

This document is received on 3 MAR 2026
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2600369

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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 / Hsk / 600
	Date Received 收到日期	- 3 MAR 2026

- 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)

SEASON PARKING COMPANY LIMITED 思信停車場有限公司

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)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOTS 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) AND 93RP(PART) IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,740 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,016 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NIL sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN (OZP) NO. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	“R(A)3”, “G/IC” AND “ROAD”
(f) Current use(s) 現時用途	TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

- has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

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

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

- has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

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

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

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

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

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

- published notices in local newspapers on 10/2/2026 (DD/MM/YYYY)*
於 _____ (日/月/年)在指定報章就申請刊登一次通知*(請見夾附的通知副本)
- posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)*
於 _____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/2/2026 (DD/MM/YYYY)*
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會* (請見夾附由郵局發出的收條)。

Others 其他

- others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

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6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND LOGISTICS CENTRE (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	724sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	4,016sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NILsq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	4,016sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	4,016sq.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 1: OFFICE, TOILET AND PUMP ROOM (3.5M IN HEIGHT) (SINGLE STOREY) STRUCTURE 2: WAREHOUSE (13M IN HEIGHT) (SINGLE STOREY)	
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	3
Motorcycle Parking Spaces 電單車車位	NIL
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL
Others (Please Specify) 其他 (請列明)	NIL
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	NIL
Coach Spaces 旅遊巴車位	NIL
Light Goods Vehicle Spaces 輕型貨車車位	NIL
Medium Goods Vehicle Spaces 中型貨車車位	NIL
Heavy Goods Vehicle Spaces 重型貨車車位	2
Others (Please Specify) 其他 (請列明)	NIL

Proposed operating hours 擬議營運時間 8 A.M. TO 8 P.M. DAILY (FROM MONDAY TO SATURDAY) (NO OPERATION ON SUNDAYS AND PUBLIC HOLIDAYS)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) PING HA ROAD VIA LOCAL ACCESS ROAD No 否 <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)																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

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

PLEASE REFER TO THE PLANNING STATEMENT

8. Declaration 聲明

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

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

Signature
簽署

ANSON LEE

Applicant 申請人 / Authorised Agent 獲授權代理人

TOWN PLANNER

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .PIA.....

on behalf of
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

10 FEB 2026

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角滙華道 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 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) AND 93RP(PART) IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES.
Site area 地盤面積	4,740 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	APPROVED HUNG SHUI KIU AND HA TSUEN OUTLINE ZONING PLAN NO. S/HSK/2
Zoning 地帶	"R(A)3", "G/IC" AND "ROAD"
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND LOGISTICS CENTRE FOR A PERIOD OF THREE YEARS

7600369

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,016 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.85 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3.5 to 13	m 米 <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	84.72	%	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	3	
	Private Car Parking Spaces 私家車車位	3	
	Motorcycle Parking Spaces 電單車車位	NIL	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NIL	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NIL	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NIL	
	Others (Please Specify) 其他 (請列明)	NIL	
	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	NIL	
	Coach Spaces 旅遊巴車位	NIL	
	Light Goods Vehicle Spaces 輕型貨車車位	NIL	
	Medium Goods Vehicle Spaces 中型貨車車位	NIL	
	Heavy Goods Vehicle Spaces 重型貨車車位	2	
	Others (Please Specify) 其他 (請列明)	NIL	

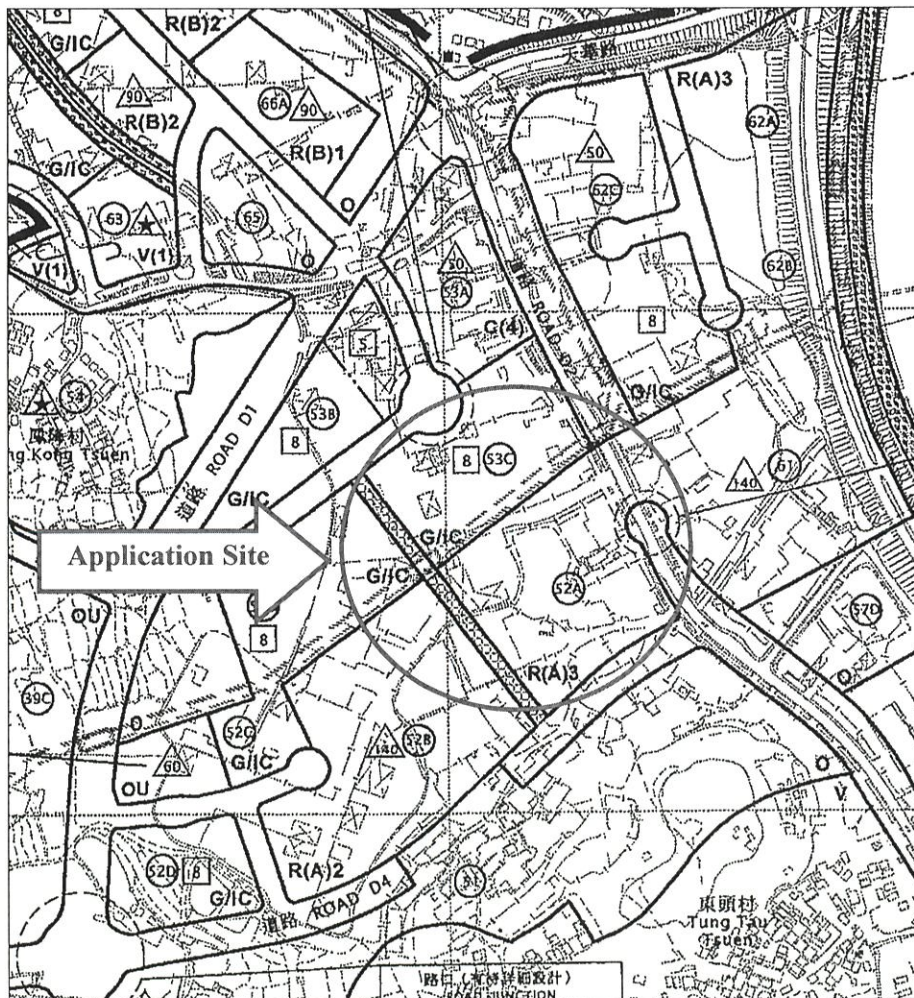
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan (Lot Index Plan), Extract of Approved HSK OZP.		
Landscape Plan, Drainage Plan, FSI Plan and Site Photos		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input 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。

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Warehouse (excluding Dangerous Goods Godown)
and Logistics Centre
for a Period of Three Years
at Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and
93RP(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

February 2026

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. The Site is applied for a planning permission for “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” for a period of 3 years. The Site has an area of about 4,740m². In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 1 area.

A planning permission is sought for the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre”, which is similar to previous planning application No. A/HSK/534 approved on 4.10.2024.

Since the operation of the Site has been in existence for the many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained and enhanced.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permission for Similar Use; 2) Minor Amendment to Previous Planning Application; 3) In Line with TPB PG No. 13G; 4) Maintenance of Existing Facilities on the Site; 5) Fully Compliance with Previous Planning Approval Conditions; 6) Compatible with Surrounding Land Uses; 7) Existence of Planning Permissions for Similar Uses Near the Site; and 8) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗厦村丈量約份第125約地段第80號(部分)、第89號(部分)、第90號(部分)、第91號(部分)、第92號(部分)及第93號餘段(部分)。申請場地位於屏厦路西面約100米。現作為期三年的規劃申請用作「臨時貨倉(危險品倉庫除外)及物流中心」用途。申請地段佔地共4,740平方米。是項申請地段位於洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2(於2018年10月26日發表)內之「住宅(甲類)3」、「政府、機構或社區」及「道路」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

是項臨時許可申請把場地申請用作「臨時貨倉(危險品倉庫除外)及物流中心」，與早前於2024年10月4日獲城規會批准的申請編號A/HSK/534用途相類同。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修及強化。

是項申請的理由如下：1) 跟以前獲批准的用途相類似； 2) 對早前的規劃申請作輕微改動； 3) 與城規會指引號碼13G相一致； 4) 維持場內現有設施； 5) 完全履行之前的規劃條款； 6) 與附近的土地用途相融； 7) 在附近已有相類似用途的規劃許可；及8) 沒有新增的交通、渠務及環境影響。

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Appendices

LIST OF APPENDICES

- Appendix 1 Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018 and its Relevant Notes
- Appendix 2 Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/HSK/534 dated 25.10.2024
- Appendix 3 Location Plan
- Appendix 4 Site Plan (Lot Index Plan)
- Appendix 5 Proposed Layout Plan
- Appendix 6 The Approved Drainage Proposal and the Relevant Compliance Letter for Submission a Condition Record of the Existing Drainage Facilities on Site under Previous Planning Application No. A/HSK/534
- Appendix 7 The Approved Fire Service Installations Proposal and the Relevant Compliance Letters for Submission and Implementation of Fire Service Installations Proposal under Previous Planning Application No. A/HSK/534
- Appendix 8 The Existing Tree Preservation and Landscape Plan
- Appendix 9 Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 80(Part), 89(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It is located at about 100m west of Ping Ha Road. In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”), and “Road” zones. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.
- 1.2 The current application is applied for planning permission for the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” for a period of 3 years. The current application is similar to its previous planning application in terms of the proposed use and the proposed site area and the site boundary remain unchanged from its previous planning application. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the ‘Board’) for the subject temporary use.
- 1.3 The Site was the subject of eight previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135, A/HSK/385 and A/HSK/534, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019, 12.8.2022 and 4.10.2024 respectively for similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/534 dated 25.10.2022 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125, Ha Tsuen, Yuèn Long, New Territories. The Site has an area of about 4,740m². Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 125 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site is located at about 100m west of Ping Ha Road.

2.3.2 The surrounding is predominantly occupied by port back-up uses including public vehicle parks, container tractor/trailer parks, vehicle repair workshops and open storages.

2.4 Accessibility

2.4.1 The Site is accessible from a local access road connecting to Ping Ha Road.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis along the Ping Ha Road.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”) and “Road” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” requires planning permission from the Board.
- 3.3 The Site was the subject of eight previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135, A/HSK/385 and A/HSK/534, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019, 12.8.2022 and 4.10.2024 respectively for the similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/534 dated 25.10.2024 at **Appendix 2**.
- 3.4 In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 Compared to previous planning application No. A/HSK/534, the proposed layout is changed to the followings:

(1) 2 nos. of metal structures for use of warehouse, office, toilets and pump room (Total GFA of 4,016m²) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure	1	170m ²	170m ²	3.5m	Office, Toilet and Pump Room
2	Metal Structure	1	3,846m ²	3,846m ²	13m	Warehouse (2 HGV L/UL underneath)

- (2) 3 nos. of private car parking spaces (2.5m x 5m);
- (3) 2 nos. of heavy goods vehicle loading/unloading spaces (11m x 3.5m); and
- (4) Works area of approval conditions for landscaping, drainage and fencing works.

4.2.2 Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area

The Site has an area of about 4,740m², which is identical to previous planning application No. A/HSK/534.

4.4 Operation Hours

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” would be operated from 8am to 8pm from Monday to Saturday and no operation on Sundays and Public Holidays, which is identical to previous planning application No. A/HSK/534.

4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/534 at **Appendix 6**.

4.6 Fire Precaution Measures

There were some fire precaution measures provided on the Site under previous planning application No. A/HSK/534. The Applicant will continue to provide proper maintenance on the fire service installations on site and is willing provide some enhancement works, if required. Also, please refer to the relevant compliance letters for the approval condition under previous planning application No. A/HSK/534 at **Appendix 7**.

4.7 Landscape

- 4.7.1 The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the existing Tree Preservation and Landscape Plan at **Appendix 8**.
- 4.7.2 The Applicant would maintain the proposed and/or existing trees on site by regular irrigation, inspection, pruning, removal of weeds and climbers, and replacement of tree shall be arranged in case there is any dead tree identified. There would be no storage or stacking of materials within 1m of the trees.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Similar Use

The Site was the subject of eight previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135, A/HSK/385 and A/HSK/534, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019, 12.8.2022 and 4.10.2024 respectively for the similar uses. The proposed “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” is similar to previous planning application No. A/HSK/534 in terms of the use. Therefore, it is considered that the Site should be allowed for the applied use.

5.2 Minor Amendment to the Previous Planning Application

For meeting the operational needs, it is proposed to make a minor amendment to the site layout and proposed use (i.e. deletion of open storage of containers) of previous planning application No. A/HSK/534. Compared with previous Planning Application No. A/HSK/534, it is proposed to re-design the layout, temporary structures and the ingress/egress point for the proposed warehouse.

5.3 In Line with TPB PG No.13G

In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

5.4 Maintenance of Existing Facilities on Site

Except the proposed change of the layout, the proposed “Temporary Warehouse (excluding Dangerous Goods Godown)” and Logistics Centre” use is similar to previous planning application No. A/HSK/534. The existing facilities such as drainage facilities and fire services installations would remain unchanged and be further enhanced, if required.

5.5 Fully Compliance with Previous Planning Conditions

All the approval conditions imposed on the previous planning application No. A/HSK/534 have been satisfactorily complied with. Please refer to the compliance letter for submission of a condition record of the existing drainage facilities on site at **Appendix 6**, the compliance letters for submission and implementation of fire service installations proposal at **Appendix 7**. It was demonstrated that the Applicant had provided genuine efforts to comply with the approval conditions in the previous planning application, favourable consideration should be given to the application.

5.6 Compatible with Surrounding Land Uses

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” is considered compatible with the neighbouring similar uses of open storages and port back-up uses. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use is therefore commensurate with the general demand for providing open storages in the area. It is compatible with the surrounding uses in the area.

5.7 Existence of Planning Permissions for Similar Use Near the Site

5.7.1 There are planning applications for similar temporary uses approved in the surroundings recently as follows.

Application No.	Proposed Use/Development	Approval Date
A/HSK/540	Temporary Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years	10.1.2025
A/HSK/541	Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years	14.3.2025
A/HSK/542	Temporary Open Storage of Vehicles (Private Cars and Light Goods Vehicles), Container Vehicles and Trailers for a Period of 3 Years	24.1.2025
A/HSK/544	Temporary Open Storage of Medium Goods Vehicles and Heavy Goods Vehicles for a Period of 3 Years	28.2.2025
A/HSK/545	Temporary Open Storage of Construction Machinery and Materials, Scrap Metal and Used Electrical/ Electronic Appliances and Parts with Ancillary Packaging Activities for a Period of 3 Years	14.3.2025

A/HSK/546	Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office for a Period of 3 Years	14.3.2025
A/HSK/552	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	11.4.2025
A/HSK/553	Temporary Logistic Centre for a Period of 3 Years	11.4.2025
A/HSK/560	Temporary Warehouse for Storage of Electrical Appliances for a Period of 3 Years	23.5.2025
A/HSK/561	Temporary Open Storage of Vehicles (Private Cars) for a Period of 3 Years	1.8.2025
A/HSK/563	Temporary Open Storage of Containers for a Period of 3 Years	20.6.2025
A/HSK/564	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	20.6.2025
A/HSK/565	Temporary Logistics Warehouse and Storage for Construction Machinery Parts with Ancillary Workshop, Office, Guard Room and Staff Canteen for a Period of 3 Years	20.6.2025
A/HSK/566	Temporary Open Storage of Containers for a Period of 3 Years	4.7.2025
A/HSK/567	Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	4.7.2025
A/HSK/569	Temporary Open Storage of Rubbish Trucks, Rubbish Skips and Metal Ware with Ancillary Workshop for a Period of 3 Years	18.7.2025
A/HSK/571	Temporary Open Storage of Construction Material and Metal Ware with Ancillary Workshop for a Period of 3 Years	18.7.2025

A/HSK/572	Temporary Logistic Centre with Ancillary Office and Canteen for a Period of 3 Years	15.8.2025
A/HSK/580	Proposed Temporary Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	24.10.2025
A/HSK/578	Temporary Warehouse for Storage of Construction Machinery, Construction Material, Food and Electronic Goods for a Period of 3 Years	24.10.2025
A/HSK/584	Temporary Open Storage of Scrap Metal for a Period of 3 Years	7.11.2025

5.7.2 Given that the similar planning applications were approved in the surrounding area in the same district, the existing use should be allowed on the Site.

5.8 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as the similar use of “Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre” under the previous Planning Application. All of the planning approval conditions imposed on the previous Planning Application No. A/HSK/534 have been complied with and the existing site condition remains similar to previous planning application. Therefore, it is considered that the proposed temporary development generally reflects the existing site condition. In this respect, no additional drainage, environmental and traffic impacts are anticipated.

6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks the Board's permission for the existing use of "Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre" on the Site under S.16 of the Town Planning Ordinance.

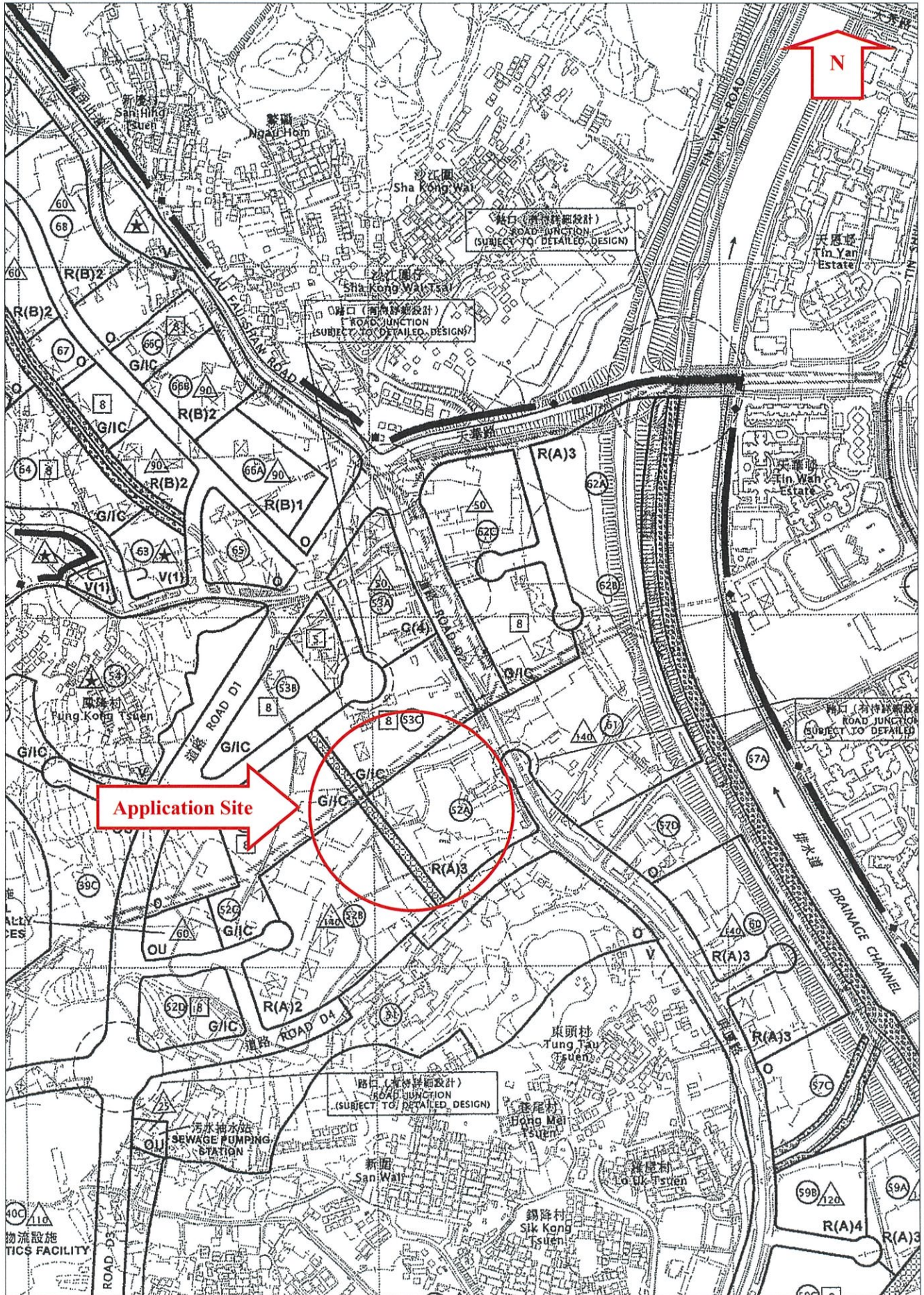
6.2 With regard to the followings:

- previous planning permission for the similar uses;
- minor amendment to previous planning application;
- in line with TPB PG No. 13G;
- maintenance of existing facilities on the Site;
- fully compliance with planning approval conditions;
- compatible with surrounding land uses;
- existence of planning permissions for similar uses near the Site; and
- no additional traffic, drainage and environmental impacts,

the Board is requested to approve the planning application for the use of "Temporary Warehouse (excluding Dangerous Goods Godown) and Logistics Centre" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Hung Shui Kiu and Ha Tsuen Outline
Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018
and its Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution School (not elsewhere specified) Shop and Services Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

- Eating Place
- Educational Institution
- Institutional Use (not elsewhere specified)
- Off-course Betting Centre
- Office
- Place of Entertainment
- Private Club
- Public Convenience
- Recyclable Collection Centre
- School
- Shop and Services
- Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(A)1	6.5
R(A)2	6
R(A)3	5.5
R(A)4	5
R(A)5	3.8

- (b) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)4” in Planning Areas 1 and 2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42%, and a maximum building height of 12 storeys including car park, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The lowest two floors could be used for commercial and car parking purposes which could have maximum site coverage of 100%.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat (Government Staff Quarters on land designated "G/IC(1)" only) Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Bus Depot Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat (not elsewhere specified) Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/HSK/534
dated 25.10.2024**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

RECEIVED 28 OCT 2024

傳真 Fax: [REDACTED]

電話 Tel: [REDACTED]

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/HSK/534

By Post & Fax [REDACTED]

25 October 2024

Lanbase Surveyors Ltd.

[REDACTED]
(Attn.: Anson Lee)

Dear Sir/Madam,

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown),
Open Storage of Containers and Logistics Centre for a Period of 3 Years in
“Residential (Group A) 3” and “Government, Institution or Community” Zones
and area shown as ‘Road’, Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part)
and 93 RP (Part) in D.D.125, Ha Tsuen, Yuen Long**

I refer to my letter to you dated 29.8.2024.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance (the Ordinance) on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 4.10.2027 and is subject to the following conditions :

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 4.1.2025;
- (c) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 15.11.2024;
- (d) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.4.2025;
- (e) in relation to (d) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.7.2025;

- (f) if the above planning condition (a) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to **strictly adhere** to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36C. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (<https://www.tpb.gov.hk/en/resources/index.html>), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

Reference should also be made to the relevant documents providing guidance on the fulfillment of conditions in paragraph 2 of Annex C of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes) (https://www.tpb.gov.hk/en/resources/application_forms_and_guidance_notes/new.html). Your attention is particularly drawn to paragraphs 4-11 of Annex C of the Guidance Notes on how to comply with approval conditions.

This temporary permission will lapse on 5.10.2027. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36C for details.

The TPB Paper in respect of the application is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/751_mt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 4.10.2024 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Ordinance, an applicant aggrieved by a decision of the TPB may in writing apply to the TPB for a review of the decision and set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for the review within 21 days from the date of this letter (on or before 15.11.2024). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Simon Chan of the Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board

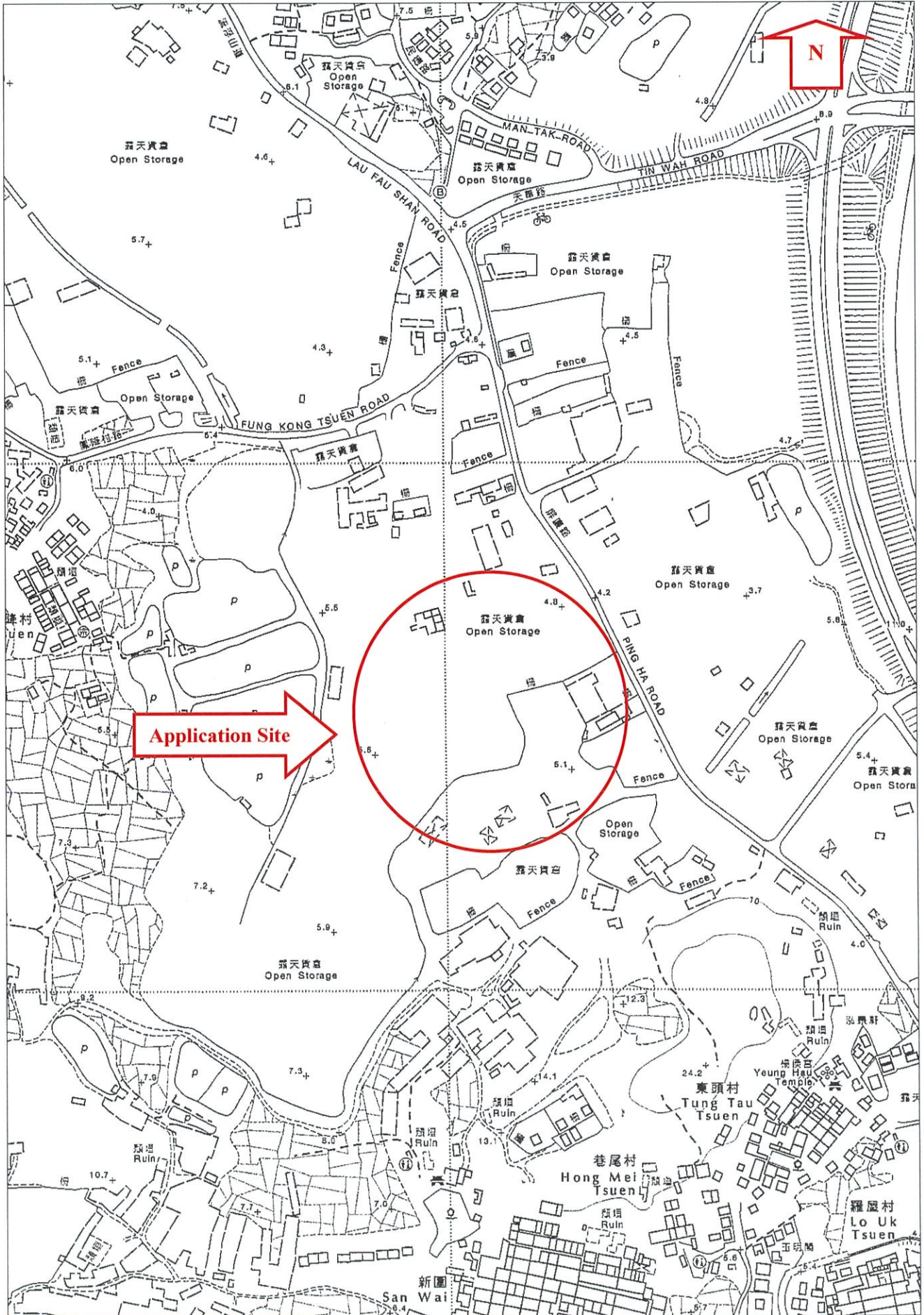
List of Government Department Contacts

(Application No. A/HSK/534)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	[REDACTED]	[REDACTED]
消防處 Fire Services Department	策劃及發展課 Planning and Development Division	張永熹先生 Mr. CHEUNG Wing Hei	[REDACTED]	[REDACTED]

APPENDIX 3

Location Plan



APPENDIX 4

Site Plan (Lot Index Plan)

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



地政總署測繪處
Survey and Mapping Office
Lands Department

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比例尺 SCALE 1:1 000
metres 10 0 10 20 30 40 50 metres

For Identification Only

Application Site

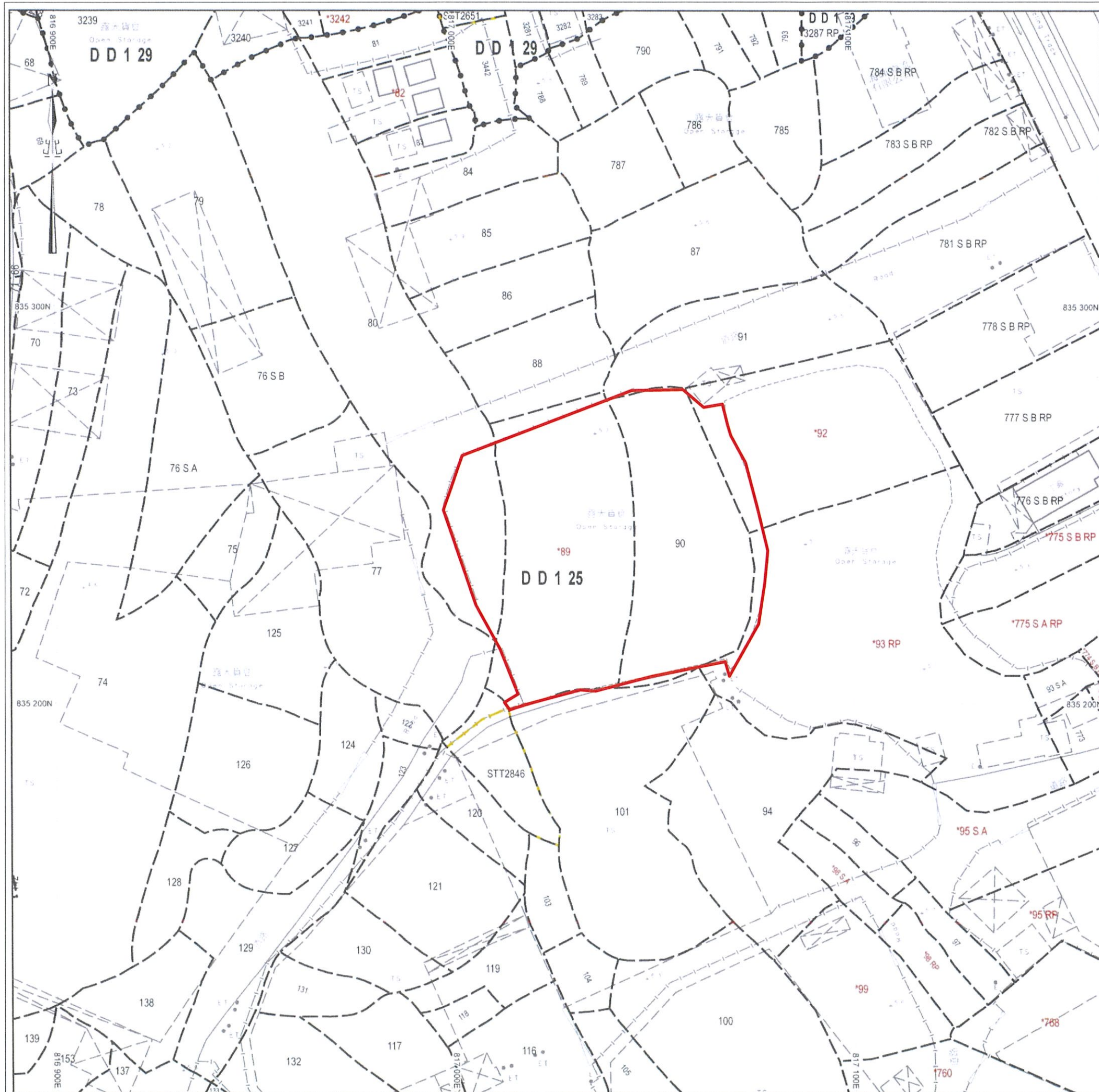
Locality :

Lot Index Plan No. : ags_S00000086615_0001

District Survey Office : Lands Information Center

Date : 17-Dec-2021

Reference No. : 6-NW-2C



APPENDIX 5

Proposed Layout Plan

地段索引圖 LOT INDEX PLAN

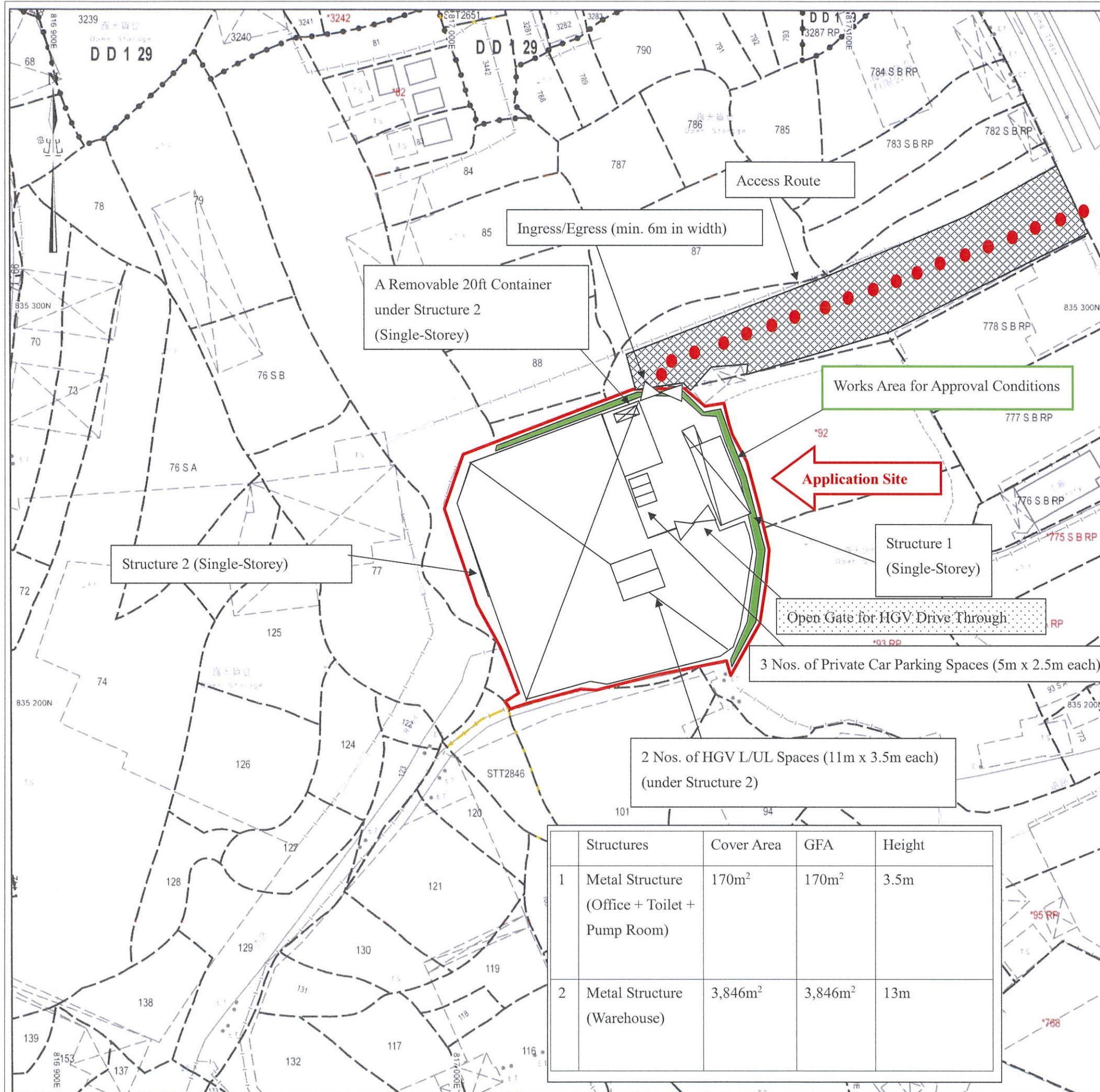
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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Lands Department

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Structures	Cover Area	GFA	Height
1 Metal Structure (Office + Toilet + Pump Room)	170m ²	170m ²	3.5m
2 Metal Structure (Warehouse)	3,846m ²	3,846m ²	13m

For Identification Only Application Site

Locality :

Lot Index Plan No. : ags_S00000086615_0001

District Survey Office : Lands Information Center

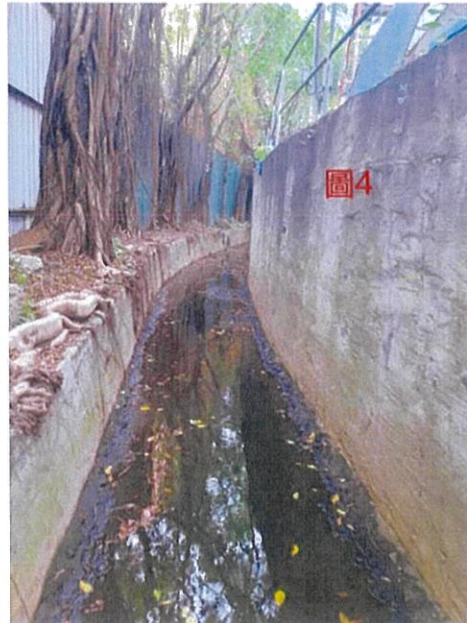
Date : 17-Dec-2021

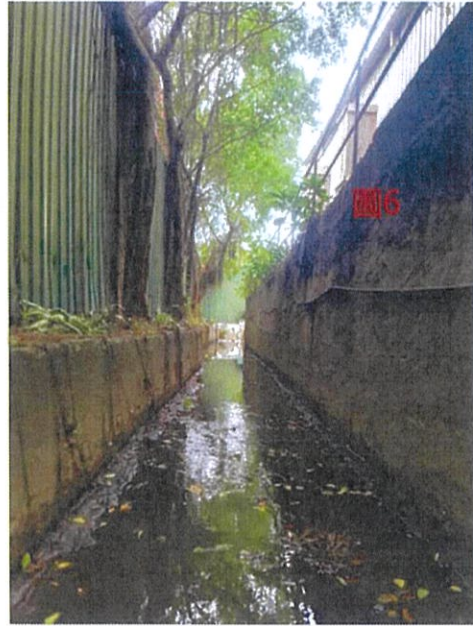
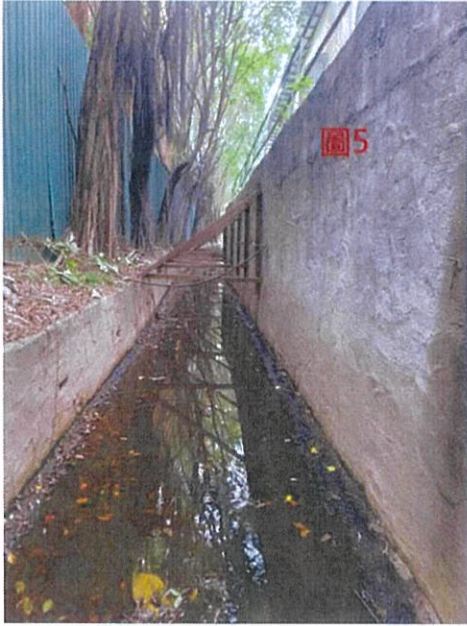
Reference No. : 6-NW-2C

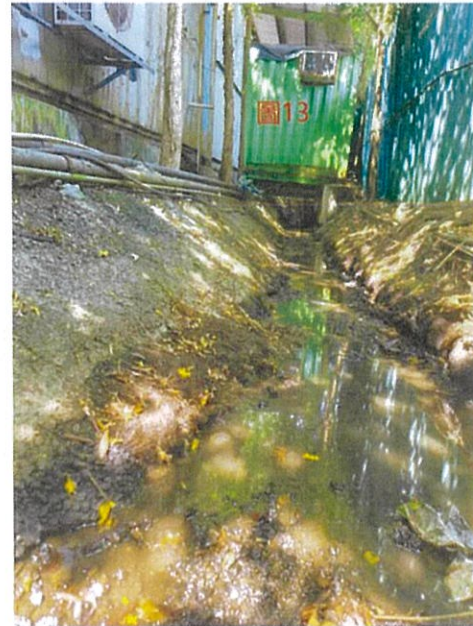
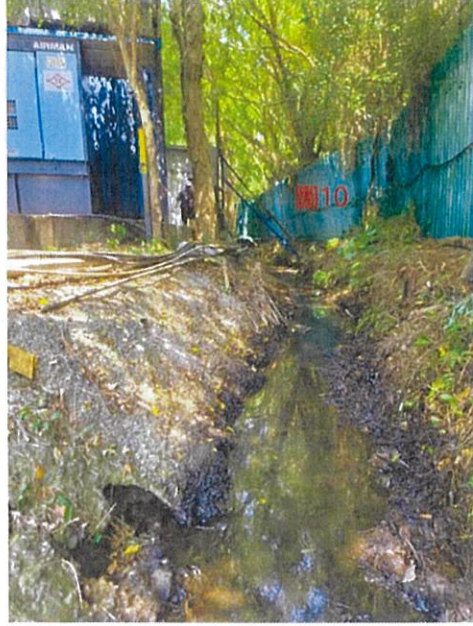
APPENDIX 6

**The Approved Drainage Proposal and the Relevant
Compliance Letter for Submission of a Condition Record of
Existing Drainage Facilities on Site
under Previous Planning Application No. A/HSK/534**

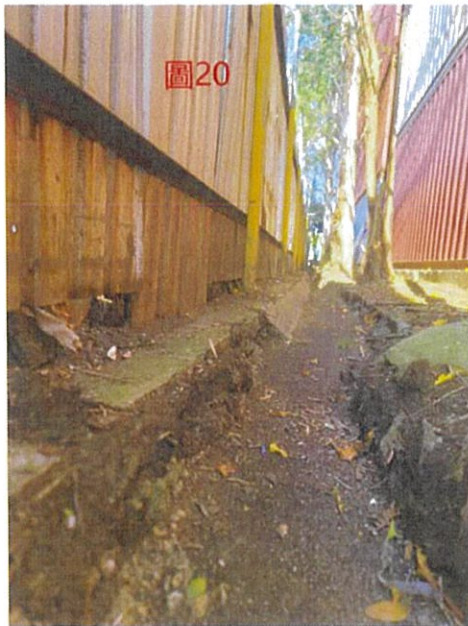
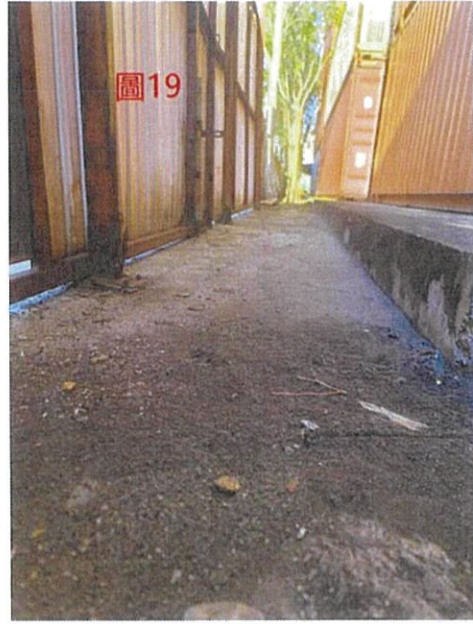
Drainage Photos











規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax [REDACTED] & Post
Planning Department

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

RECEIVED 17 DEC 2024

17 December 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/534
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

Lanbase Surveyors Ltd.

[REDACTED]
(Attn.: Anson Lee)

Dear Sir/Madam,

Compliance with Approval Condition (b)
Planning Application No. A/HSK/534

I refer to your submission dated 12.11.2024 regarding the submission of condition record of the existing drainage facilities on the site for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Detailed departmental comments is at **Appendix I**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any enquiries, please contact Mr. Daniel CHAN (Tel: [REDACTED]) of the Drainage Services Department direct.

Yours faithfully,

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

c.c

CE/MN, DSD (Attn: Mr. Daniel CHAN)

Internal

CTP/TPB2

Appendix I

Λ/HSK/534 – Compliance with approval condition (b)

Comments from the Drainage Services Department:

The concerned owner is reminded to maintain their drainage facilities in good condition without causing adverse drainage impact to the adjacent area at all times.

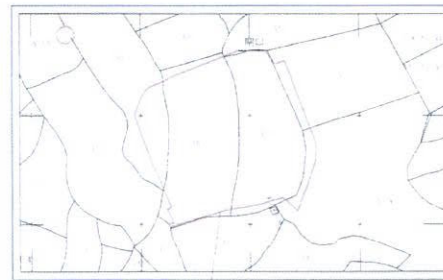
APPENDIX 7

**The Approved Fire Service Installations Proposal and the
Relevant Compliance Letters for Submission and
Implementation of Fire Service Installations Proposal under
Previous Planning Application No. A/HSK/534**

FIRE SERVICE NOTES:

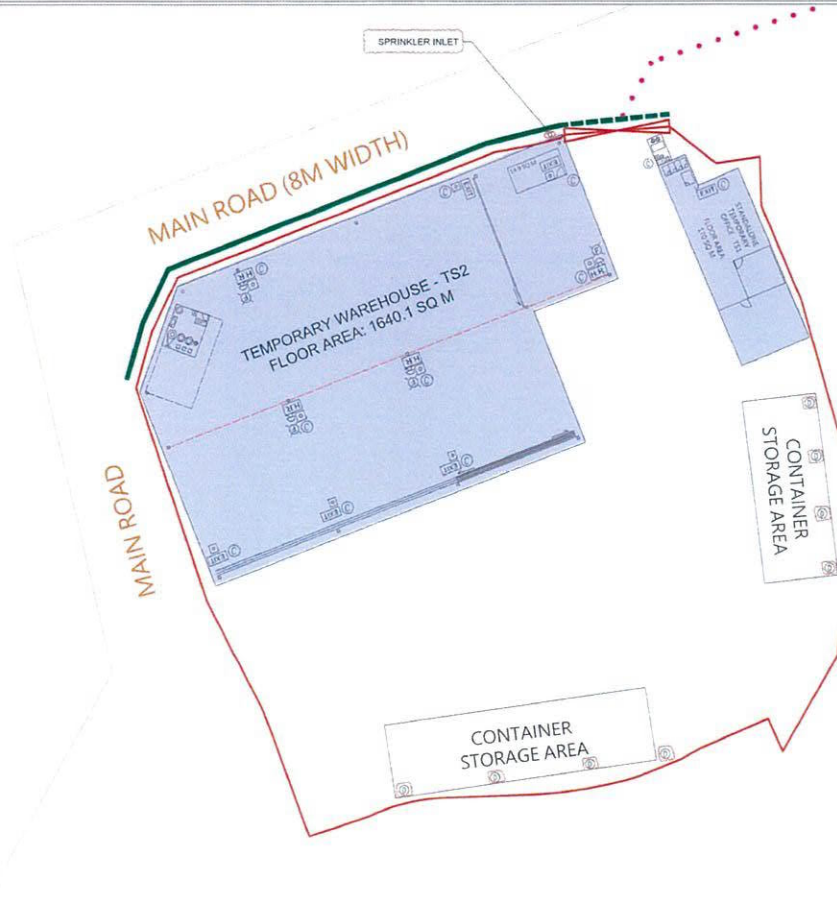
1. A MODIFIED HOSE REEL SYSTEM WITH A 2,000 L.F.S. TANK SHALL BE PROVIDED TO THE SUBJECT BUILDINGS IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT 2022. HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDINGS WHERE CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
 - 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
 - 1.2 NO FIRE SERVICE INLET TO BE PROVIDED FOR MODIFIED HOSE REEL SYSTEM.
 - 1.3 TWO FIXED FIRE PUMPS (DUTY/STANDY) TO BE PROVIDED.
2. FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH BS 5839-1:2017 AND THE FSD CIRCULAR LETTER NO. 6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HOSE REEL POINT. VISUAL ALARM SIGNALS TO BE PROVIDED. ACTUATING POINT SHALL INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO/VISUAL WARNING DEVICE INITIATION.
 - 2.1 FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE F.S. PUMP ROOM.
3. SUFFICIENT EMERGENCY LIGHTING WITH 2 HOURS BACK UP BATTERY TO BE PROVIDED TO THE BUILDINGS IN ACCORDANCE WITH BS 5266-1:2016, BS EN 1838:2013 AND THE FSD CIRCULAR LETTER NO. 4/2021.
4. SUFFICIENT EXIT SIGN AND DIRECTIONAL SIGN TO BE PROVIDED IN ACCORDANCE WITH BS 5266-1:2016 AND THE FSD CIRCULAR LETTER NO. 5/2008.
5. FIRE EXTINGUISHERS SHALL BE PROVIDED AS INDICATED TO EVERY STRUCTURE WITHIN THE APPLICATION SITE.
6. WHEN A VENTILATION/AIR CONDITIONING CONTROL SYSTEM TO THE AREAS/BUILDING IS REQUIRED TO BE PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
7. AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED TO THE ENTIRE BUILDING/STRUCTURE IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN 12845:2015 AND FSD CIRCULAR LETTER 5/2020 EXCEPT E&M PLANT ROOMS. SPRINKLER SHALL NOT BE PROVIDED TO STANDALONE TEMPORARY: TOILETS / OFFICES / STORES / GUARD HOUSE WHERE TOTAL FLOOR AREAS LESS THAN 230 SQUARE METRES. SPRINKLER SHALL NOT BE PROVIDED TO AREAS OF COVERED SHED AS THOSE ARE METAL STRUCTURE WITH 2 SIDES OPENING.
 - 7.1 HAZARD CLASSIFICATION: OH3
 - 7.2 STORED PRODUCTS AND CATEGORIES: CATEGORY (1)
 - 7.3 STORAGE CONFIGURATION: FREE STANDING (ST1) & POST-PALLET STORAGE (ST2)
 - 7.4 STORAGE HEIGHT NOT EXCEEDING: 4M & 3.5M
 - 7.5 STORAGE SHOULD BE CONFINED TO BLOCKS NOT EXCEEDING 50 SQ.M. IN PLAN AREA FOR CATEGORY I.
 - 7.6 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4M WIDE.
 - 7.7 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
 - 7.8 SPRINKLER PUMPS, SPRINKLER CONTROL VALVES AND SPRINKLER INLETS SHALL BE PROVIDED AS INDICATED ON PLANS.
8. SECONDARY SOURCE OF POWER SUPPLY FOR FIRE SERVICE INSTALLATIONS TO BE PROVIDED BY CONNECTION BEFORE THE MAIN SWITCH WITH AUTOMATIC CHANGE-OVER DEVICE AND SATISFACTION OF THE DIRECTOR OF FIRE SERVICES.
9. A SMOKE EXTRACTION SYSTEM WILL NOT BE PROVIDED FOR THE WAREHOUSES WHEN THE AGGREGATE AREA OF OPENABLE WINDOWS IS GREATER THAN THE REQUIRED 6.25% OF THE COMPARTMENT IN WAREHOUSES.
10. F.S. INLET WILL NOT BE PROVIDED IN THIS AREA.

SITE LOCATION PLAN



BLOCK PLAN

LOT'S 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) AND 93A(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES



- U DRAIN
- U DRAIN WITH COVER

FOR PlanD SUBMISSION

FSI CONSULTANT:
MORAL WAY ENGINEERING LIMITED

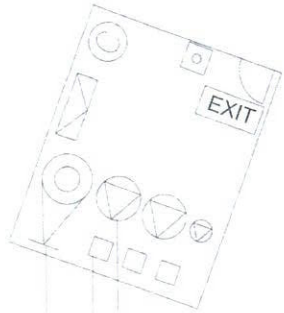
PROJECT:
A TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS CODING), OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE AT LOT'S 80(PART), 89(PART), 90(PART), 91(PART), 92(PART) AND 93A(PART) IN D.D. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES.
(PLANNING APPLICATION NO. A/HSK/534)

TITLE:
FS NOTES, BLOCK PLAN, LEGEND AND SITE LOCATION PLAN

SCALE: -	DRAWN BY: STANLEY TSUI
DATE: 09-12-2024	DESIGNED BY: HILLMAN LAU
DWG. NO: FS/01	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 3
REVISION: 2	

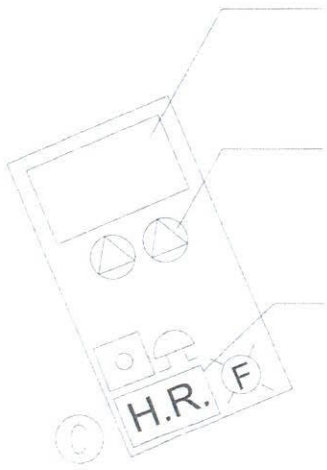
LEGEND

- FIRE ALARM BELL
- VISUAL FIRE ALARM
- MANUAL FIRE ALARM CALL POINT (BREAK GLASS TYPE)
- SLIDING DOOR
- BI-DIRECTIONAL SLIDING DOOR
- FIXED FIRE PUMP SETS / SPRINKLER PUMP SETS
- SPRINKLER CONTROL VALVE
- SPRINKLER INLET
- 5KG CO2 FIRE EXTINGUISHER
- F.S. CONTROL PANEL
- 5KG DRY POWDER FIRE EXTINGUISHER
- HOSE REEL SET
- EXIT SIGN



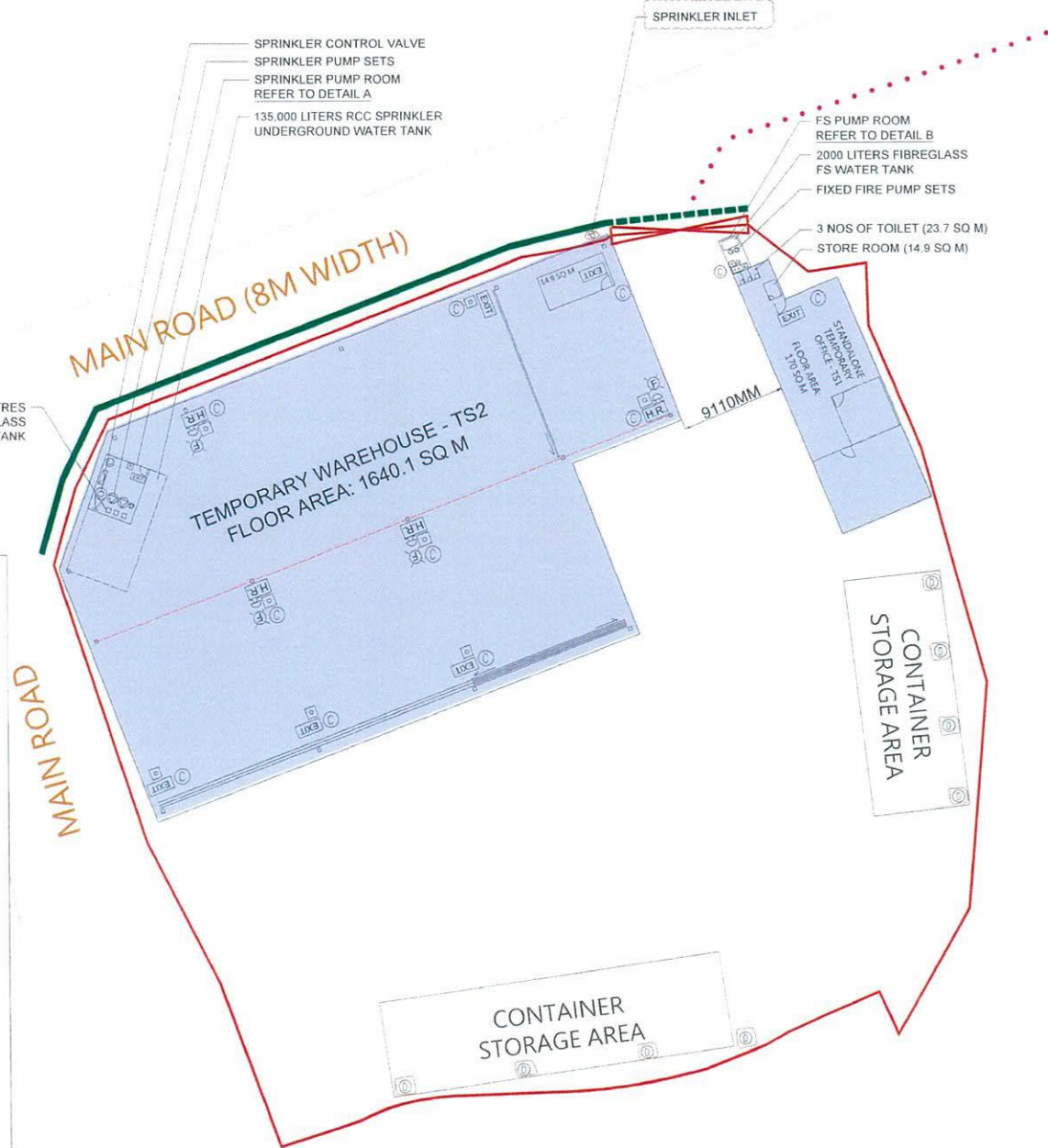
SPRINKLER PUMP SETS
3 NOS 500LITRES FIBREGLASS WATER TANK
SPRINKLER CONTROL VALVE

DETAIL A
1:50 @ A0
1:100 @ A3



2000 LITRES FIBREGLASS FS WATER TANK
FIXED FIRE PUMP SETS
HOSE REEL

DETAIL B
1:25 @ A0
1:50 @ A3

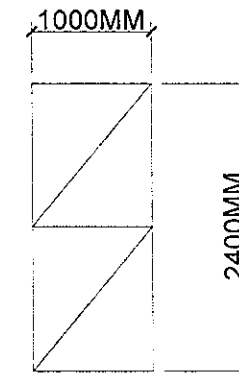
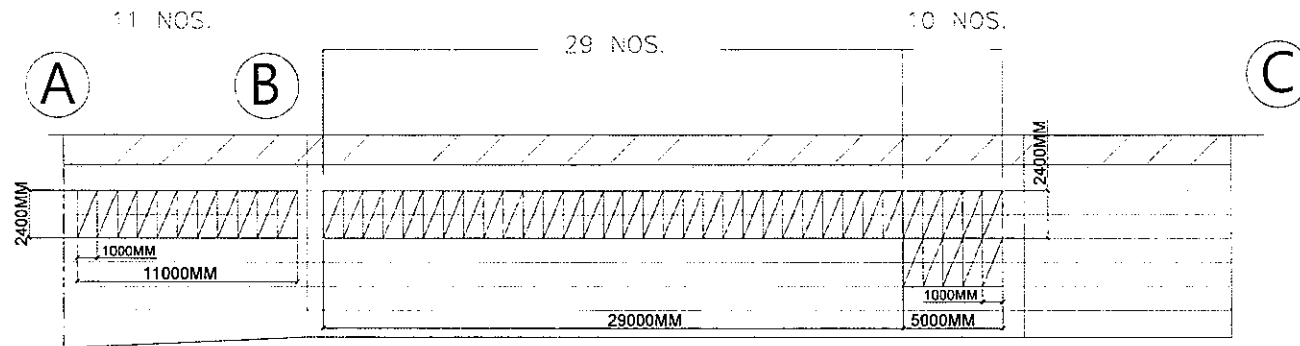


1:200 @ A0
1:400 @ A3

FOR PlanD SUBMISSION	
FSI CONSULTANT: MORAL WAY ENGINEERING LIMITED	
PROJECT: A TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS COODOWN), OPEN STORAGE OF CONTAINERS AND LOGISTICS CENTRE AT LOTS 80(PART), 85(PART), 90(PART), 91(PART), 92(PART) AND 93(PART) IN D.O. 125 HA TSUEN, YUEN LONG, NEW TERRITORIES (PLANNING APPLICATION NO. AY/SK/534)	
TITLE: PART PLAN	
SCALE -	DRAWN BY: STANLEY TSUI
DATE: 09-12-2024	DESIGNED BY: HILLMAN LAU
DWG. NO. FS/02	CHECKED BY: HILLMAN LAU
CONTRACT NO.:	SHEET: 3
REVISION: 2	

WAREHOUSE 1

TOTAL FLOOR AREA		REQUIRED OPENABLE WINDOWS	
AREA	1640.1 M ²	X 6.25%	= 102.5 M ²
PROVIDED OPENABLE WINDOWS			
1 M X 2.4M = 2.4 M ²		X 50 Nos. = 120 M ²	



WINDOW
DETAIL

FOR PlanD SUBMISSION

FST CONSULTANT:
MORAL WAY ENGINEERING LIMITED

PROJECT:
A TEMPORARY WAREHOUSE (INCLUDING DANGEROUS GOODS COOLING), DRY STORAGE OF CONTAINERS AND LOGISTICS CENTRE AT LOTS 80(PART), 81(PART), 80(PART), 81(PART), 82(PART) AND 83(PART) OF DD 125 HA, TSIEN KUN LING, NEW TERRACES
(PLANNING APPLICATION NO. A/154/2024)

TITLE:
PROVISION OF OPENABLE WINDOW AREA WITH CALCULATION

SCALE:
N.T.S.

DRAWN BY:
STANLEY TSUI

DATE:
09-12-2024

DESIGNED BY:
HILLMAN LAU

DWG. NO.
FS/03

CHECKED BY:
HILLMAN LAU

CONTRACT NO.:

SHEET:
3

REVISION: | 2 |

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



By Fax [REDACTED] & Post
Planning Department

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

19 December 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/534
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

Lanbase Surveyors Ltd.
[REDACTED]

RECEIVED 20 DEC 2024

(Attn.: Anson Lee)

Dear Sir/Madam,

Compliance with Approval Condition (d)
Planning Application No. A/HSK/534

I refer to your submission dated 11.12.2024 regarding the submission of a fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with. Detailed departmental comments are at **Appendix I**.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- Not acceptable. The captioned condition has not been complied with.

Should you have any enquiries, please contact Mr. YUEN Tsz-fung (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

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

c.c

D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

Appendix I

A/HSK/534 – Compliance with approval condition (d)

Comments from the Fire Services Department:

The installation /maintenance/ modification/ repair work of FSIs shall be undertaken by a Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the Director of Fire Services.

RECEIVED 23 OCT 2025

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓



By Fax [REDACTED] and Post

Planning Department

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

21 October 2025

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/534
電話號碼 Tel. No. : 2158 6295
傳真機號碼 Fax No. : 2489 9711

Lanbase Surveyors Ltd.



(Attn.: Mr. Anson LEE)

Dear Sir/Madam,

Compliance with Approval Condition (e)
Planning Application No. A/HSK/534

I refer to your submission dated 2.7.2025 regarding the implementation of the fire service installations proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

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

Should you have any enquiries, please contact Mr. YUEN Tsz-fung (Tel: [REDACTED]) of the Fire Services Department direct.

Yours faithfully,

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



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Planning Department 35th Anniversary

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c.c

D of FS

(Attn: Mr. CHEUNG Wing Hei)

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APPENDIX 8

The Existing Tree Preservation and Landscape Plan

APPENDIX 9

Site Photo

Site Photo

Application Site



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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:
 - (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.
 - (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.
 - (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.
 - (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/480	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.3.2007 (revoked on 23.12.2008)
A/YL-HT/569	Temporary Logistics Centre and Warehouse for a Period of 3 Years	7.11.2008
A/YL-HT/761	Temporary Logistics Centre and Warehouse for a Period of 3 Years	24.2.2012
A/YL-HT/935	Temporary Open Storage of Containers, Logistics Centre and Warehouse for a Period of 3 Years	27.2.2015 (revoked on 27.5.2016)
A/YL-HT/994	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	8.1.2016
A/HSK/135	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.4.2019
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/534	Proposed Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre for a Period of 3 Years	4.10.2024

**Similar S.16 Applications Straddling the Subject “Residential (Group A) 3” Zone
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/312	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting, Unpacking and Tyre Repairing) and Canteen for a Period of 3 Years	9.7.2021 (revoked on 9.12.2023)
A/HSK/316	Temporary Logistics Centre and Warehouse for a Period of 3 Years	23.7.2021 (revoked on 23.12.2023)
A/HSK/460	Temporary Logistics Centre and Ancillary Parking of Vehicle for a Period of 3 Years	14.7.2023
A/HSK/461	Temporary Logistics Centre for a Period of 3 Years	8.12.2023
A/HSK/468	Temporary Logistics Centre and Storage of Exhibition Materials and Recyclable Materials (Plastic, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	11.8.2023 (revoked on 11.5.2025)
A/HSK/502	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	15.3.2024 (revoked on 15.9.2025)
A/HSK/532	Temporary Logistics Centre and Warehouse for a Period of 3 Years	20.12.2024
A/HSK/538	Temporary Logistics Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting and Unpacking) and Canteen for a Period of 3 Years	23.5.2025

Government Departments' General Comments

1. Land Administration

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

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots (OSALs) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- the following private lots are covered by Short Term Waiver (STW) as listed below:

<u>STW No.</u>	<u>Lot No.</u>	<u>Purposes</u>
3040	93 RP in D.D. 125	Ancillary use to open storage
4017	69, 73 and 80 in D.D. 125	Temporary warehouse (excluding dangerous goods godown), open storage of containers, logistics centre and any ancillary uses as may be approved by DLO/YL
4020	76 S.B, 86, 91, 781 S.B RP and 793 and 3286 in D.D. 129	Temporary logistics centre, warehouse, cold storage, open storage of containers and container vehicle park with ancillary workshop (including compacting, unpacking and tyre repairing) and canteen
4594	90 in D.D. 125	Temporary warehouse (excluding dangerous goods godown), open storage of containers and logistics centre and any ancillary uses as may be approved by DLO/YL
5349	92 in D.D. 125	(i) Temporary logistics centre, warehouse, cold storage, open storage of containers and container vehicle park with ancillary workshop (including compacting, unpacking and tyre repairing) (ii) Temporary open storage of containers and logistics centre (iii) Ancillary uses as may be approved by DLO/YL
5771	89 in D.D. 125	Temporary warehouse (excluding dangerous goods godown), open storage of containers and logistics centre and any ancillary uses as may be approved by DLO/YL

2. Traffic

(a) Comments of the Commissioner for Transport:

No adverse comment on the application from traffic engineering point of view.

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

No objection to the application from highway maintenance point of view.

3. **Drainage**

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

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

4. **Fire Safety**

Comments of the Director of Fire Services:

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

5. **Building Matters**

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

No objection to the application.

6. **Long-term Development**

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

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

7. District Officer's Comments

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

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

8. Other Departments' Comments

The following government departments have no objection to/no adverse comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Chief Town Planner/Urban Design and Landscape Section, Planning Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. open storage of containers) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The lot owner(s) shall apply to his office for STWs to permit the structures erected within the private lots. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring spaces shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the access road from Ping Ha Road to the Site is not maintained by HyD. Subject to the confirmation on the vehicular access, the applicant should be responsible for the construction and maintenance of the run-in/out during the use of the Site; and
 - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal; and
 - the applicant/owner that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall

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

- (g) to note the comments of the Director of Environmental Protection that the applicant is advised:
- to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”;
 - to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and certification by Authorized Person;
 - to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied uses; and
 - to meet the statutory requirements under relevant environmental legislation;
- (h) to note the comments of the Director of Fire Services (D of FS) that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against unauthorized building works (UBW) as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas – Investigation”, which is the Investigation Study and jointly commissioned by Planning Department and CEDD. The implementation and land

resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein; and

- (k) to note the comments of the Commissioner of Police that in view of public safety, the applicant must maintain the smooth traffic flow of the concerned location and provide sufficient safety precaution to avoid obstruction or danger caused to any person or vehicle on the road.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月27日星期五 4:06
收件者: tpbpd/PLAND
主旨: A/HSK/600 DD 125 Ha Tsuen GIC
類別: Internet Email

A/HSK/600

Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen

Site area: About 4,740sq.m

Zoning: "Res (Group A) 3", "GIC" and area shown as 'Road'

Applied use: Warehouse / 5 Vehicle Parking

Dear TPB Members,

534 approved 4 Oct 2024, conditions not fulfilled and back with a warehouse plan.

So when will the following plan for Ha Tsuen materialize? That so many brownfield operations are being approved indicates not in our lifetime.

The Harmony of Vibrant Flourish (???) and Tranquil Leisure

A vibrant new district in tranquil suburbs, fostering a busy but easy lifestyle with a harmonious blend between modernity and tradition.

<https://www.hskhtnda.hk/en/>

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 19 September 2024 3:08 AM HKT
Subject: A/HSK/534 DD 125 Ha Tsuen GIC

A/HSK/534

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Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen

Site area: About 4,740sq.m

Zoning: "Res (Group A) 3", "GIC" and area shown as 'Road'

Applied use: Warehouse / Open Storage of Containers / 6 Vehicle Parking

Dear TPB Members,

Objections. The site has previous approval for Open Storage but clearly the operation includes a number of structures.

This requires FILLING OF LAND. However the application does not address this issue.

The zoning indicates that the lots have a planning intention so approval for warehouse is not compatible with this.

Mary Mulvihill

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 26 July 2022 2:22 AM HKT

Subject: A/HSK/385 DD 125 Ha Tsuen

A/HSK/385

Lots 80 (Part), 89 (Part), 90 (Part), 91 (Part), 92 (Part) and 93 RP (Part) in D.D.125, Ha Tsuen

Site area : About 4,740sq.m

Zoning : "Res (Group A) 3", "GIC" and area shown as 'Road'

Applied use: Open Storage of Containers / 6 Vehicle Parking

Dear TPB Members,

The area was traditionally a large Open Storage zoned CDA. The lots and those adjacent have a long history of failure to comply with conditions.

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But now that the lots have been rezoned for high density residential new town it is difficult to see how approval of brownfield use can be justified and tenants should be encouraged to relocate rather than continue to operate and impede the planned development.

Mary Mulvihill