

**Previous Applications covering the Application Site**

**Rejected Applications**

| <b>Application No.</b> | <b>Uses/Development</b>                                                                                                  | <b>Date of Consideration</b> | <b>Rejection Reason(s)</b>           |
|------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------|
| A/DPA/YL-HT/8          | Open storage of new vehicles                                                                                             | 11.6.1993<br>(on review)     | (1), (4), (5), (6),<br>(7), (8), (9) |
| A/YL-PS/343            | Temporary Open Storage of Recyclable Materials (Metal, Plastic and Paper) and Ancillary Workshop for a Period of 3 Years | 1.4.2011                     | (1), (2), (3), (10)                  |

**Rejection Reason(s)**

- (1) Not in line with the planning intentions
- (2) Not in line with Town Planning Board Guidelines No. 10 for “Application for Development within “Green Belt” zone”
- (3) Not in line with Town Planning Board Guidelines No. 13E for “Application for Open Storage and Port Back-up Uses”
- (4) Not compatible with the adjoining land uses
- (5) Substandard existing vehicular access and not suitable for the traffic generated
- (6) Insufficient information to demonstrate that additional traffic generated will not aggravate the congestion on existing roads
- (7) Insufficient information to demonstrate that the proposed development will not cause flooding to the surrounding areas
- (8) No detailed proposal on drainage facilities proposed
- (9) No landscape proposal provided in the submission
- (10) Setting of undesirable precedent for similar applications

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) falls within the resumption limit of Lands Resumption Ordinance (Chapter 124) Resumption of Land for the Second Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) (First Batch);
- the Site is currently held under STLA-TYL1053 allocated to Civil Engineering and Development Department (CEDD) for the purpose of works area, work site, Communication Liaison Centre and site office to facilitate the construction works in connection with the HSK/HT NDA Second Phase Development; 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 perspective.

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

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

**3. Drainage**

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

- no in-principle objection to the application from drainage point of view; and
- should the application be approved, a condition should be stipulated requiring the applicant to submit a revised drainage proposal (including revised drainage impact assessment to demonstrate that the proposed development would not have adverse drainage impacts on the drainage issue to the area), to implement and maintain the proposed drainage facilities to his satisfaction.

**4. Environment**

Comments of the Director of Environmental Protection:

No objection to the application.

**5. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the 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.

**6. 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.

**7. Other Departments' Comments**

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

- Chief Engineer/Construction, Water Supplies Department;
- Chief Engineer/Sewage Treatment, Drainage Services Department;
- Chief Engineer/Electrical and Mechanical Projects, Drainage Services Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department;
- Director of Food and Environmental Hygiene; and
- Commissioner of Police.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the applicant should apply to LandsD for appropriate land documentation for implementation of the proposal. Such application, if received, will be considered by LandsD at its absolute discretion acting in the capacity as a landlord and there is no guarantee that the land application will eventually be approved. If such application is approved, it will be subject to such terms and conditions including, among others, payment of premium and administrative fees, as may be imposed by LandsD;
  - as the unleased and unallocated government land (UUGL) adjoining to Lot 1523 R.P. would be land-locked by the proposed development, the applicant should reconsider including the UUGL into the application site (the Site) (e.g. for landscaping, open space, etc.) to ensure full utilisation of the resumed land;
  - there is no guarantee that the adjoining government land as proposed by the applicant could be used or maintained as the accesses to Lots 1513 R.P. and 3937 R.P. Thus, LandsD will consider the proposal as a whole at the time of processing the land application and at its sole discretion to impose such terms and conditions into the land document;
  - there is no guarantee that any proposed off-site drainage and water supply works are allowed to be carried out on the adjoining government land and any proposed off-site works and their maintenance responsibilities upon completion are subject to comments of relevant departments where appropriate;
- (b) to note the comments of the Commissioner for Transport that:
- since the permanent road network under the Second Phase Development of the Hung Shui Kiu/Ha Tsuen New Development Area has not yet handed over to his department for management, the local track leading to the Site is not under Transport Department's purview. The applicant shall co-ordinate with relevant parties regarding the vehicular access to the Site; and
  - 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;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the accesses from Kong Sham Western Highway to the Site are not currently maintained by HyD and HyD is not going to take up the maintenance responsibility of the accesses; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Fire Services 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;
- if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

(e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:

- no FEHD's facility should be affected by the proposed development;
- proper licence / permit issued by FEHD is required if there are any food business / catering service / activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:
  - (i) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) and the Food Business Regulation (Cap. 132X), a food business licence shall be obtained for any premises intended to operate the relevant type of food business (e.g. restaurant, food factory, fresh provision shop, etc.) listed in the Regulation. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the Buildings Department, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (ii) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
    - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
    - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
    - if fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained; and
    - if restricted foods like milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant individual restricted food permit(s) or a composite restricted foods permit should be obtained;
  - (iii) when choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease; (b) the Occupation Permit of the building; and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority;

- (iv) in accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place are exempted from obtaining food business licence from this department except for permission to sell restricted foods specified in Schedule 2 to the Food Business Regulation. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required; and
- (v) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity;
- proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance party or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;
- if FEHD is requested to take up management responsibility of new public toilets and refuse collection points, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided;
- if provision of cleansing service for new roads, streets, cycle tracks, footpaths, paved areas etc., is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost must be provided;
- no environmental nuisance should be generated to the surroundings. Also, for any waste generated from the operations and works, the project proponent should arrange its disposal properly at their own expenses;
- if the proposed development will lead to significant population increase, sufficient amount of recurrent costs must be provided to FEHD in order to provide various types of environmental hygiene services for increased population, such as inspection to food premises, hawker control, handling of complaints, etc.; and
- if domestic waste collection service of FEHD is required in future, prior comments from FEHD on the waste collection plan, including the accessibility and maneuverability of refuse collection vehicle to refuse collection point, should be sought; and
- (f) to consider tree planting along the northern and southern peripheries of the Site as screening for nearby burial grounds at detailed design stage.

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**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2026年09月08日星期二 0:51  
收件者: tpbpd/PLAND  
主旨: A/HSK/628 DD 124 near San Sang San Tsuen CEDD  
類別: Internet Email

A/HSK/628 CEDD

Government Land at Planning Area 36 of Hung Shui Kiu/Ha Tsuen NDA in D.D. 124

Site area: 31,787sq.m

Zoning: "Industrial" and area shown as 'Road'

Applied use: Centralised Quarters for Imported Labour in Construction Sector / 8 Blocks – 450 Units / 6 Ancillary Blocks / 10 Vehicle Parking

Dear TPB Members,

198 withdrawn so it is not clear what the land has been used for since 2019.

While this application will sail through, members still have a duty to raise questions.

The zoning is Industrial, that it is not to be developed for this use for some time underlines the suspicions in the community that Northern Metropolis is looking ever more like Cyberport 2, a residential development.

The welfare and recreation needs of the 1,800 imported workers are not adequately addressed. These workers will probably be all males, far from home. Where is the 1.800sq.m Open Space they should enjoy with outdoor basketball courts and other active recreational facilities? The facilities appear to be all indoors. These guys work on polluted construction sites all day so should be given some Open Space where they can breathe in fresh air from the "CA" behind.

10 parking lots to cater for so many, how can they get out and about and roam the city with insufficient transport?

Is there any independent body involved in the arrangements that can speak up for workers and ensure that they enjoy a more varied stay in HK outside being trucked to work in the morning and back to quarters at the end of the day.

Hopefully some members will take the initiative to follow up on these issues.

Mary Mulvihill

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**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Saturday, 23 November 2019 2:54 AM HKT  
**Subject:** A/HSK/198 DD 124 near San Sang San Tsuen

A/HSK/198

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Lots 1308 RP(Part), 1510 RP(Part), 1511(Part), 1516(Part), 1517, 1518(Part), 1519, 1520(Part), 1521(Part), 1553(Part), 3938(Part) in D.D.124 and Adjoining Government Land, Yuen Long  
Site area : 28,150sq.m Includes Government Land of 2,913sq.m  
Zoning : "Industrial" and area shown as 'Road'  
Applied use : Open Storage / 4 Vehicle Parking

Dear TPB Members,

"This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries, office related to industrial use, and selected uses akin to industrial production and would not compromise building and fire safety are also always permitted in this zone."

In other words well planned industrial estates complete with modern technology and amenities. Hong Kong should be developing clusters on the lines of Silicon Valley that provide employment in pleasant conditions. Think Google and other campus.

Most of the site is covered in trees. There is no mention of how many would be felled. A well designed tech park would incorporate many of them into its design.

The application would obviously be an outright brownfield that would excavate and cement over the entire site. This is not compatible with what has been promised as the future of the new towns at Hung Shui Kiu and Ha Tsuen of well planned urban centres with employment opportunities on the outskirts.

Trashing the environment is certainly not the solution.

Members must reject this application as approval encourages the proliferation of brownfield.

Mary Mulvihill