

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/HSK/607

1. <u>Proposal</u>	
Applicant	Triple Treasure (Hong Kong) Limited represented by Metro Planning & Development Company Limited
Site (Plan A-1a)	Lot 897 S.B RP in D.D. 125, Ha Tsuen, Yuen Long
Site Area	About 1,108m ²
Zonings and Outline Zoning Plan (OZP) No.	(i) “Residential (Group A)3” (“R(A)3”) (about 85.9%) [<i>Restricted to a maximum plot ratio (PR) of 5.5 and a maximum building height (BH) of 140mPD</i>]; and (ii) Area shown as ‘Road’ (about 14.1%) on the draft Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/3 <i>(currently in force and at the time of submission)</i>
Application	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Machinery and Construction Materials with Ancillary Office and Repairing Workshop for a Period of 3 Years
Site Context and the Current Proposal	The application site (the Site) is accessible from Ping Ha Road with the ingress/egress point at the western part of the Site (Plan A-2). According to the applicant, there is a single-storey warehouse (not more than 10m in height) with a floor area of not more than 930m ² used for storage of construction machinery with ancillary site office and repairing workshop, and another single-storey temporary structure (not more than 8m in height) with a floor area of not more than 50m ² is used for pump room and water tanks. Two loading/unloading spaces for light goods vehicles (each of 7m x 3.5m) are provided (Drawing A-2). The operating hours are from 7:00 a.m. to 9:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Plans showing the site layout, as-built drainage and fire service installations (FSIs) submitted by the applicant are at Drawings A-1 to A-3 respectively.

Last Previous Relevant Application ¹	Application No. A/HSK/451 approved on 23.6.2023 for a period of 3 years until 14.7.2026, which was submitted by the same applicant for the same use with the same layout and development parameters at the same site. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_HSK_451/A_HSK_451_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I and Ia)	(a) The application is for renewal of the planning approval for the same use with the same development parameters under the last application No. A/HSK/451 at the same site. All the approval conditions of the previous application have been complied with. (b) The applied use is temporary in nature and would not jeopardise the long-term planning intention of the concerned zone. The applied use is not incompatible with the surrounding environment comprising open storage and port back-up uses. (c) Insignificant environmental, traffic and drainage impacts are anticipated. In support of the current application, the applicant has submitted the certificates of FSIs (Appendix Ia).
Compliance with the “Owner’s Consent/ Notification” requirements ²	The applicant is the current land owner.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG-No. 34D ³ , including: i. no material change in planning circumstances	✓		Whilst the applied use is not in line with the planning intention of the “R(A)3” zone, the Site falls within the project boundary of Hong Kong Section of Hong Kong-Shenzhen

¹ The Site was involved in nine previous applications (**Plan A-1b**) for various open storage and warehouse with/without ancillary office and repairing workshop uses. Amongst these nine applications, five applications (No. A/YL-HT/780, 925 and 1080 and A/HSK/224 and 451) were for temporary warehouses which were approved between 2012 and 2023. The last two previous applications (No. A/HSK/224 and 451) are submitted by the same applicant for the same use with the same layout and development parameters at the same site.

² As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members’ inspection.

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

	<p>since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas);</p> <p>ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development);</p> <p>iii. all the time-limited approval conditions under the previous approval have been complied with; and</p> <p>iv. the 3-year approval period sought does not exceed the duration of the last approval.</p>			<p>Western Rail Link (HSWRL) and study area of Lau Fau Shan Development. Whilst the Chief Engineer/ Northern Metropolis Railways 2 (CE/NMR2) of Highways Department (HyD) has reservation on the application from railway project interface viewpoint, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation programme and land resumption/clearance programme are currently being reviewed under the relevant investigation study and subject to change. Approval of the application on a temporary basis of three years would not jeopardise the long-term development of the Site. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.</p>
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	
(c)	Any adverse departmental comments?	✓		<p>Relevant government departments consulted, except CE/NMR2 of HyD, have no objection to or no adverse comment on the application (Appendix II).</p> <p><u>Adverse Departmental Comments</u></p> <ul style="list-style-type: none"> As the Site falls within the project boundary of HSWRL which is planned to invite tenders for construction in early 2027 for tentative commencement in 2028, CE/NMR2, HyD considers that the approval of the application will pre-empt the development of HSWRL and has reservation on the application from railway project interface viewpoint.

				<ul style="list-style-type: none"> The applicant should be reminded that the Site may be resumed in early 2028 for potential development of the HSWRL project and not to carry out any substantial works therein. <p><u>PlanD's Assessments</u></p> <p>To address the technical requirements of the concerned departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below. Noting CE/NMR2's concerns, the applicant has submitted Further Information (Appendix Ib) to undertake necessary action to facilitate the development of HSWRL. The applicant will be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein. The applicant will also be advised to follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas.</p>
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department's View

- No objection to the application.

4. Decision Sought

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 15.7.2026 to 14.7.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to

the satisfaction of the Director of Drainage Services or of the Town Planning Board by **15.10.2026**;

- (c) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (d) if the above planning condition (b) 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.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

- There is no strong reason to recommend rejection of the renewal application.

Attachments

Appendix I	Application Form received on 24.3.2026
Appendix Ia	Further Information received on 1.4.2026 (accepted and exempted from publication and recounting requirements)
Appendix Ib	Further Information received on 14.5.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawing A-2	As-built Drainage Plan
Drawing A-3	Fire Service Installations Plan
Plan A-1a	Location Plan
Plan A-1b	Previous Application Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
MAY 2026**