF/1158	Proposed Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years and Associated Filling of Land	16.2.2024 (Revoked on 16.11.2025)
4	A/YL-HTF/1166	Renewal of Planning Approval for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond	1.3.2024
5	A/YL-HTF/1179	Proposed Temporary Open Storage of Construction Materials and Machinery and Storage of Tools and Parts with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	20.12.2024
6	A/YL-HTF/1190	Proposed Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) and Open Storage of Construction Materials with Ancillary Office and Associated Filling of Land for a Period of 3 Years	15.8.2025
7	A/YL-HTF/1202	Proposed Temporary Godown for Electronic Product Recycling with Ancillary Office and Associated Filling of Land for a Period of 3 Years	9.1.2026

Rejected Application

	<b>Application No.</b>	<b>Applied Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
1	A/YL-HTF/1160	Temporary Storage of Metalware and Tools and Private Vehicle Park (Private Cars Only) for a Period of 3 Years	13.10.2023	1

Rejection Reason:

1. No strong planning justification for a departure from the planning intention.

**Government Bureau/Departments' General Comments**

**1. Traffic**

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

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments as detailed in **Appendix IV**.

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

- no objection to the application from highway maintenance perspective; and
- advisory comments as detailed in **Appendix IV**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- there was no substantiated environmental complaint pertaining to the application site (the Site) in the past three years; and
- advisory comments as detailed in **Appendix IV**.

**3. Landscaping**

Comments of the Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD):

- according to the aerial photo of 2024 (**Plan A-3**), the Site is situated in an area of rural coastal plain predominated by temporary structures, ponds, marshland and scattered tree groups. Based on the site photos taken in August 2025, the Site is already hard-paved with temporary structures. No existing trees are observed within the Site; and
- according to the Landscape Plan submitted by the applicant (**Drawing A-3**), ten new trees, i.e. *Polyspora axillaris* (大頭菜), are proposed to plant along the western boundary and peripheral planting (climber species) for the boundary fencing of the entire site. In view of the above, significant adverse landscape impact arising from the proposed use is not anticipated.

**4. Drainage**

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

- no objection in principle to the application from drainage point of view;
- should the Town Planning Board consider the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, implement and maintain the proposed drainage facilities to the satisfaction of his department; and
- advisory comments as detailed in **Appendix IV**.

## 5. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments as detailed in **Appendix IV**.

## 6. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), 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 the PlanD 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; and
- if the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix IV**.

## 7. **Archaeology**

Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- the Site is situated within the Fu Tei Au Site of Archaeological Interest (SAI);
- after reviewing the location and scope of the proposed works which involves drainage works that may affect archaeological remains of the SAI, the applicant should conduct an archaeological impact assessment (AIA) to evaluate the archaeological impact caused by the proposed development and its associated works;
- according to the result of the baseline review, the applicant shall engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance (Cap. 53), if an archaeological investigation is necessary. A proposal of the AIA shall be submitted to AMO for agreement prior to the applying for a licence. Subject to the findings of the AIA, appropriate mitigation measures, if needed, shall be implemented by the applicant in consultation with AMO;

- conditions requiring the submission of an AIA and implementation of the mitigation measures recommended in AIA to the satisfaction of AMO or the Board should be considered; and
- advisory comments as detailed in **Appendix IV**.

## **8. District Officer's Comments**

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

His office has not received any locals' comment on the application.

## **9. Other Bureau/Departments' Comments**

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

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, CEDD (CE/LW, CEDD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Government land (GL) within the Site has been fenced off / unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28 (Land (Miscellaneous Provisions) Ordinance). His office reserves the rights to take necessary land control against the unlawful occupation of GL without further notice; and
  - (ii) the lot owner(s) shall apply to his office for Short Term Waiver(s) (STWs) and Short Term Tenancy(s) to permit the structure(s) erected within the private lots and the occupation of the GL. The application for STW(s) and STT(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
  - (i) sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
  - (ii) the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - (i) the local access from Deep Bay Road to the Site is not and will not be maintained by HyD. HyD should not be responsible for maintaining the access; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant should follow the latest "Code on Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental

Protection Department (EPD);

- (ii) the applicant should follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including completion of percolation test and certification by Authorized Person;
- (iii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use should be provided; and
- (iv) the applicant should meet the statutory requirements under relevant environmental legislation;

(h) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that there are ponds and watercourses at the vicinity of the Site. The applicant is advised to take appropriate measures to avoid polluting the waterbodies nearby;

(i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) the applicant should have his own stormwater collection and discharge system (e.g. surface channel of sufficient size along the perimeter of the Site) to cater for the runoff generated within the Site and overland flow from surrounding area of the Site;
- (ii) sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence is to be erected;
- (iii) any existing flow path affected should be re-provided;
- (iv) the applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches or adjacent areas;
- (v) the drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to adjacent areas at all times;
- (vi) the applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arising from the proposed use;
- (vii) the applicant shall be liable for and indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by the proposed use; and
- (viii) the cost and works of the drainage system and future maintenance responsibility shall be borne by the applicant;

(j) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. In addition, the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions

and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. Good practice guidelines for open storage (**Appendix V** of this RNTPC Paper) should also be adhered to. However, the applicant is reminded that if any structure(s) is/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;

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

- (i) it is noted that five structures and associated filling of land is involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by 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;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage;

(l) 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 the 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 be advised not to carry out any substantial works therein; and

(m) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the Site is situated within the Fu Tei Au Site of Archaeological Interest (SAI). For information on the Fu Tei Au SAI, the applicant shall refer to the research file of Fu Tei Au SAI which is available for viewing at the Reference Library of Hong Kong Heritage Discovery

Centre in Kowloon Park by reservation in advance (<https://www.amo.gov.hk/en/visitor-centre/heritage-discovery-centre/reference-library/index.html>). For enquiry, please contact the staff of the Reference Library on 2208 4428 during opening hours.

**Good Practice Guidelines for Open Storage Sites issued by the Fire Services Department**

		Internal Access for Fire Appliances	Lot Boundaries (Clear Width)	Distance between Storage Cluster and Temporary Structure	Cluster Size	Storage Height
1.	Open Storage of Containers		2m	4.5m		
2.	Open Storage of Non- Combustibles or Limited Combustibles	4.5m	2m	4.5m		
3.	Open Storage of Combustibles	4.5m	2m	4.5m	40m x 40m	3m

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