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

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for New Development Areas:

   (a) The planning for various New Development Areas (NDAs) (including potential development areas) in the New Territories has been in progress and the land use proposals for some of these areas have been incorporated as appropriate into relevant statutory town plans. The NDAs will be implemented by phases. While it is envisaged that the existing open storage and port back-up uses in these areas will be gradually phased out, sympathetic consideration may be given to applications for continued operation of these uses during the interim period before the sites are required for NDA development.

   (b) For existing open storage and port back-up sites with previous planning approval(s) and/or permitted under the previous OZPs, sympathetic consideration may be given to the application (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant) until the concerned site is required for implementation of NDA development, provided that the relevant approval conditions, if any, have been complied with. Technical assessments, where appropriate, may also need to be submitted to demonstrate that the continued operation of the current uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and the concerns of the departments and local residents, if any, can be addressed through the implementation of the approval conditions.

   (c) In view of the impending implementation of NDAs, new open storage and port back-up uses are generally not encouraged to infiltrate into the NDAs. However, sympathetic consideration may be given to applications for relocation of the uses/operations affected by government projects to sites designated for development purpose in NDAs (including those planned for GIC and open space developments) as temporary use/ development before these sites are required for NDA development, subject to policy support given by the relevant policy bureau(x) to the application and no adverse departmental comments and local objections, or the concerns could be addressed by approval conditions. There is a general presumption against such uses at sites with land use compatibility issue, e.g. in close proximity to existing residential dwellings which may be subject to environmental nuisances caused by the open storage and port back-up uses. Applications will normally be rejected unless under exceptional circumstances.

   (d) Any approved temporary use and development should not jeopardize the long-term planned development on the respective site/the surrounding area under the NDA and the applicant should be advised that the site would be required by the government at any time during the planning approval period for implementation of government projects.

Previous S.16 Applications covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/YL-HT/24	Temporary Open Storage of Containers with Parking Spaces for 6 Months	14.3.1997
A/YL-HT/25	Temporary Works (Storage) Area for storage of construction equipment and material until end of 1997	1.8.1997 on review
A/YL-HT/41	Temporary Open Storage of Containers with Parking Spaces for 12 Months	6.2.1998
A/YL-HT/43	Temporary Open Storage of Containers for 12 Months	3.4.1998
A/YL-HT/78	Temporary Open Storage of Containers for 12 Months	26.3.1999
A/YL-HT/80	Temporary Open Storage of Containers for 12 Months	30.4.1999
A/YL-HT/103	Temporary Open Storage of Construction Materials and Construction Vehicles for a Period of 3 Years	22.10.1999 (revoked on 22.7.2000)
A/YL-HT/136	Temporary Open Storage of Containers for a Period of 3 Years	17.3.2000
A/YL-HT/232	Temporary Open Storage of Containers for a Period of 3 Years	22.3.2002 on review
A/YL-HT/289	Temporary Open Storage of Containers for a Period of 3 Years	7.3.2003
A/YL-HT/389	Temporary Open Storage of Containers for a Period of 3 Years	13.5.2005
A/YL-HT/430	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	3.3.2006
A/YL-HT/443	Renewal of Planning Approval for Temporary Open Storage of Containers for a Period of 3 Years	28.4.2006

Application No.	Uses/Development	Date of Consideration
A/YL-HT/590	Temporary Open Storage of Containers and Logistics Yard for a Period of 3 Years	23.1.2009
A/YL-HT/595	Temporary Open Storage of Containers for a Period of 3 Years	13.3.2009 (revoked on 13.4.2011)
A/YL-HT/665	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	23.4.2010
A/YL-HT/731	Temporary Open Storage of Construction Materials and Containers with Container Vehicles Park, Logistic Yard and Ancillary Workshop (Including Compaction and Packing Workshop) for a Period of 3 Years	20.5.2011
A/YL-HT/781	Temporary Logistic Centre and Warehouse, Recycling Centre and Open Storage of Recycled Plastics, Paper and Containers (with Ancillary Container and Container Machinery Repair Workshop) for a Period of 3 Years	18.5.2012
A/YL-HT/826	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	21.12.2012
A/YL-HT/831	Temporary Open Storage of Containers and Container Tractors Park for a Period of 3 Years	16.8.2013
A/YL-HT/904	Temporary Open Storage of Construction Materials, Containers with Container Vehicles Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	8.8.2014
A/YL-HT/1000	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	22.1.2016
A/YL-HT/1052	Temporary Open Storage of Containers and Parking of Container Tractor with Ancillary Container Repair Workshop for a Period of 3 Years	9.12.2016 (revoked on 9.12.2017)
A/HSK/9	Temporary Warehouse, Open Storage of Construction Materials, Container with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	10.11.2017 (revoked on 10.4.2020)
A/HSK/146	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 years	3.5.2019 (revoked on 3.8.2020)
A/HSK/223	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 years	12.6.2020

Application No.	Uses/Development	Date of Consideration
A/HSK/289	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	12.3.2021 (revoked on 12.8.2023)
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistic Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 years	23.6.2023 (revoked on 23.3.2025)
A/HSK/496	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 years	22.12.2023 (revoked on 22.3.2025)
A/HSK/540	Proposed Temporary Logistics Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking) for a Period of 3 Years	10.1.2025 (revoked on 10.7.2026)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason(s)
A/YL-HT/183	Proposed Temporary Open Storage of Container, Ancillary Maintenance Workshop, Open Parking of Container Vehicles and Trailers and Office for a Period of 3 Years	12.1.2001	(1), (2), (3)
A/YL-HT/201	Proposed Pond Filling for Temporary Tree Plantation, Plant Nursery, Ancillary Office, Storage Shed, Parking and Open Storage of Equipment for a Period of 3 Years	15.6.2001	(3)
A/YL-HT/203	Temporary Open Storage of Containers for 3 Years	28.9.2001 on review	(3)
A/YL-HT/334	Temporary Open Storage of Containers for a Period of 3 Years	20.8.2004 on review	(3), (4)
A/YL-HT/388	Temporary Open Storage of Containers for a Period of 3 Years	19.8.2005 on review	(3), (4)
A/YL-HT/410	Temporary Logistic Transport Transit Centre with Ancillary Vehicle Parking Facilities for a Period of 3 Years	9.3.2007	(3), (4)

Rejection Reason(s):
(1) Not compatible with the village settlements in the adjacent area.
(2) Destroying the integrity of the fish ponds
(3) Insufficient information to demonstrate no possible adverse traffic, environmental, landscape and/or drainage impacts
(4) Not in line with the Town Planning Board Guidelines TPB-PG No. 13D

Similar S.16 Applications within/straddling the subject "Residential (Group A) 2" and "Government, Institution or Community"Zones on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/319	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	26.11.2021 (revoked on 26.8.2023)
A/HSK/385	Temporary Open Storage of Containers and Logistics Centre for a Period of 3 Years	12.8.2022
A/HSK/402	Temporary Open Storage of Recyclable Materials (Metal) with Ancillary Workshop and Office for a Period of 3 Years	14.10.2022 (revoked on 14.1.2024)
A/HSK/415	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	25.11.2022 (revoked on 25.2.2024)
A/HSK/417	Temporary Open Storage of Recyclable Materials (Including Metal and Plastics) for a Period of 3 Years	25.11.2022 (revoked on 25.2.2024)
A/HSK/423	Temporary Recyclable Collection Centre and Open Storage (Metal and Plastics) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years	13.1.2023 (revoked on 13.7.2024)
A/HSK/460	Temporary Logistics Centre with Ancillary Parking of Vehicles for a Period of 3 Years	14.7.2023
A/HSK/468	Temporary Logistics Centre and Storage of Exhibition Materials and recyclable Materials (Plastic, Metal and Paper) with Ancillary Office and Parking of Vehicles for a Period of 3 Years	11.8.2023 (revoked on 11.5.2025)
A/HSK/472	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	25.8.2023 (revoked on 25.5.2025)
A/HSK/481	Temporary Logistics Centre and Warehouse for a Period of 3 Years	24.11.2023 (revoked on 24.5.2025)
A/HSK/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastics) & Construction Materials and Warehouse for storage of Construction Materials for a Period of 3 Years	7.6.2024 (revoked on 7.12.2024)
A/HSK/534	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre for a Period of 3 Years	4.10.2024

Application No.	Uses/Development	Date of Consideration
A/HSK/538	Temporary Logistics Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (including Compacting and Unpacking) and Canteen for a Period of 3 Years	23.5.2025
A/HSK/552	Temporary Logistics Centre with Ancillary Office and Parking of Vehicles for a Period of 3 Years	11.4.2025
A/HSK/600	Temporary Warehouse (Excluding Dangerous Goods Godown) and Logistics Centre for a Period of 3 Years	17.4.2026 (revoked on 17.7.2026)
A/HSK/612	Renewal of Planning Approval of Temporary Logistics Centre and Ancillary Parking of Vehicles for a Period of 3 Years	10.7.2026

Government Departments' General Comments

1. 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.

2. Drainage

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

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

3. Environment

Comments of the Director of Environmental Protection:

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

4. Fire Safety

Comments of the Director of Fire Services:

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

5. Building Matters

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

- no objection to the application under the Buildings Ordinance; and
- no record of approval granted by the Building Authority for the existing structures.

6. Long-term Development

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

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

(b) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application; and
- there is no plan to develop the Site into any recreation or sports venue in the coming three years.

7. District Officer's Comments

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

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

8. Other Departments' Comments

The following government departments have no objection to the application:

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

Recommended Advisory Clauses

(a) prior planning permission should have been obtained before commencing the development on the application site (the Site);

(b) to resolve any land issues relating to the development with the concerned owner(s) of the the Site;

(c) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;

(d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:

- the Site comprises Old Schedule Agricultural Lot(s) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;

- as the Pre-Clearance Survey for the project "Hung Shui Kiu/Ha Tusen New Development Area Remaining Phase Development" has been conducted for the Site, his office will not process either regularisation or new applications for Short Term Waiver (STW) in this case; and

- the following private lots are covered by STW as listed below:

STW No.	Lot(s) in D.D. 125	Purposes
3924	132	Temporary Logistic Centre and Ancillary Parking of Vehicle
3925	133	
4017	69, 73 & 80	Temporary Warehouse (Excluding Dangerous Goods Godown), Open Storage of Containers, Logistics Centre and Any Ancillary Uses as may be approved by DLO/YL
4018	70	Temporary Logistics Centre and Logistics Yard, Warehouse, Cold Storage, Open Storage of Construction Materials, Open Storage of Containers and Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing)
4019	74	Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Ancillary Workshop (Including Compacting and Unpacking and Tyre Repairing)
4021	77 in D.D. 125 & 3237 in D.D. 129	77: Temporary Logistics Centre and Logistics Yard, Warehouse, Cold Storage, Open Storage of Construction Materials, Open Storage of Containers and Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing) 3237: Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing)
4093	260 S.A.	Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshops,

		Container Repair Workshop and Parking of Tractors
4107 & 4109	72 & 75, 129, 137, 140, 142, 143, 153 & 154	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and any Ancillary Uses as may be approved by DLO/YL
4110	76 S.A.	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and Temporary Logistics Centre, Warehouse, Cold Storage, Open Storage of Containers and Container Vehicle Park with Ancillary Workshop (Including Compacting, Unpacking and Tyre Repairing) and Canteen and Ancillary Uses as may be approved by DLO/YL
4111, 4112, 4114, 4115 & 4277	125, 127 & 128, 126, 138, 139 & 71	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and any Ancillary Uses as may be approved by DLO/YL
4325 & 4327	57, 62 & 66 & 63 & 65	Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material with Ancillary Office and Parking of Vehicle
4329	144	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and Temporary Logistics Centre with Ancillary Office and Parking of Vehicles and any Ancillary Uses as may be approved by DLO/YL
4339	74	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and any Ancillary Uses as may be approved by DLO/YL
5581	145	1. Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop);

		2. Temporary Logistics Centre with Ancillary Office and Parking of Vehicles; and 3. Any Ancillary Uses as may be approved by DLO/YL
5582	155	1. Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop); and 2. Any Ancillary Uses as may be approved by DLO/YL
5848 & 5850	141, 148 RP & 157 RP & 150 RP	1. Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop); 2. Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop; and 3. Any Ancillary Uses as may be approved by DLO/YL
5849	147 RP	Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop and Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and Temporary Logistics Centre with Ancillary Office and Parking of Vehicles
5859	149 & 151	Temporary Warehouse, Open Storage of Construction Materials and Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) and any Ancillary Uses as may be approved by DLO/YL
5863, 5864, 5865, 5867, 5868, 5869, 5870, 5871	257 RP, 258 RP, 260 S.B, 263, 264, 266, 268, 270 RP, 271 & 273 RP, 261 S.A RP & 261 RP, 166 RP, 113 & 135, 272 RP, 262, 265 & 274 RP, 134, 136 RP & 267	Logistic Centre, Warehouse, Vehicle Repair Workshop, Open Storage of Construction Materials and Containers, Container Vehicle Park with Ancillary Workshop (Including Compacting and Unpacking Workshop) and Ancillary Uses as may be approved by DLO/YL

- there is/are unauthorized structure(s) on Lots 256 RP and 281 RP in D.D. 125 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify on the lease breaches as demanded by LandsD;

(e) to note the comments of the Commissioner for Transport that:

- sufficient manoeuvring spaces shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and

- The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the access to the Site;

(f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:

- the current vehicular access from Fung Kong Tsuen Road/Ping Ha Road to the Site is not maintained by HyD and HyD will not take up the maintenance responsibility of the access; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;

(g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:

- the existing channel DF and channel DD2, to which the applicant proposed to discharge the stormwater from the subject site was not maintained by his office. The applicant shall resolve any conflict/disagreement arisen for discharging the runoff from the Site to the proposed discharge point(s). In the case that it is a local village drains, Home Affairs Department should be consulted. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;

- sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities;

- where walls or hoarding are erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the site;

- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;

- the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development;

- consideration should be given to provide grating for the surface channels;

- the proposed drainage works, whether within or outside the lot boundary, should be constructed and maintained by the lot owner at his expense;

- the applicant/owner is reminded that their drainage facilities shall be properly designed, constructed and maintained in good condition without causing adverse drainage impact to the adjacent area at all times, and the applicant is required to rectify/modify the drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the application. The applicant/owner shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or

ineffectiveness of the drainage systems caused by their application;

- for works to be undertaken outside the lot boundary, prior consent and agreement from DLO/YL, District Officer/Yuen Long and/or relevant private lot owners should be sought;

- the applicant/owner should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the lot owner/developer would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom;

- a minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively; and

- the lot owner/developer should also be advised that the limited desk-top checking by Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from his lot;

(h) to note the comments of the Director of Fire Services that:

- the applicant should note the following comments regarding the submitted fire service installations (FSIs) proposal:

  (i) for enclosed structure with gross floor area exceeding 230m^2, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided;

  (ii) in relation to item (i) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;

  (iii) stand-alone fire detectors shall be provided in accordance with the "Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]";

  (iv) a 20-35 kg wheeled type dry chemical fire extinguisher shall be provided in every 500 m^2 on every floor of the premises and ensure that every part of the premises can be reached from a distance of not more than 30 m;

  (v) for shed(s) open on two sides or more, fire extinguishers shall be provided;

  (vi) modified hose reel system and fire alarm system are considered as self-upgrades and are not mandatory requirements of this Department;

  (vii) if the applicant self-initiates the provision of a modified hose reel system, the standard and specification shall be provided in accordance with the "Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment [September 2022 revision]";

(viii) separation distance between each structure shall be clearly indicated on the plan;

(ix) in relation to item (viii) above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. In this regard, sprinkler system, wheeled type dry chemical fire extinguisher, stand-alone fire detector, emergency lighting and directional & exit signs shall be provided if the total floor area exceeds 230 m^2;

(x) in relation to item (viii) & (ix) above, item 5 of the FS Notes shall be rectified;

(xi) the total floor area of each compartment of Warehouses TS6 & TS10 (Drawing Nos.: FS-13 & FS FS-14) shall be clearly stated on the plan; and

(xii) the numbering of Warehouses as stated in the drawing Nos. FS-13 & FS-14 shall tally with the information on the plan; and

- if the proposed structure(s) are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;

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

- to follow the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites";

- to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs). If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorized Person;

- to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and

- to meet the statutory requirements under relevant environmental legislation;

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

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- the Site does not abut on a specified street of not less than 4.5 m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;

- if the existing structures (not being a New Territories Exempted House) are erected on

leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;

- the 9m high logistics centre may be considered excessive. It should be justified upon formal plan submission to BD; and

- detailed comments under the BO will be provided at building plan submission stage;

(k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site may be resumed at any time during the planning approval period for potential development project and shall be advised not to carry out any substantial works therein; and

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

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tpbpd/PLAND

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主旨: A/HSK/632 DD 125 Ha Tsuen GIC OS

類別: Internet Email

Dear TPB Members,

540 approved 10 Jan 2025. Revoked 10 July 2026.

There are no documents attached to prove that conditions are now fulfilled.

The application should be rejected as public safety is at stake.

Mary Mulivhill

From: [redacted]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, December 18, 2024 2:48:44 AM
Subject: A/HSK/540 DD 125 Ha Tsuen GIC OS

A/HSK/540

Various Lots in D.D. 125 Ha Tsuen (

Lots No. 63 (Part), 65 (Part), 66 (Part), 70 (Part), 71 (Part), 72, 73 (Part), 74 (Part), 75 (Part), 76 S.A (Part), 77 (Part), 80 (Part), 112 RP (Part), 113 (Part), 122 (Part), 124 (Part), 125, 126, 127 (Part), 128, 129 (Part), 132 (Part), 133 (Part), 134 (Part), 135, 136 RP, 137, 138 (Part), 139, 140, 141, 142, 143, 144 (Part), 145 (Part), 146 (Part), 147 RP (Part), 148 RP (Part), 149, 150 RP, 151, 152, 153, 154, 155, 156, 157 RP, 158 RP, 159 RP, 161 RP, 163 RP, and 164 RP)

Site area: About 64,460sq.m

Zoning: "GIC", "Res (Group A) 2", "Open Space" and area shown as 'Road'

Applied use: Logistics Centre /Open Storage of Construction Materials, etc / 60 Vehicle Parking

Dear TPB Members,

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy
This is an amalgamation of 454 approved on 23 June 2023 less the Enviro Friendly Transport element and 496 for 30,330sq.m approved 22 Dec 2023.

Conditions for both applications have not been met.

Members should question what the issues are as this is a large site with a planning intention for eventual dense residential development.

Failure to fulfil some conditions would create contamination that would impact the quality of the lots.

Mary Mulvihill

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 9 June 2023 2:26 AM HKT
Subject: A/HSK/454 DD 125 Ha Tsuen GIC OS

A/HSK/454

Various Lots in D.D. 125 Ha Tsuen

Site area : About 46,233sq.m

Zoning : "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'

Applied use : Open Storage of Construction Materials, etc / 52 Vehicle Parking

Dear TPB Members,

Yet another operation that has failed over the years to fulfill conditions. 289 approved in March 2021 but the Applicant continues to be allowed extension of time.

So he resorts again to the usual trick, file another applicant with minor tweak and good to go for another three years **BECAUSE RULES AND REGULATIONS APPLY ONLY TO URBAN HK**. PlanD will recommend roll over and members will ask no questions.

Yet we have to stomach every day the propaganda about the Rule of Law when the systems are clearly geared to encourage abuse.

Mary Mulvihill

□Urgent □Return receipt □Expand Group □Restricted □Prevent Copy

From: [redacted]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 15 February 2021 3:52 AM CST
Subject: A/HSK/289 DD 125 Ha Tsuen GIC OS

A/HSK/289
Various Lots in D.D. 125 Ha Tsuen
Site area : About 46,233sq.m
Zoning : "GIC", "Res (Group A) 2", "Open Space", "Other Specified Uses" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'
Applied use : Open Storage of Construction Materials, etc / 52 Vehicle Parking

Dear TPB Members,

No doubt PlanD will trot out the usual line even though the operation has been carried out for many years without the requisite approval.

Whilst the applied use was not in line with the planning intentions, the implementation programme for that part of the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated. Approval of the application on a temporary basis would not jeopardize the long-term development of the site

The CE promised that development of the new town would be expedited but if applications like this continue to be approved then the community cannot be condemned for having lost all faith in the government and its constant pledges to provide homes for the grass roots.

Mary Mulvihill