RNTPC Paper No. A/HSK/636
for Consideration by
the Rural and New Town
Planning Committee on 20.11.2026

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

Application No. A/HSK/636

1. Proposal	
Applicant	Excel (HK) Industrial Limited
Site **(Plan A-1)**	Various Lots in D.D. 124 and D.D. 127, Hung Tin Road, Ping Shan, Yuen Long
Site Area	About 1,672m^2
Zoning and Outline Zoning Plan (OZP) No.	"Government, Institution or Community" ("G/IC") on the approved Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/4 (*currently in force*) Draft HSK and HT OZP No. S/HSK/3 (*at the time of submission*) *[Restricted to a maximum building height of 8 storeys]* [the zoning and development restriction for the application site (the Site) remain unchanged on OZP No. S/HSK/4]
Application	Renewal of Planning Approval for Temporary Dangerous Goods Godown (Cat. 3 Dangerous Goods) for a Period of 3 Years
Site Context and the Current Proposal	The Site is accessible from Hung Tin Road via a local track with the ingress/egress point at the southwest part of the Site (**Drawing A-1** and **Plan A-2**). According to the applicant, there are two existing underground tanks at a depth of 3.2m (each with dimension of 4.3m x 2.7m and 2.4m in height with a capacity of 27,864 litres) at the northeastern part of the Site for storage of the dangerous goods. Cat. 3 dangerous goods are stored, including toluene (甲苯), isopropyl alcohol (異丙醇) and ethyl acetate (乙酸乙酯). There are also a guard room (about 3.5m in height) and a covered loading/unloading (L/UL) platform for container vehicles (about 5.9m in height) with a total floor area of about 313.51m^2 at-grade. Three container vehicle parking spaces (each 16m x 3.5m) are provided. The operation hours are from 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays with no operation on Sundays and public holidays. Plans showing the layout with vehicular access and as-built drainage facilities submitted by the applicant are at **Drawings A-1** and **A-2**

	respectively.
Last Previous Relevant Application[1]	Application No. A/HSK/488 approved on 10.11.2023 for a period of 3 years until 26.1.2027, which was submitted by the same applicant for the same use with the same layout and development parameters at the same site. (Please refer to *https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A__HSK_488/A__HSK_488_MainPaper.pdf* for details of the last previous relevant application)
Justifications from the Applicant to follow up **(Appendices I to Ib)**	(a) the applicant is in the business of trading chemical materials where Cat. 3 dangerous goods are the main trading commodities. Storage area is therefore essential to keep the imported materials for dissemination; (b) delivery of the imported materials and the logistics of distributing them to retailers rely on container vehicles for transportation. The L/UL platform and parking spaces for container vehicles are hence essential to the operation; and (c) the applied use, layout and development parameters of the current application are the same as the previous application No. A/HSK/488. All the approval conditions of the last approved application have been complied with.
Compliance with the "Owner's Consent/ Notification" requirements[2]	The applicant is the sole "current land owner".

2. Planning Considerations and Assessments

	Criteria	**Yes**	**No**	**Remarks**
(a)	In line with TPB PG-No. 34D[3], including: i. no material change in planning circumstances since the previous approval	✓		Whilst the applied use is not in line with the planning intention of the "G/IC" zone, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the boundary of Hung Shui Kiu/

[1] The Site was involved in six previous applications (**Plan A-1**) (No. A/YL-PS/324, 347 and 401 and A/HSK/41, 270 and 488) for open storage of dangerous goods/ dangerous goods godown uses covering different extents of the Site. Except for A/YL-PS/324 (proposed open parking of vehicles for Category 5 Dangerous Goods) which was rejected, the other five applications were approved between 2011 and 2023. These approved applications were submitted by the same applicant for the same use.

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

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

	was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.			Ha Tsuen New Development Area (HSK/HT NDA) Remaining Phase Development. The implementation programme is subject to change. Nonetheless, should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for the implementation of Government project and the applicant should hand over the Site to the Government when required and not to carry out any substantial works therein.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	The current application involves the same development parameters and layout as the last approved application.
(d)	Any adverse departmental comments?	✓		Relevant government departments consulted, except DLO/YL, LandsD, have no objection to or no adverse comment on the application (**Appendix II**). <u>Adverse Departmental Comments</u> DLO/YL, LandsD objects to the application as the Pre-clearance Survey for the project "HSK/HT NDA Remaining Phase Development and Lau Fau Shan NDA Phase 1 Development" has been conducted for the Site, his Office will not process either regularization or new applications for STW in this case. <u>PlanD's Assessments</u> To address the technical requirements of the concerned departments, relevant approval conditions and advisory clauses are recommended in paragraph 4 below. Regarding DLO/YL's concerns, the applicant has submitted Further

				Information **(Appendix Ib)** on undertaking necessary action to facilitate the implementation of HSK/HT NDA. The applicant will also be advised to liaise with LandsD on land administration matters should the Committee approve the application.
(e)	Public comments received during statutory publication period		✓	No public comment was received.

3. Planning Department's View

- No objection to the application.

4. Decision Sought

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years, and be renewed from 27.1.2027 to 26.1.2030. The following conditions of approval and advisory clauses are suggested for Members' reference:

  Approval Conditions

  (a) no open storage of dangerous goods is allowed on the site at any time during the planning approval period;

  (b) the 100mm thick concrete box to enclose the underground tanks shall be maintained at all times during the approval period to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

  (c) the 100mm bund wall around the distribution area of 4m x 4m above each of underground tank with a peripheral channel shall be maintained at all times during the approval period to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

  (d) the underground sump tank equipped with an oil/grease trap shall be maintained at all times during the approval period to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;

  (e) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;

  (f) the submission of a condition record of the existing drainage facilities on the site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **27.4.2027**;

  (g) if any of the above planning condition (a), (b), (c), (d) or (e) 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

  (h) if the above planning condition (f) is not complied with by the specified date, the

approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

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

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

Attachments

Appendix I	Application Form received on 30.9.2026
Appendix Ia	Supplementary Information received on 6.10.2026
Appendix Ib	Further Information received on 10.11.2026 (accepted and exempted from publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan with vehicular access
Drawing A-2	As-built Drainage Plan
Plan A-1	Location Plan
Plan A-2	Site Plan

PLANNING DEPARTMENT
NOVEMBER 2026