

**Similar S.16 Applications straddling the Subject “Commercial (4)” Zone  
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

*Approved Applications*

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/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/334	Temporary Eating Place and Warehouse (Solar Energy Accessories and Construction Materials) with Ancillary Office for a Period of 3 Years	26.11.2021 (revoked on 26.8.2023)
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; and
- his advisory comments are at **Appendix IV**.

**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 highways 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 submit a drainage proposal, to implement and maintain the proposed 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. Environment**

Comments of the Director of Environmental Protection:

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

**6. Building Matters**

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

No objection to the application.

**7. 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 IV**.

**8. 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.

**9. Other Departments’ Comments**

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

- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the proposed use at the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) will need to apply to his office for Short Term Waivers (STW) to permit structure(s) erected or to be erected within the subject lot, if any. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW(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 use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; 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 run-in/out from public road to the Site, if required, shall be constructed and maintained by the applicant; 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 (CE/MN, DSD) that:
- the applicant/owner should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant/owner should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. There are no details on site layout, site cross section and the information/condition of existing water course/drainage facilities provided in the application. As such, only preliminary comments are provided. It is assumed that the existing water course and drainage facilities remain unchanged and should not be affected/alterd/modified. Any earth filling of the watercourse, drainage diversion works or modification works is not allowed unless a drainage proposal is submitted and accepted. The applicant/owner should be reminded that his drainage facilities should be properly designed, constructed and maintained in good condition without causing adverse

drainage impact to the adjacent area at all times, and the applicant/owner is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner should also be liable for and should indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the drainage systems caused by his application; and

- the cost and work of drainage as well as future maintenance responsibility should be borne by the applicant(s);

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

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
- the location of the proposed fire service installations to be installed should be clearly marked on the layout plans; and
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

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

- to follow the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”; and
- to meet the statutory requirements under relevant environmental legislation;

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

- 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 unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the captioned application;
- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; 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 (C of P) 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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A/HSK/609

公眾意見

支持編號 A/HSK/609 申請。這塊地與周邊環境相符，目前附近大多是棕地用途，興建臨時倉庫是非常合理的土地利用。現時場地也沒有未來的發展計劃，暫時容忍這些用途對香港現時經濟發展也不是不好。一時三刻他們也不知道搬去邊度，批准申請的同時可以慢慢找地方搬。

MR CHAN

本人支持這項 A/HSK/609 申請，因為臨時倉庫能為洪水橋一帶提供急需的物流倉儲空間，支持本地物流業發展。附近又近深圳灣口岸，是一個很合適的地點作倉庫。

李小姐

支持批准 A/HSK/609，這能確保洪水橋在發展成新市鎮期間，物流供應鏈不會斷裂，維持此區的工作機會。我們也可以集中在附近上班，不需要跨區上班，節省交通費和時間。

物流公司職員王先生

現在經濟環境一般，批准這個申請能保住我們住附近的人的飯碗，我們可以繼續有工開。支持 A/HSK/609。

工人袁先生

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年04月21日星期二 23:50  
收件者: tpbpd/PLAND  
主旨: A/HSK/609 DD 129 Ha Tsuen  
類別: Internet Email

A/HSK/609

Lot 3265 RP (Part) in D.D. 129, Ha Tsuen, Yuen Long

Site area: About 604sq.m

Zoning: "Commercial (4)"

Applied use: Warehouse / 1 Vehicle Parking

Dear TPB Members,

599 withdrawn, now back with brownfield with a roof.

Previous objections relevant and upheld. Brownfield is not compatible with the zoning or the surroundings.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Friday, 27 March 2026 3:46 AM HKT  
**Subject:** A/HSK/599 DD 129 Ha Tsuen

A/HSK/599

Lot 3265 RP (Part) in D.D. 129, Ha Tsuen, Yuen Long

Site area: About 612sq.m

Zoning: "Commercial (4)"

Applied use: Open Storage / 1 Vehicle Parking

Dear TPB Members,

Strong Objections.

While the applicant has provided a lengthy spiel about its contribution to the economy, the government, the community and ..... world peace, the planned use is totally unacceptable for 'Commercial' zoning.

Planning Intention

**For CBD/Major Commercial Areas:** This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.

**For Local Commercial Areas:** This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre(s) serving the immediate neighbourhood.

At no point has this land use been mentioned with regard to Cat 2 designation.

Approval of this application would set a most undesirable precedent and indicate that the eventual outcome of the North Metropolis would be more of the same old same old hodge podge of badly planned 'temporary' operations.

The application should be rejected.

Mary Mulvihill