

This document is received on - 3 AUG 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/626
	Date Received 收到日期	- 3 AUG 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)

Gold Harvest Enterprises Limited (金丰企業有限公司)

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)

Aikon Development Consultancy Limited

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 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, 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	☒ Site area 地盤面積 13,176 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 4,790 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 240 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Enterprise and Technology Park" ("OU(E&TP)")
(f) Current use(s) 現時用途	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) (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 14/07/2026 (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 10/07/2026 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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

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

(如屬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 and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 8,418sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 4,758sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 8

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 4,790sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 4,790sq.m ☒ 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)

Please refer to the attached Planning Statement

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 4

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) 2 (12m-wide Loading/unloading Bays)

Proposed operating hours 擬議營運時間 Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday 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	☒ 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)) Local track leading to Tin Ha Road ☐ 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) ☐	
	No 否		
(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	☐ Please provide details 請提供詳情	
	No 否	☒	
(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	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☒	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 ☐ No 不會 ☒ On traffic 對交通 Yes 會 ☐ No 不會 ☒ On water supply 對供水 Yes 會 ☐ No 不會 ☒ On drainage 對排水 Yes 會 ☐ No 不會 ☒ On slopes 對斜坡 Yes 會 ☐ No 不會 ☒ Affected by slopes 受斜坡影響 Yes 會 ☐ No 不會 ☒ Landscape Impact 構成景觀影響 Yes 會 ☐ No 不會 ☒ Tree Felling 砍伐樹木 Yes 會 ☐ No 不會 ☒ Visual Impact 構成視覺影響 Yes 會 ☐ No 不會 ☒ Others (Please Specify) 其他 (請列明) Yes 會 ☐ No 不會 ☒ _____ _____		

	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)
	
	
	
	
	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
 位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

.....

Isa YUEN

N.A

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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

on behalf of
代表

Aikon Development Consultancy Limited



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

Date 日期

10/7/2026

(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，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories 新界元朗洪水橋丈量約份第124約地段第1192號餘段、第1196號餘段、第1197號餘段、第1198號、第1199號(部份)、第1200號(部份)、第1201號(部份)、第1202號餘段(部份)、第1204號餘段(部份)、第1346號餘段、第1347號餘段、第1348號餘段、第1349號、第1350號(部份)、第1351號餘段、第1352號餘段、第1356號、第1357號餘段及第1358號餘段和毗連政府土地
Site area 地盤面積	13,176 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 240 sq. m 平方米 ☒ About 約)
Plan 圖則	Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3 洪水橋及厦村分區計劃大綱草圖(編號:S/HSK/3)
Zoning 地帶	"Other Specified Uses" annotated "Enterprise and Technology Park" 「其他指定用途」註明「企業及科技園」地帶
Type of Application 申請類別	☒ 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 ☒ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/development 申請用途/發展	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years 臨時貨倉及露天存放新車(私家車、的士、輕型貨車及小型巴士)(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. ☐ About 約 ☐ Not more than 不多於	N.A. ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	4,790 ☒ About 約 ☐ Not more than 不多於	0.36 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	8	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	☐ (Not more than 不多於) m 米
		N.A.	☐ (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	9.5	☒ (Not more than 不多於) m 米
		2	☒ (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	36.1 % ☒ 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		4
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		4
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 12m-wide Loading/unloading Bays _____ _____		2

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Lot Index Plan extract, Outline Zoning Plan extract		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



Section 16 Planning Application

Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years

Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Planning Statement

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July 2026

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (hereinafter referred to as “the Current OZP”).

The Application Site is subject to previous planning approvals for the same use, with the latest planning permission remaining valid until 9.10.2026. As a large portion of the site is being resumed by the Government for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site. This will also allow additional time for the Applicant to identify a permanent site for future relocation. Except for the reduction in site area, there are no substantial changes to the development parameters or the overall site configuration for the applied use, and the existing operation remains unchanged. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) The application site is subject to previous planning approvals for uses identical to the applied use. While part of the original premises is being resumed by the government to make way for Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site, allowing additional time for the Applicant to identify a permanent site for future relocation;*
- (b) There will be no substantial changes in planning circumstances by allowing the current application as there are no significant changes in the development parameters, the nature of the applied use, or the overall physical setting surrounding the application site. Furthermore, the Applicant has demonstrated his full compliance with approval planning conditions of the last approved application;*
- (c) The temporary nature of the applied use would not jeopardize the long-term planning intentions as well as the implementation of HSK/HT NDA;*
- (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the applied use; and*

- (e) *No undesirable precedent will be set considering the Board's previous approvals of similar applications.*

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

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時貨倉及露天存放新車（私家車、的士、輕型貨車及小型巴士）（為期三年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗洪水橋丈量約份第 124 約地段第 1192 號餘段、第 1196 號餘段、第 1197 號餘段、第 1198 號、第 1199 號（部份）、第 1200 號（部份）、第 1201 號（部份）、第 1202 號餘段（部份）、第 1204 號餘段（部份）、第 1346 號餘段、第 1347 號餘段、第 1348 號餘段、第 1349 號、第 1350 號（部份）、第 1351 號餘段、第 1352 號餘段、第 1356 號、第 1357 號餘段及第 1358 號餘段和毗連政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途作城規會考慮。

申請地點現位於洪水橋及廈村分區計劃大綱草圖（編號：S/HSK/3）所劃定之「其他指定用途」註明「企業及科技園」地帶。該申請地點先前已就相同用途獲得規劃批准，其中最新許可的有效期至 2026 年 10 月 9 日。由於該用地的大部分被政府收回，以用於洪水橋 / 廈村新發展區第二期發展，因此該申請旨在尋求規劃許可就該用地餘下部分繼續用作申請用途。此舉亦將為申請人提供充足時間，以物色永久用地供日後搬遷之用。除用地面積減少外，申請用途的發展參數或整體用地配置並無重大變動，且現有營運亦維持不變。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- （一）該申請用地先前已獲規劃批准，其用途與申請用途相同。原本用地的部分範圍正被政府收回，以騰出空間進行洪水橋 / 廈村新發展區第二期發展；該申請旨在就該用地餘下部分繼續經營申請用途尋求規劃許可，讓申請人有更多時間物色永久用地以供日後搬遷；
- （二）批准現有申請不會對規劃情況造成實質性改變，因為發展參數、申請用途的性質，以及申請用地周邊的整體環境均無重大改變。且申請人已證明其完全遵守上次獲批申請所附的規劃條件；
- （三）擬議用途的臨時性質不會阻礙履行長遠的「其他指定用途」註明「企業及科技園」地帶規劃意向以及落實洪水橋新發展區。
- （四）由於申請用途的性質及運作方式均無變更，預計不會對基礎設施或環境造成任何負面影響；及
- （五）鑒於委員會先前曾批准類似申請，此舉不會樹立任何不良先例。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會批准該申請作為期三年之申請用途。

Table of Contents

1	INTRODUCTION	3
1.1	Purpose	3
1.2	Objectives	4
1.3	Structure of the Planning Statement	4
2	SITE PROFILE	5
2.1	Location of the Application Site	5
2.2	Current Condition of the Application Site	5
2.3	Surrounding Land-use Characteristics	5
3	PLANNING CONTEXT	6
3.1	The Current OZP	6
3.2	Previously Approved Applications	6
3.3	Similar Applications	7
3.4	Hung Shui Kiu New Development Area	7
4	THE DEVELOPMENT PROPOSAL	9
4.1	Site Configuration, Layout and Operation	9
4.2	Vehicular Access Arrangement	12
4.3	Provision of Existing Landscape Treatment	12
4.4	Provision of Existing Drainage Facilities	13
4.5	Provision of Existing Fire Service Installations and Fire Safety Considerations	13
5	PLANNING JUSTIFICATIONS	14
5.1	Application Site is Subject to Previous Planning Approval for Same Use	14
5.2	No Substantial Changes in Planning Circumstances by Allowing the Current Application	14
5.3	Temporary Nature Would Not Jeopardize the Planning Intentions of “OU (E&TP)” zone and future development of Hung Shui Kiu New Development Area	14
5.4	No Adverse Landscape, Noise or Environmental Impact	15
5.5	No Adverse Drainage Impact nor Flooding Problems	15
5.6	No Adverse Traffic Impact	15
5.7	No Creation of Undesirable Precedent	16
6	CONCLUSION	17

List of Figures

Figure 1	Lot Index Plan (Extract of Lot Index Plan No. ags_S00000160476_0001)
Figure 2	Extract of Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3
Figure 3	Indicative Layout Plan

List of Tables

Table 1	Previous Planning Application
Table 2	Compliance with Planning Approval Conditions under the Last Approved Application
Table 3	Proposed Key Development Parameters
Table 4	Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/HSK/483)

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/HSK/483
Appendix II	Compliance Letters for Approval Conditions (d), (e), (f) and (g)
Appendix III	Approved Fire Services Installations (FSI) Proposal and Certificate

1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (hereinafter referred to as “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board. The application site has a total area of approximately 13,176m² (including Government land of about 240m²). Its location is shown on **Figure 1** indicates relevant private lots and Government land that the application site involves.
- 1.1.2 Prepared on behalf of the Applicant, *Aikon Development Consultancy Limited* have been commissioned to prepare and submit the current application on his behalf.
- 1.1.3 The application site is subject to previous approvals for the same use which serves to provide a site for a business operation relocated due to a Government project. Under the first approval in 2020, the Applicant made every effort to develop the site, erecting temporary structures, and implementing drainage facilities and FSI installations at his own cost. A renewal application No. A/HSK/231 was submitted and approved by the Board on 9.10.2023.
- 1.1.4 The latest planning permission (No. A/HSK/483) remains valid until 9.10.2026. As a large portion of the site is being resumed by the Government for Hung Shui Kiu/Ha Tsuen New Development Area, the current application seeks planning permission for continual operation at the application site. Except for the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in operation is involved. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- 1.1.5 The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 2**). Whilst the applied use is neither Column 1 nor Column 2 use for “OU(E&TP)”, according to the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. In this connection, the Applicant wishes to seek planning permission

from the Board for the applied use on a **temporary basis of 3 years**.

1.2 Objectives

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

- (a) To provide the Applicant with an opportunity to continue utilising the application site for the applied use under the circumstances that there would be no significant changes in the development parameters, nature of the applied use and the overall physical setting surrounding the application site;*
- (b) To maximize land utilization in an area being vacant and zoned as "OU(E&TP)", in the Current OZP; and*
- (c) To induce no adverse environmental nor infrastructural impacts on its surroundings by providing adequate protection and mitigation measures.*

1.3 Structure of the Planning Statement

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

2 SITE PROFILE

2.1 Location of the Application Site

- 2.1.1 The application site can be accessed via an existing local access road branching off from Tin Ha Road which connects Castle Peak Road to the south and Ha Tsuen Road to the north. The application site also connects to Kong Sham Western Highway (KSWH) via a local track to the north and Tin Ha Road. The ingress/egress point is located at the north-eastern part of the application site.

2.2 Current Condition of the Application Site

- 2.2.1 The application site is flat and currently being utilized for the applied use (i.e. Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)) which has been in existence since the previous application (No. A/HSK/231) approved in 2020.

2.3 Surrounding Land-use Characteristics

- 2.3.1 The locality of the application site is generally rural in character, mixed with village houses, open storages, rural workshops, warehouses, tree groups, temporary structures and vacant land.

3 PLANNING CONTEXT

3.1 The Current OZP

- 3.1.1 The application site falls within an area zoned “OU(E&TP)” on the Current OZP (please refer to **Figure 2**). Despite the fact that the applied use is neither Column 1 nor Column 2 use for “OU(E&TP)”, according to the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*.
- 3.1.2 The planning intention of the “OU(E&TP)” zone is intended primarily to provide development space for accommodating a variety of innovation and technology uses, including research centre, testing and certification, data centre, modern industries and other related businesses and non-polluting industrial uses. According to the Notes of the Current OZP, any new development within the “OU(E&TP)” zone is subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 90 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater.

3.2 Previously Approved Applications

- 3.2.1 Part of the application site was subject to a previous planning application (No. A/YL-HT/886) for Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years approved by the RNTPC of the Board on 21.3.2014 and lapsed on 21.3.2017.
- 3.2.2 The application site was previously subject to planning applications for the same use as that proposed in the current application (No. A/HSK/231 and 483) approved by the RNTPC of the Board on 09.10.2020 and 22.9.2023 respectively. The previously approved application obtained policy support which is considered to be conducive to the smooth clearance and implementation of the NDA project. The application site is also considered suitable for relocating the affected existing operations temporarily in land use terms. From the perspective of ensuring timely implementation of the NDA project and providing operating space for displaced brownfield operations still needed by the community, the application is supported even on a temporary basis.

Table 1: Previous Planning Application

Application No.	Proposed Use(s)	Decision
A/YL-HT/886	Temporary Public Vehicle Park (Excluding Container Vehicle)	Approved with conditions on temporary basis on 21.3.2014

Application No.	Proposed Use(s)	Decision
A/HSK/231	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	Approved with conditions on temporary basis on 9.10.2020
A/HSK/483	Renewal of Planning Approval for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	Approved with conditions on temporary basis on 22.9.2023

- 3.2.3 All approval conditions of the last approved application (No. A/HSK/483) have been duly complied with by the Applicant. **Table 2** concludes the compliance with planning conditions under the last approved application. The existing landscape treatment, fencing and drainage facilities would continue to be well maintained. **Appendix II** attaches the relevant discharge letters for the approval conditions.

Table 2: Compliance with Planning Approval Conditions under the Last Approved Application

Planning Approval Conditions		Discharged Date
(d)	submission of condition record of drainage facilities	12.1.2024
(e)	provision of fire extinguisher	9.1.2024
(f)	submission of the fire service installations proposal	23.4.2024
(g)	implementation of fire service installations proposal	29.10.2024

- 3.2.4 The latest planning permission remains valid until 9.10.2026. Since a large portion of the site is being resumed by the Government for Hung Shui Kiu/Ha Tsuen New Development Area, the current application seeks planning permission for continual operation at the application site. Except for the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in nature and operation is involved.

3.3 Similar Applications

- 3.3.1 Considering the approved similar applications for similar temporary warehouse and/or open storage uses within the “OU” zones on the HSK OZP, the approval of current application is not considered to create an undesirable precedent or jeopardise the long-term planning intention of the areas. The previous approved similar applications may suggest that certain degree of flexibility **could be tolerated** by the Board to permit temporary uses within the areas.

3.4 Hung Shui Kiu New Development Area

The original premises falls within Hung Shui Kiu New Development Area stage 2 works has been resumed. The remaining area (i.e. the application site) falls entirely within the remainder phase, which awaits further notice by the Government. It is expected that approval of the current application for a temporary period of 3 years is not expected to jeopardise the implementation programme of HSK NDA. Nevertheless,

the Applicant understands that the application site may be resumed by the Government at any time, and he is willing to hand over the application site unconditionally when required by the Government.

- 3.4.1 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of three years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always rested from the Board that whether a new planning application for the continuation of the applied use is further allowed or not. Should the Board or relevant Government departments consider necessary, the Applicant is ready and willing to accept a shorter approval period.

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 It is proposed to temporarily utilize the application site for the applied use (i.e. Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)) to meet the demand for warehouse and open storage for new vehicles to support the vehicles retail business.
- 4.1.2 Since a large portion of the site is being resumed by the Government for Hung Shui Kiu and Ha Tsuen New Development Area, the Applicant is submitting a fresh application to seek planning permission to allow the continued operation of the applied use at the application site. The total area of the application site is reduced to 13,176m². Compared with the last approved scheme under Application No. A/HSK/483, except for the reduction in site area, there are no substantial changes to the development parameters or the site configuration for the applied use. No change in nature or operation is involved. Existing trees, drainage facilities, fire service installations (FSIs), and fencing within the application site will be properly maintained.
- 4.1.3 There are eight temporary structures within the application site, with four of them being accommodated within a single structure (i.e. S1). The temporary structures provide a total floor area of 4,790m², comprising a single-storey warehouse (about 4,610m²) with storage and office facilities, a guard room, a meter room and a water tank. The remaining open-air area at the western and southern portion of the application site (about 3,200m²) is used for open storage for new vehicles.
- 4.1.4 Two loading/unloading spaces (12m-wide) and four private car parking spaces are provided. Storage activities will only be carried out within the application site. The operation hours are from 7:00 a.m. to 8:00 p.m. from Mondays to Saturdays, and there will be no operation on Sundays and public holidays.
- 4.1.5 The site configuration and layout are shown in the Indicative Layout Plan per **Figure 3**. Details of the key development parameters for the applied use are encapsulated in **Table 3** below. **Table 4** presents a comparison of the major development parameters/items of the current application and the last approved application (No. A/HSK/483).

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
Site Area	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	N/A	Total: 13,176m ² (including Government Land 240m ²)		
Covered Area	N/A	See Below	Total: 4,758m ² (37.2%)		
Uncovered Area	N/A	See Below	Total: 8,418m ² (63.8%)		
Structures			Floor Area (About)	No. of Storey	Max. Height
Structure 1	Warehouse	1	4,610m ²	1	9.5m
Structure 2	Guard Room	1	4m ²	1	2.6m
Structure 3	Water Tank and Pump Room	1	140m ²	1	4.5m
Structure 4*	General Storage and Ancillary Office (Within Structure1)*	1	16m ²	2	6m
Structure 5*	General Storage and Ancillary Office (Within Structure1)*	1	16m ²	2	6m
Structure 6*	Store Room (Within Structure1)*	1	N.A	1	2.6m
Structure 7*	Store Room (Within Structure1)*	1	N.A	1	2.6m
Structure 8*	Electricity Meter Room	1	4m ²	1	2.6m
* Total Floor Area excluded 1 storey of S4 and S5, S6 and S7, which are erected within S1.			Total Floor Area: 4,790m² *		
Operation Hours	N/A	N/A	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays		
Main Ingress/Egress	N/A	1	15m wide		
Ingress/Egress for Warehouse	N/A	1	12m wide		
L/UL Bay	12m wide L/UL Bays within the Warehouse	2	12m wide		
Parking Space	Staff Parking Space	4	5(L) x 2.5(W)		
Type of Delivery Vehicles	Medium/Heavy Goods Vehicles	N/A	N/A		
Anticipated Trips Generation	N/A	N/A	No more than 5 trips per day		

Table 4: Comparison of Major Parameters/Items of the Current Application and the Last Approved Application (No. A/HSK/483)

Major Parameters/Items	Previously and Lately Approved Application (No. A/HSK/483)	Current Application	Difference
Site Area (m ²)	About 23,779.2m ² (including 299.2m ² Government Land)	About 13,176m ² (including 240m ² Government Land)	-10,603.2m ²
Applied Use(s)	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	N.A
Applied Period	3 years	3 years	No Change
Site Coverage	19.6% (including 4,653.4m ² covered area)	36.1% (including 4,758m ² covered area)	+16.5%
Structure			
No(s).	9 (4 within one structure)	8 (4 within one structure)	-1
Proposed Use(s)	Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room, Ancillary Office and Storeroom	Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room, Ancillary Office and Storeroom	No Change in Nature
Height	2.6-9.5m	2.6-9.5m	No Change
Total Floor Area (m ²)	About 4,669.4m ²	About 4,790m ²	+120.6m ²
No. of Parking Spaces (Types and Dimensions)	4 (Private Car, 2.5m x 5m)	4 (Private Car, 2.5m x 5m)	No Change
No. of Loading/Unloading Bays	4 (2nos. of 12m wide L/UL Bays within the Warehouse, 2nos. of 10m wide L/UL Bays for Open Storage)	2 (2nos. of 12m wide L/UL Bays within the Warehouse)	-2
Operation Hours	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays	No Change
Width of Ingress/Egress (m)	15m wide for Main Entrance 12m wide for Warehouse	15m wide for Main Entrance 12m wide for Warehouse	No Change

- 4.1.6 The new vehicles store within the application site are **non-polluting** and **non-dangerous** in nature and will continue **remain stationary at all times**. On the whole, all storage activities will only be confined to within the application site without affecting the neighbouring uses and the operation hours of the applied use will be restricted between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays.

4.2 Vehicular Access Arrangement

- 4.2.1 The application site can be accessed via an existing local access road branching off from Tin Ha Road which connects Castle Peak Road. The local access road is a paved road which is about 3.0m - 4.7m wide. The ingress/egress point of 15m is located at the north-eastern part of the application site. A setback of about 40m has been reserved at the ingress/egress point to ensure sufficient space for vehicle manoeuvring into and from the application and no queuing of goods vehicles will occur along the local track.
- 4.2.2 L/UL areas will be provided within the warehouse building. Medium/heavy goods vehicles will be used for delivery. 4 no. of private car parking spaces will be provided at the application site for staff. An internal access road with a width of about 10m will continue to serve within the application site. Same as that in the previously approved condition, given that there will be no operation on Sunday and public holidays, the vehicle trips to/from the application site are anticipated to be around 4 to 5 a day which is about 1 vehicular trip for every 3 to 4 hours on average.
- 4.2.3 According to the Applicant, transporting new vehicles from the application site is usually required upon sale's order, which is on average about 20 to 40 per week. For new vehicles transporting to the application site, it is highly dependent on the shipment schedule and monthly sales. According to the Applicant, the number of new vehicles transporting to the application site is usually more or less the same as the number of sales which is about 20 to 40 new vehicles per week. The transportation vehicles will be mainly used for delivering new vehicles in/out of the application site, which can carry about 4 to 6 new vehicles (except light buses) per journey.
- 4.2.4 In general, trip generation of about 4 - 5 per day is based on the assumptions above and that each trip is carrying 4 to 6 vehicles away from the application site and returning with 4 to 6 new vehicles, which already covers the average number of vehicles delivering in and out per week with spare capacity.

4.3 Provision of Existing Landscape Treatment

- 4.3.1 Given that the trees and fencing within the application site are well-maintained and in good condition, such provisions will continue to be properly maintained during the approval period once the current application is approved by the Board.

4.4 Provision of Existing Drainage Facilities

- 4.4.1 During the approval period, the existing drainage facilities are well-maintained and there has been no flooding issue arisen. The existing drainage facilities within the application site, will be continued to be properly maintained during the approval period once the current application is approved by the Board.

4.5 Provision of Existing Fire Service Installations and Fire Safety Considerations

- 4.5.1 The application site is served with fire services installation (FSI) which were duly implemented subsequent to the previous approval granted for the planning application (No. A/HSK/483) as compliance with relevant approval condition. The existing FSI will be continuing to be properly maintained during the approval period should the current application be approved. **Appendix III** enclosed the latest valid fire certificate (FS251) and approved FSI proposal.

5 PLANNING JUSTIFICATIONS

5.1 Application Site is Subject to Previous Planning Approval for Same Use

- 5.1.1 The application site is subject to **previous planning approvals** (Applications No. A/HSK/231 and A/HSK/483) for the same use which serves to provide a site for relocated business operation by Government project. Under the first approval in 2020, the Applicant makes his efforts to develop the site and erected temporary structures and implemented drainage facilities and FSI installations at his own cost. A renewal application No. A/HSK/483 was submitted and approved by the Board on 9.10.2023.
- 5.1.2 The last approved planning application No. A/HSK/483 involves the same use as the applied use of the current application. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility being given to the applied use at the application site on a temporary basis regardless of the planning intention of “OU(E&TP)” zone.

5.2 No Substantial Changes in Planning Circumstances by Allowing the Current Application

- 5.2.1 The latest planning permission (No. A/HSK/483) remains valid until 9.10.2026 and the Applicant seeks planning permission for the applied use to continue existing operation without significant changes in the development parameters, except the reduction in site area,
- 5.2.2 Given that the Applicant has demonstrated his full compliance with approval planning conditions of the last approved application. Except for the reduction in site area, there are no substantial changes to the development parameters and the site configuration to the applied use. No change in operation is involved, as such, no substantial changes in planning circumstances by allowing the current application.

5.3 Temporary Nature Would Not Jeopardize the Planning Intentions of “OU (E&TP)” zone and future development of Hung Shui Kiu New Development Area

- 5.3.1 Notwithstanding the application site falls within area zoned “OU(E&TP)” on the Current OZP, the implementation of the Current OZP is largely bound to the implementation programme of HSK NDA.
- 5.3.2 Since a large portion of the original premises is being resumed by the Government for Hung Shui Kiu/Ha Tsuen New Development Area stage 2 works. The current application seeks planning permission for continued operation on the remaining portion of the application site, which is in the remainder phase awaiting future notice by the Government. It is considered that the approval of current application for a temporary period of 3 years is not expected to pose any constraint to jeopardize nor pre-empt the long-term development of the HSK NDA.
- 5.3.3 Moreover, it is the mere fact that such period of the planning approval could be

adjusted by the Board to a period of three years or less, and that a fresh section 16 planning application is required upon its expiry. The entire authority is always rested from the Board that whether a new planning application for the continuation of the applied use is further allowed or not. In this connection, the temporary nature of the applied use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of "OU(E&TP)" zone or any planned infrastructural development. Should the Board or relevant Government departments consider necessary, the Applicant is ready and willing to accept a shorter approval period.

- 5.3.4 The Applicant also understands that the application site may be resumed by the Government at any time and he is willing to hand over the application site unconditionally when required by the Government.

5.4 No Adverse Landscape, Noise or Environmental Impact

- 5.4.1 There will be no changes in terms of nature of the applied use, operation hours, no. of trips involved under the current application. No adverse landscape, noise or environmental impact shall be anticipated since the application site has been properly fenced with peripheral planting, the minimal number of trips would be restricted to a confined operation hour, and any items being stored within the application site will be non-polluting and non-dangerous in nature and remain stagnant all the time.

- 5.4.2 The Applicant is committed to properly maintaining the existing landscape and trees within the application site once the current application is approved by the Board. The Applicant also undertakes to follow relevant mitigation measures and requirements in the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' published by Environmental Protection Department, or any necessary measures considered appropriate by relevant Government departments. Given these commitments and the fact that there has never been a complaint against the applied use since it came into operation, no landscape nor environmental impacts are envisaged should the permission for the applied use be renewed/granted by the Board.

5.5 No Adverse Drainage Impact nor Flooding Problems

- 5.5.1 The application site is well connected to existing drainage since previous planning approval. The existing drainage facilities are well-maintained and there has been no flooding issue arisen nor local complaints against the applied use from drainage perspective. The Applicant is well committed that the implemented drainage facilities within the application site shall be maintained at all times during the planning approval period.

5.6 No Adverse Traffic Impact

- 5.6.1 As there will be **no changes in terms of nature of the applied use, operation hours, no. of trips involved**, in this connection, no adverse traffic impact is anticipated. The vehicular trips to/from the application site will be 4 to 5 a day or 3 to 4 per hour, which is considered relatively small. Low traffic volume has also been observed on the local

track connecting the application site and Tin Ha Road. A setback of about 40m has been reserved at the ingress/egress point to ensure sufficient space for vehicle manoeuvring into and from the application and no queuing of goods vehicles will occur along the local track. Sufficient parking, loading/unloading and manoeuvring spaces as well as buffering area are available within the application site. Considering the above, no adverse traffic impact and queuing back of vehicles are anticipated.

5.7 No Creation of Undesirable Precedent

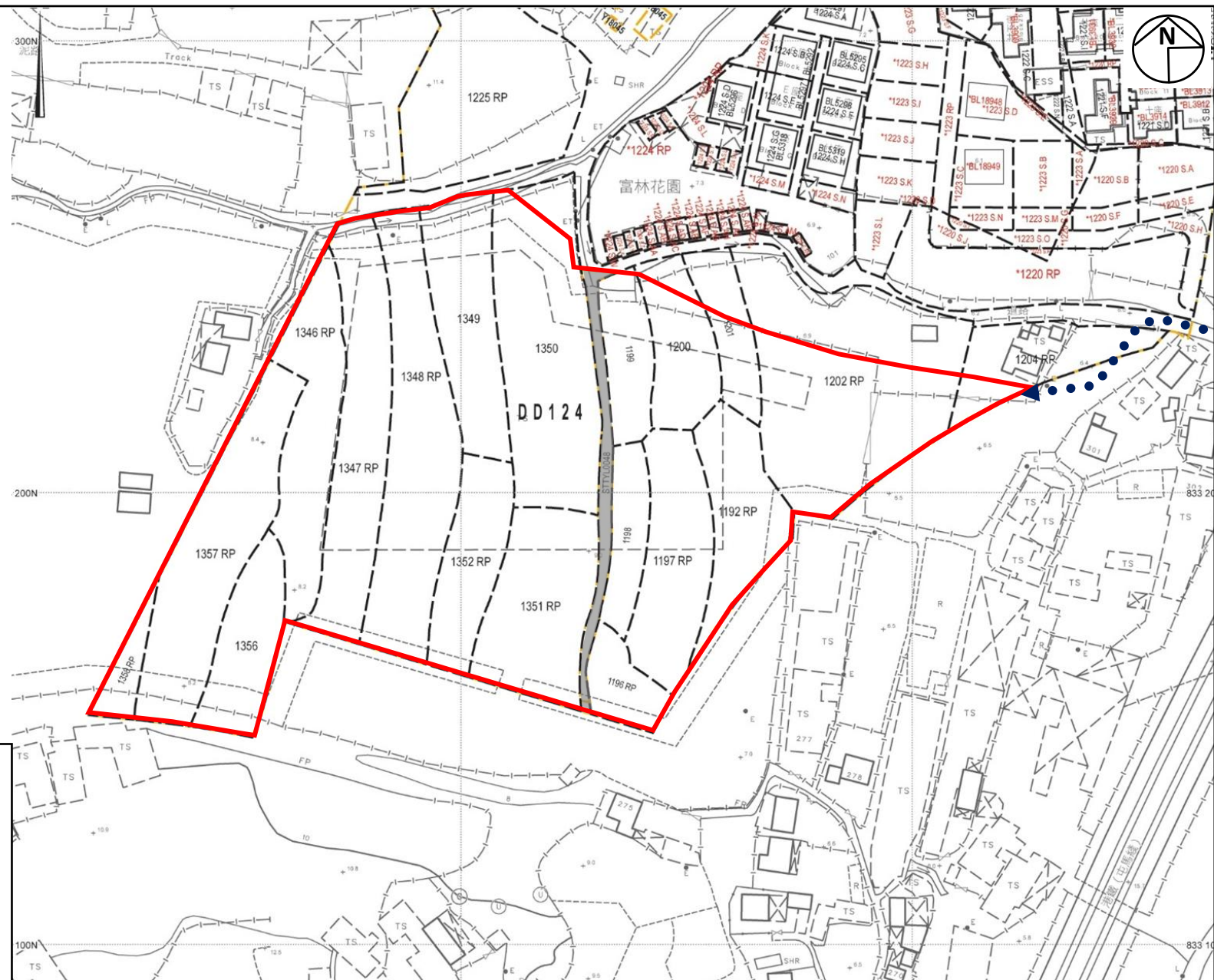
- 5.7.1 Considering the similar applications being approved by the Board on the same OZP, as well as the similar uses for open storage, warehouses and logistic centre identified in the surrounding areas, **no undesirable precedent** is expected should the current application be approved.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the applied use for a Period of 3 Years) at the application. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.
- 6.1.2 The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (hereinafter referred to as “the Current OZP”).
- 6.1.3 The Application Site is subject to previous planning approvals for the same use, with the latest planning permission remaining valid until 9.10.2026. As a large portion of the site is being resumed by the Government for the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site. This will also allow additional time for the Applicant to identify a permanent site for future relocation. Except for the reduction in site area, there are no substantial changes to the development parameters or the overall site configuration for the applied use, and the existing operation remains unchanged. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) The application site is subject to previous planning approvals for uses identical to the applied use. While part of the original premises is being resumed by the government to make way for Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) Stage 2 development, the current application seeks planning permission for the continued operation of the applied use on the remaining portion of the site, allowing additional time for the Applicant to identify a permanent site for future relocation;*
 - (b) There will be no substantial changes in planning circumstances by allowing the current application as there are no significant changes in the development parameters, the nature of the applied use, or the overall physical setting surrounding the application site. Furthermore, the Applicant has demonstrated his full compliance with approval planning conditions of the last approved application;*
 - (c) The temporary nature of the applied use would not jeopardize the long-term planning intentions as well as the implementation of HSK/HT NDA;*
 - (d) No adverse infrastructural nor environmental impacts are anticipated since there will be no changes in terms of nature and operation of the applied use; and*
 - (e) No undesirable precedent will be set considering the Board's previous approvals of similar applications.*
- 6.1.4 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give sympathetic consideration to approve the current application for the applied use for a temporary period of 3 years.

List of Figures

Figure 1	Lot Index Plan (Extract of Lot Index Plan No. ags_S00000033316_0001)
Figure 2	Extract of Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/3
Figure 3	Indicative Layout Plan



LEGEND:

- Application Site Boundary
- Government Land
-▶ Vehicular Access to/from Tin Ha Road

(For Identification Only)

Project:
 Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

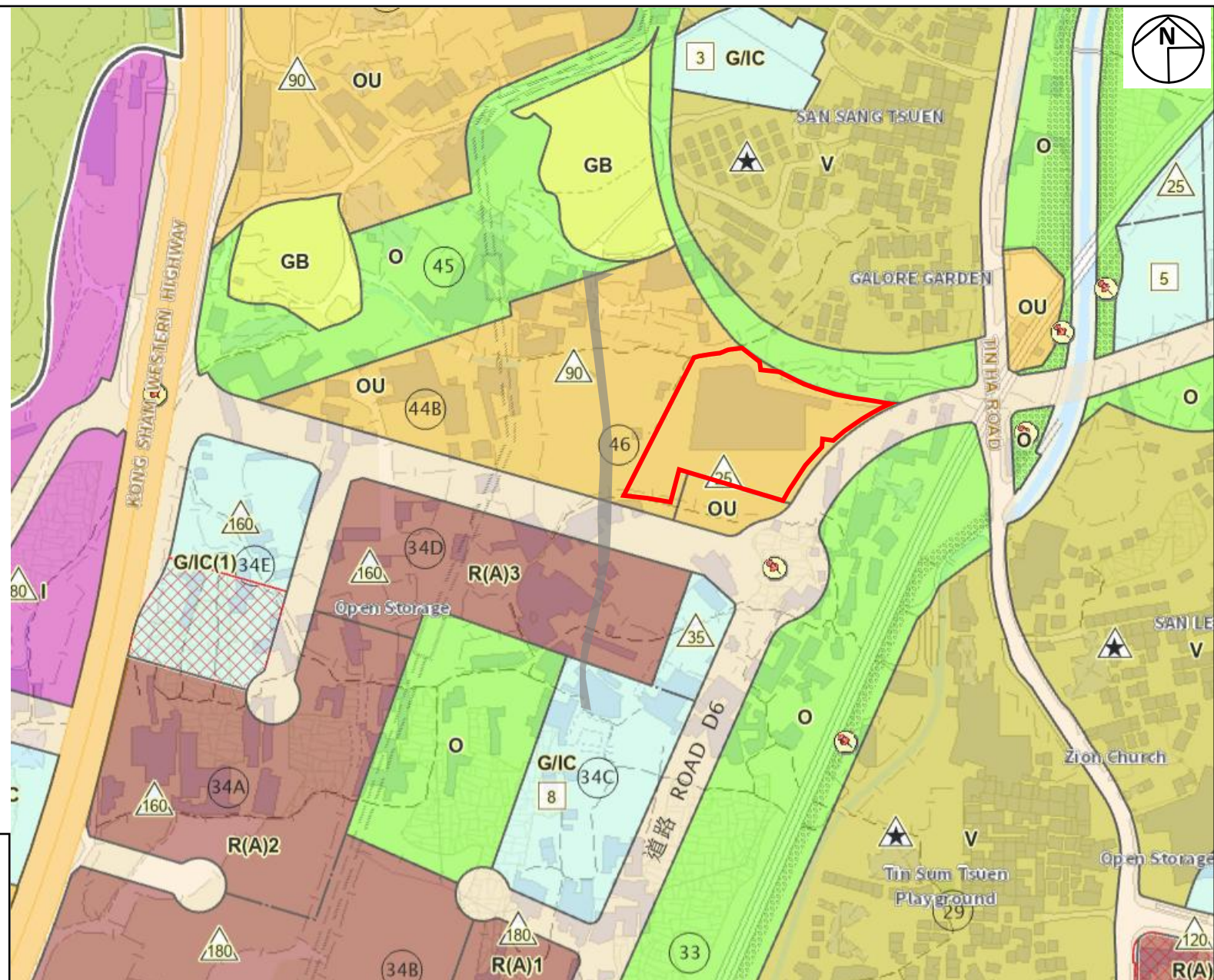
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 Lot Index Plan
 (Extract of Lot Index Plan No. ags_S00000160476_0001)

Figure:
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Date:
 Jul 2026





LEGEND:

Application Site Boundary

(For Identification Only)

Project:

Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Title:

Extract of the Draft Hung Shui Kiu And Ha Tsuen Outline Zoning Plan No. S/HSK/3

Figure:

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Scale:

Not to Scale

Date:

Jul 2026



AIKON DEVELOPMENT CONSULTANCY LTD.

DEVELOPMENT PARAMETERS

APPLICATION SITE	:	13,176 m ² (ABOUT)
COVERED AREA	:	4,758 m ² (ABOUT)
UNCOVERED AREA	:	8,418 m ² (ABOUT)
FLOOR AREA	:	4,790 m ² (ABOUT)

PARKING AND LOADING/UNLOADING PROVISION

PARKING SPACE (PC)	:	4 NOS. (5 M(L) X 2.5 M(W))
L/UL AREA	:	2 NOS. (50 M(L) X 12 M(W))

STRUCTURE

USES

S1	Warehouse
S2	Guard Room
S3	Water Tank and Pump Room
S4	General Storage and Ancillary Office (within S1)*
S5	General Storage and Ancillary Office (within S1)*
S6	Storeroom (within S1)*
S7	Storeroom (within S1)*
S8	Electricity Meter Room*
	Total*

FLOOR AREA (ABOUT)

4,610 m ²
4 m ²
140 m ²
16 m ²
16 m ²
N.A
N.A
4 m ²
4,790 m ²

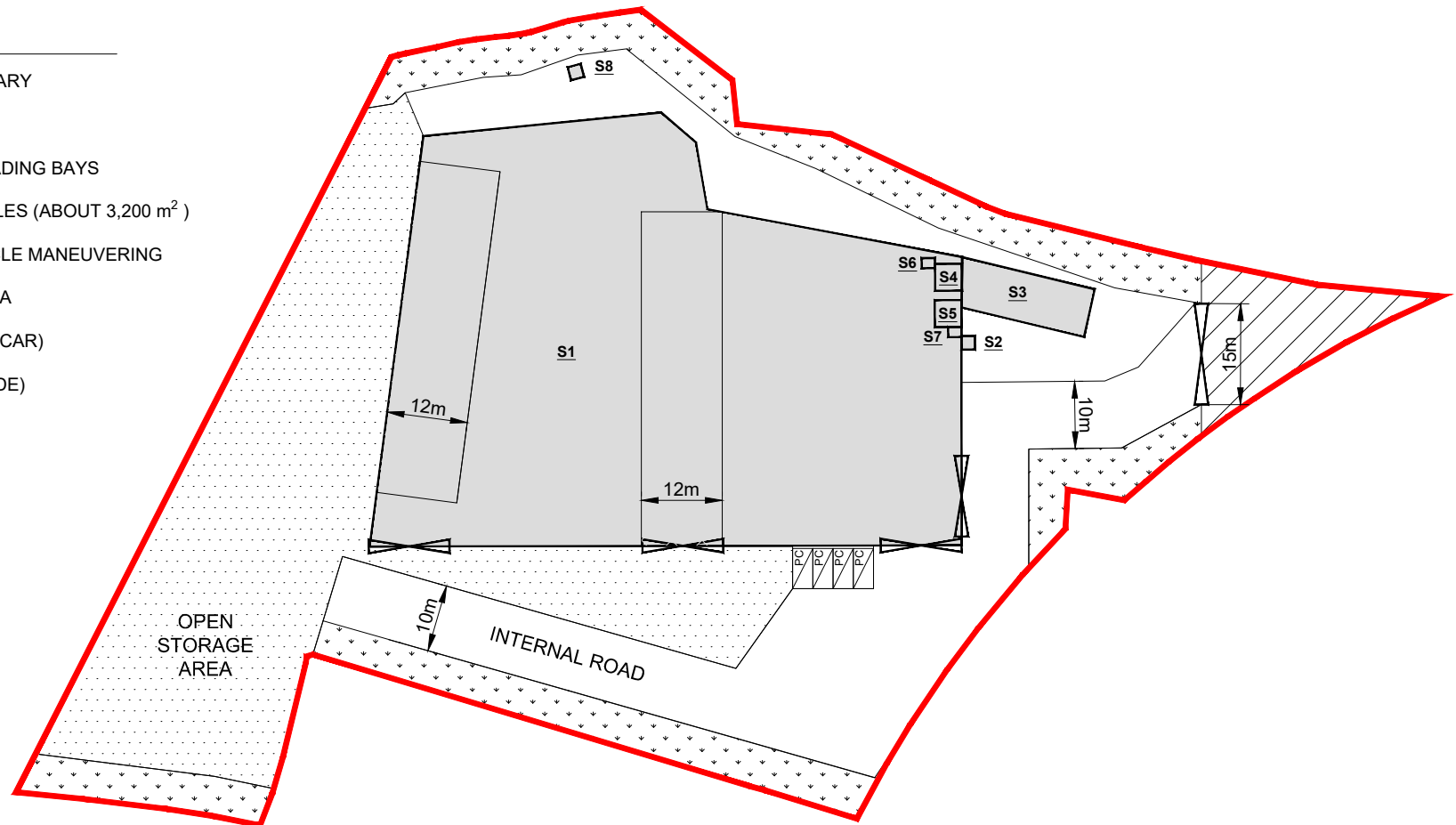
BUILDING HEIGHT

9.5m (Not More Than) (1-Storey)
2.6m (Not More Than) (1-Storey)
4.5m (Not More Than) (1-Storey)
6m (Not More Than) (2-Storey)
6m (Not More Than) (2-Storey)
2.6m (Not More Than) (1-Storey)
2.6m (Not More Than) (1-Storey)
2.6m (Not More Than) (1-Storey)

Remarks: Total Floor Area excluded 1 storey of S4 and S5, S6 and S7, which are erected within S1.

LEGEND

	APPLICATION SITE BOUNDARY
	EXISTING STRUCTURE
	INTERNAL LOADING/UNLOADING BAYS
	OPEN STORAGE OF VEHICLES (ABOUT 3,200 m ²)
	SETBACK AREA FOR VEHICLE MANEUVERING
	EXISTING LANDSCAPE AREA
	PARKING SPACE (PRIVATE CAR)
	INGRESS/EGRESS (15M-WIDE)



Project:

Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for aPeriod of 3 Years at Various Lots in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

Title:

Indicative Layout Plan

Figure:

3

Scale:

1:1000

Date:

Jul 2026

Ref.: ADCL/PLG-10266/R002/F003



AIKON DEVELOPMENT CONSULTANCY LTD.

List of Appendices

Appendix I	Approval Letter of the Previous Application No. A/HSK/483
Appendix II	Compliance Letters for Approval Conditions (d), (e), (f) and (g)
Appendix III	Approved Fire Services Installations (FSI) Proposal and Certificate

Appendix I

Approval Letter of the Previous Application No. A/HSK/483

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.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

By Email

iyuen@aikon.hk

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/483

13 October 2023

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Isa Yuen)

Dear Sir/Madam,

Renewal of Planning Approval for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years in “Other Specified Uses” annotated “Enterprise and Technology Park” Zone, Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long

I refer to my letter to you dated 17.8.2023.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning 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 and be renewed from 10.10.2023 to 9.10.2026 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. to 7:00 a.m., as proposed by you, is allowed on the Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by you, is allowed on the Site during the planning approval period;
- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of a revised condition record of the existing drainage facilities 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 TPB by 10.1.2024;
- (e) the provision of fire extinguisher(s) within 6 weeks from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 21.11.2023;
- (f) the submission of a fire service installations proposal within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.4.2024;

- (g) in relation to (f) above, the implementation of the fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.7.2024;
- (h) if any of the above planning condition (a), (b) or (c) 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
- (i) if any of the above planning condition (d), (e), (f) or (g) 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 VI 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 36B. 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). 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 10.10.2026. 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. 36B for details.

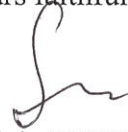
The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/727_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 22.9.2023 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 3.11.2023). 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 Town Planning 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 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/483)

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	姜煥婷女士 Miss KEUNG Wun Ting, Iris	2300 1259	2770 4761
消防處 Fire Services Department	策劃組 Planning Group	張永熹先生 Mr. CHEUNG Wing Hei	2733 7737	2739 8775

Appendix II

Compliance Letters for Approval Conditions (d), (e), (f) and (g)

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路 1 號
沙田政府合署 14 樓



Planning Department

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

12 January 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

**Compliance with Approval Condition (d)
Planning Application No. A/HSK/483**

I refer to your submission dated 27.12.2023 regarding the submission of a condition record of the existing drainage facilities 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 queries on the departmental comments, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

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

C.C.

CE/MN, DSD (Attn: Ms. Vicky SY)

Internal

CTP/TPB2

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 (3180 7611) 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

9 January 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

Compliance with Approval Condition (e) Planning Application No. A/HSK/483

I refer to your submission dated 11.12.2023 regarding the provision of fire extinguisher(s) 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 queries on the departmental comments, please contact Mr. CHAU Nai-yin (Tel: 2733 7781) of the Fire Services Department direct.

Yours faithfully,

(Ms. Charlotte LAM)
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

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 (3180 7611) 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

23 April 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

Compliance with Approval Condition (f) Planning Application No. A/HSK/483

I refer to your submission dated 28.3.2024 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 queries on the departmental comments, please contact Mr. YUEN Tsz-fung (Tel: 2733 7781) of the Fire Services Department direct.

Yours faithfully,

(Ms. Charlotte LAM)
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/483 - Compliance with Approval Condition (f)

Comments from the Fire Services Department:

- i. The installation /maintenance/modification/repair work of Fire Service Installations 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.

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 (3180 7611) 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

29 October 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/483
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

Aikon Development Consultancy Ltd.
Unit 1310, Tower 2, Metroplaza
223 Hing Fong Road
Kwai Chung, New Territories
(Attn.: Ms. Isa Yuen)

Dear Sir/ Madam,

Compliance with Approval Condition (g) Planning Application No. A/HSK/483

I refer to your submission dated 7.8.2024 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 queries, please contact the undersigned direct.

Yours faithfully,

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

c.c.

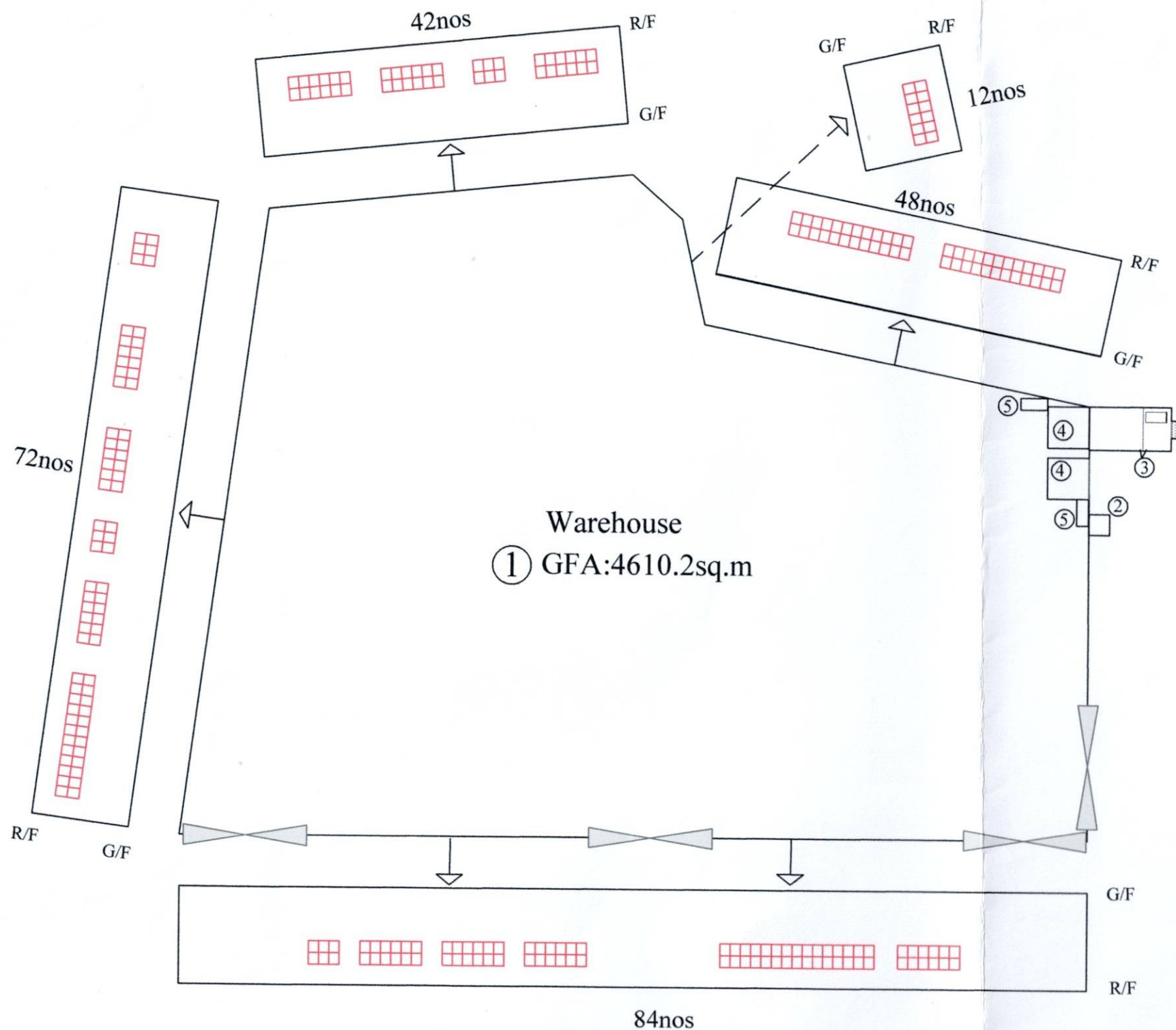
D of FS (Attn: Mr. CHEUNG Wing Hei)

Internal

CTP/TPB2

Appendix III

Approved Fire Services Installations (FSI) Proposal and Certificate



OPENABLE WINDOWS LAYOUT OF WAREHOUSE ① (Side Elevation)

Legend:

□ Openable window (Area: 1m X 1.15m=1.15sq.m)

Warehouse ①

Calculate:

The aggregated area of openable window is:

$1.15\text{sq.m} \times (84+72+42+12+48) \text{ nos} = 1.15\text{sq.m} \times 258\text{nos} = 296.7\text{sq.m}$

6.25% of the floor area is: $4610.2\text{sq.m} \times 6.25\% = 288.14\text{sq.m}$

$296.7\text{sq.m} > 288.14\text{sq.m}$

INTERCEPT FIRE & SECURITY TECHNICIANS LTD.

8/F, Block L, Wah Fung Industrial Center, Phase 2, 33-39 Kwai Fung Street, Kwai Chung, Hong Kong
Tel:24255404,Fax:24285932

Project :

Temporary Warehouse and Open Storage of New Vehicles(Private Cars,Taxis,Light Goods Vehicles and Light Buses) for a Period of 3 Years at Various lots in D.D.124 and Adjoining Government Land,Hung Shui Kiu,Yuen Long.N.T

Title : Proposed Openable window Layout Plan

Drawn By :	W.C WONG
Date :	2024-03-25
Scale :	1 : 500 @A3
Ref. No :	TPB/A/HSK/483
Revise Date:	2024-02-05

消防裝置及設備證書

消防處檔號

A 9290879

顧客姓名

樓宇名稱

門牌號數/市地段

街道/屋苑名稱

HUNG SHUI KIU

座

GOVERNMENT LAND(GL).

分區

YUEN LONG

地區

香

九

「新界」

Type of Building 樓宇類型: ☐ Industrial 工業

☐ Commercial商業☐ Domestic住宅

☐ Licensed premises 持牌處所

☐ Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
16	喉嚨系統	AS ABOVE	Conforms with FSD requirements	18-7-2024	17-7-2025
28	花灑系統	"	Conforms with FSD requirements	"	"
13	火警警報系統	"	Conforms with FSD requirements	"	"
11	應急照明系統	"	Conforms with FSD requirements	"	"
12	出口指示牌	"	Conforms with FSD requirements	"	"

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

[illegible]

Part 3 第三部 Defects 損壞事項

[illegible]

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

受權人簽署

姓名

消防處註冊號碼

公司名稱

聯絡電話

Date :

LI SAU PING

RC 2/163 RC 1/60

Intercept Fire & Security

Tech Ltd

2425 5404

22-7-2024

For FSD
use only:

Inspected

Key-in

Verified

**如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.



Date : 17th September, 2026
Our Ref. : ADCL/PLG-10363/L002

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years at Lots 1192 RP, 1196 RP, 1197 RP, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 RP (Part), 1204 RP (Part), 1346 RP, 1347 RP, 1348 RP, 1349, 1350 (Part), 1351 RP, 1352 RP, 1356, 1357 RP, 1358 RP in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
(Planning Application No. A/HSK/626)**

We refer to our submission and would like to provide clarifications to facilitate consideration by relevant departments and the Town Planning Board.

It is clarified that the open storage area under the previous approval involves a total area of about 6,700 m². As a large portion of the site is being resumed by the Government for the Hung Shui Kiu/Ha Tsuen New Development Area, the current application seeks planning permission for continual operation at the application site. The current open storage area is about 3,200 m², involving a reduction of about 52%.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

A handwritten signature in black ink, appearing to be "Isa Yuen", written over a horizontal line.

Isa YUEN
Encl.

Address 地址 :

香港德輔道中 267-275 號龍記大廈 17 樓 1702 室
Unit 1702, 17/F, Loon Kee Building,
Nos. 267-275 Des Voeux Road Central, Hong Kong