Total: 10 pages
Date: 1 April 2026
TPB Ref.: A/YL-TT/781

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years at Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.

We are glad to update the proposed use as shown in the captioned. The stacking height of construction materials at the uncovered area will not be higher than 5m. The applicant proposes to fill the land with maximum 0.2m concrete for the operation of the proposed use at the application site. The proposed development is intended to serve the long term storage of non-dangerous goods such as brand new electronic goods and construction materials. No dangerous goods will be stored at the application site. The applicant is glad to submit a vehicular access plan in support of his application. The vehicles will access the application site through Tai Shu Ha Road West. In view of the above, page 5, 6 and 10 of the S.16-III application form and Figure 1 to Figure 4 have been updated.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [redacted] at your convenience.

Yours faithfully,

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Kevin LAM) – By Email

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
位於鄉郊地區土地上及/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, please proceed to Part (B))
(如屬位於鄉郊地區臨時用途/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	Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land 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	7,491 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	15,711 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	7
Proposed domestic floor area 擬議住用樓面面積	NA sq.m ☑About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 30,676 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	Not more than 30,676 sq.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)

Structure 1-3: Warehouse (Not exceeding 15.5m, 2 storey), Structure 4 & 5: F.S. water tank, F.S. pump room and site office (Not exceeding 9m, 3 storey), Structure 6: Guard room (Not exceeding 3m, 1 storey), Structure 7: Warehouse (Not exceeding 11m, 1 storey)

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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	6 spaces of 11m x 3.5m for MGV & HGV
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間

9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays 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)) Tai Shu Ha Road West ☐ 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，請另頁表示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 ..... 23,202 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ..... 0.2 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 ☑

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.
Site area 地盤面積	23,202 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 2,095 sq. m 平方米 ☑ About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years

Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years
at
Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

1.1 The application site is abutting Tai Shu Ha Road West. It is intended to serve the long term storage of non-dangerous goods such as brand new electronic goods and construction materials at the site so that the traffic generated by the proposed development is insignificant.

1.2 The proposed loading/unloading spaces at the application site would only be opened to staff and no visitors is allowed to visit the proposed development.

1.3 There will be 6 loading/unloading bay for medium/heavy goods vehicle. No container trailer/tractor will access the site. The estimated traffic generation/attraction rate is shown below:

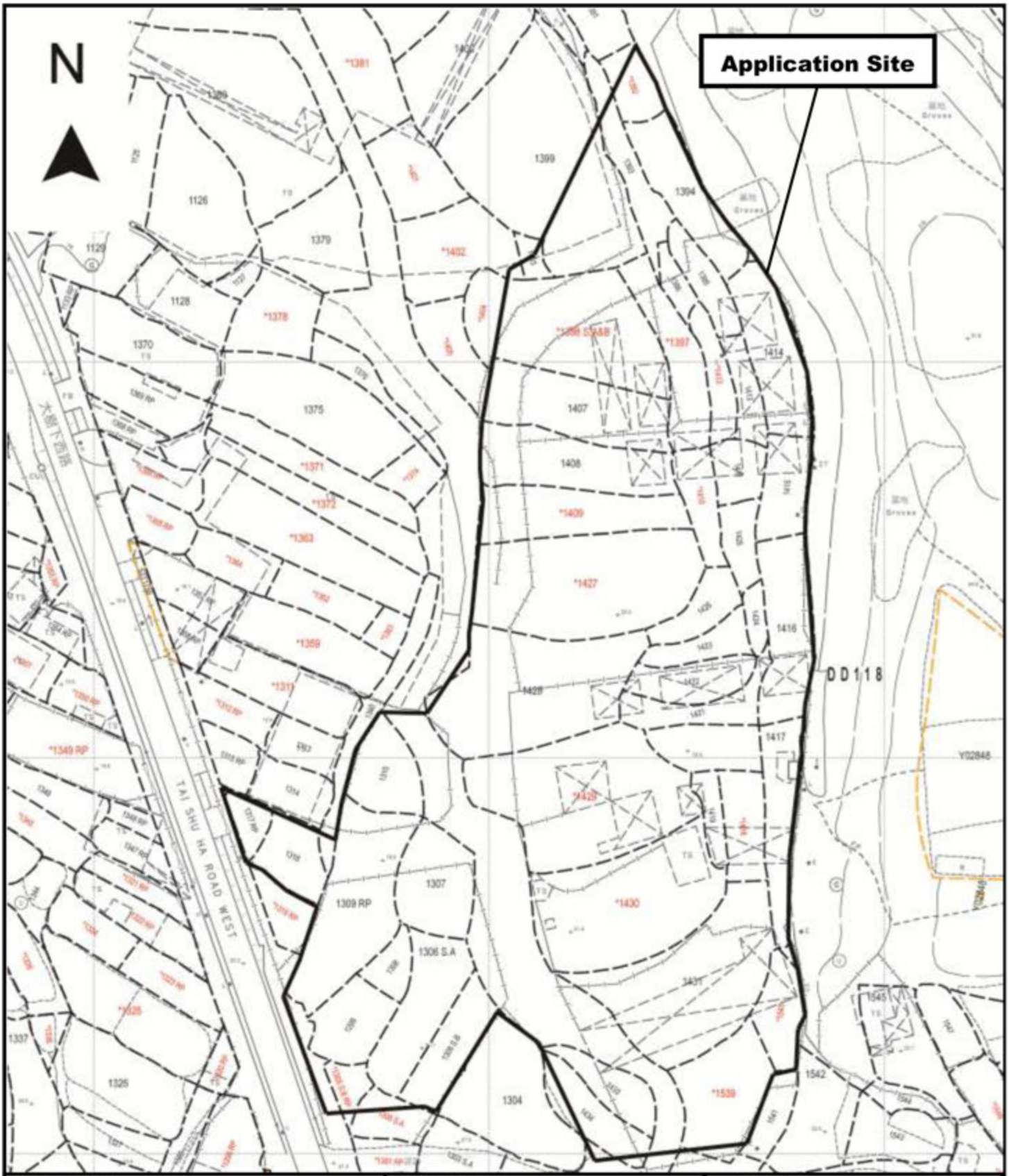
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at Peak Hours (pcu/hr)	Traffic Attraction Rate at Peak Hours (pcu/hr)
Medium/ Heavy goods vehicle	1.2	1.2	4	2

Note:

1. The operation hours of the proposed development is from 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be carried out on Sundays and public holidays.
2. The pcu of medium/heavy goods vehicle is taken as 2; &
3. Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is

defined as 5:00p.m. to 7:00p.m.

1.4 In association with the intended purpose, adequate space for manoeuvring would be provided within the application site. Sufficient space within the application site is provided so that no queueing up of vehicle would be occurred outside the application site.



Project 項目名稱:

Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years at Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

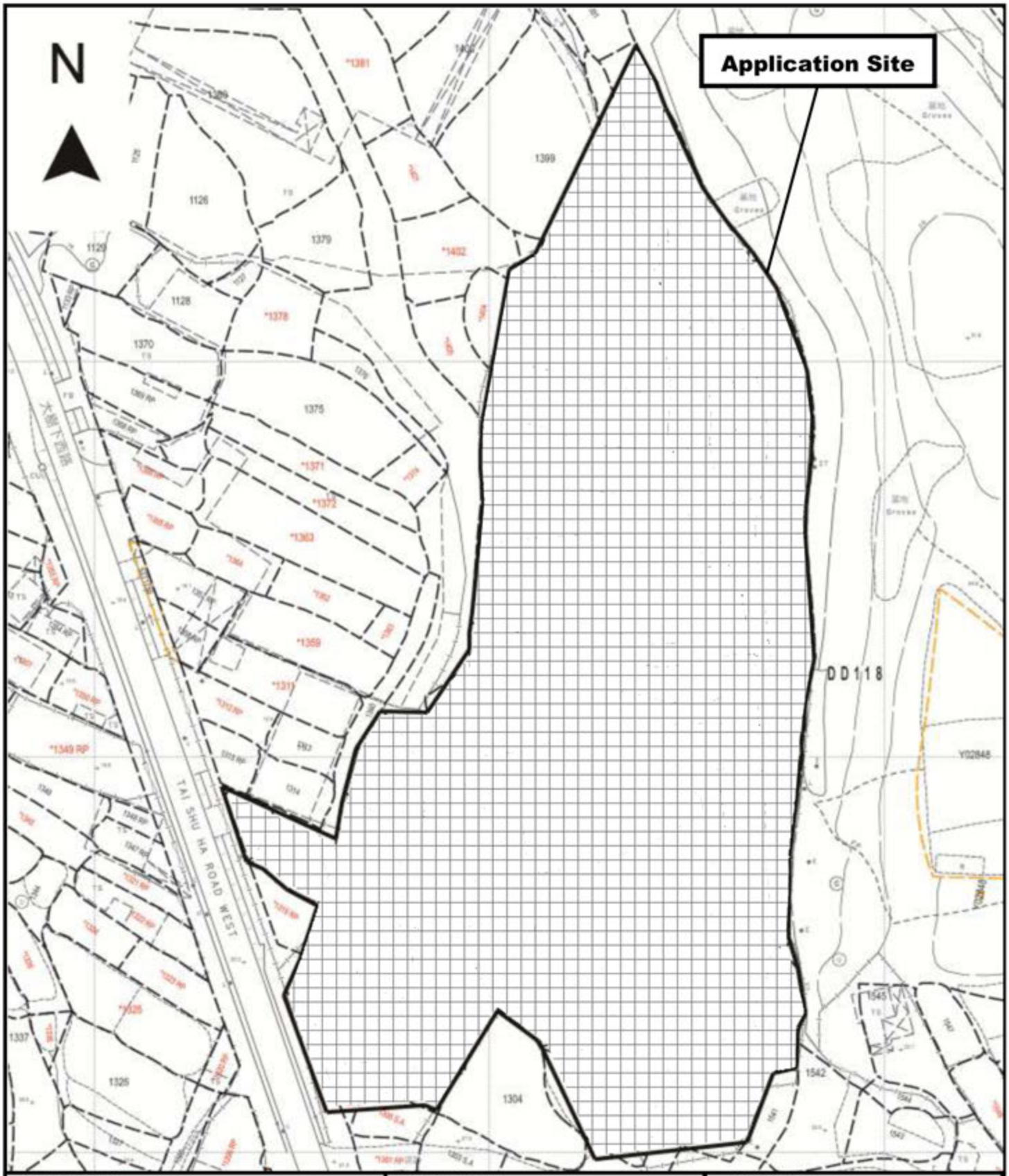
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1500



Project 項目名稱:

Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years at Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.

Drawing Title 圖目:

Filling of Land Plan

Drawing No. 圖號:

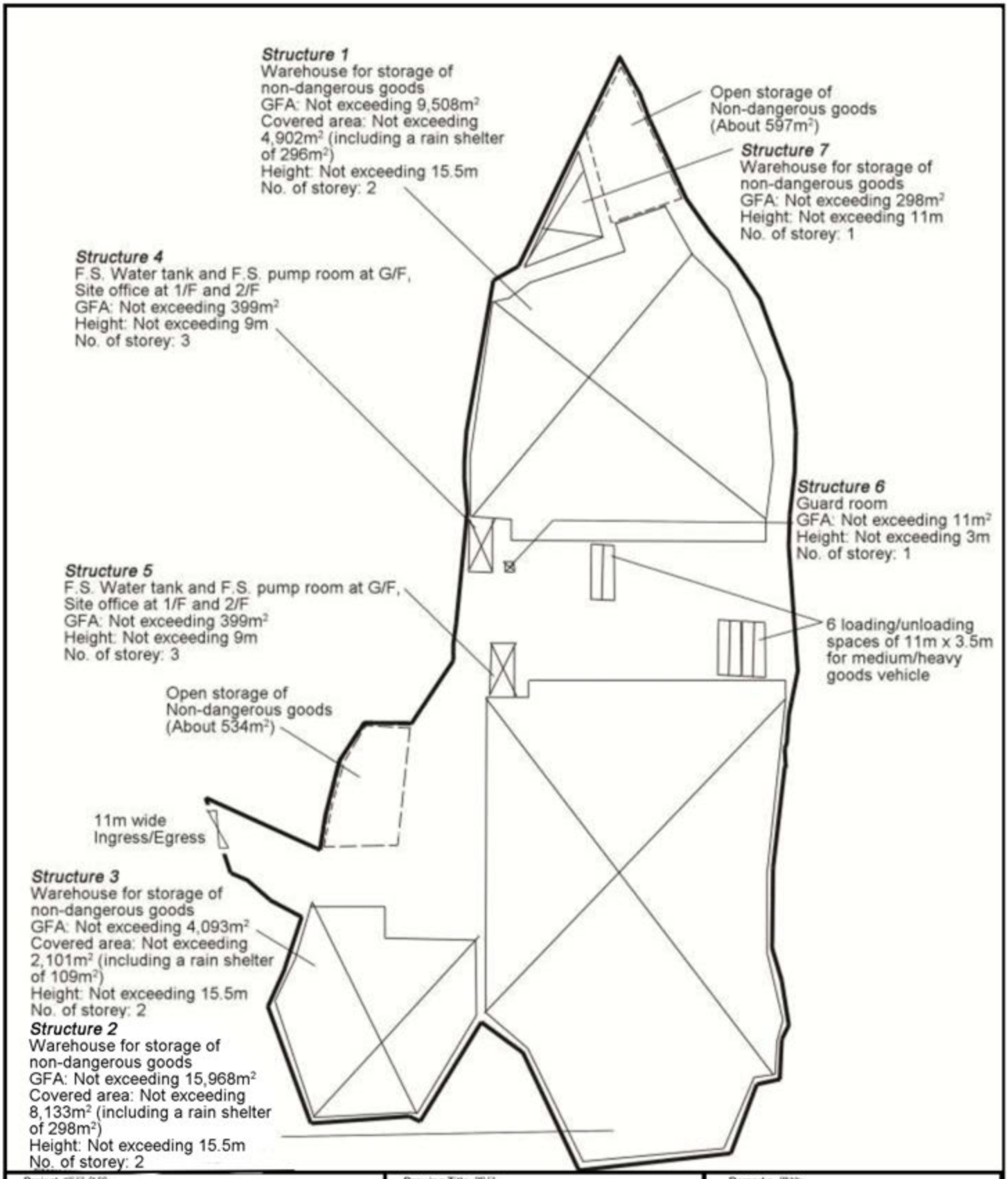
Figure 2

Remarks 備註:

Proposed filling of land (0.2m)

Scale 比例:

1:1500



Project 項目名稱:

Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years at Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

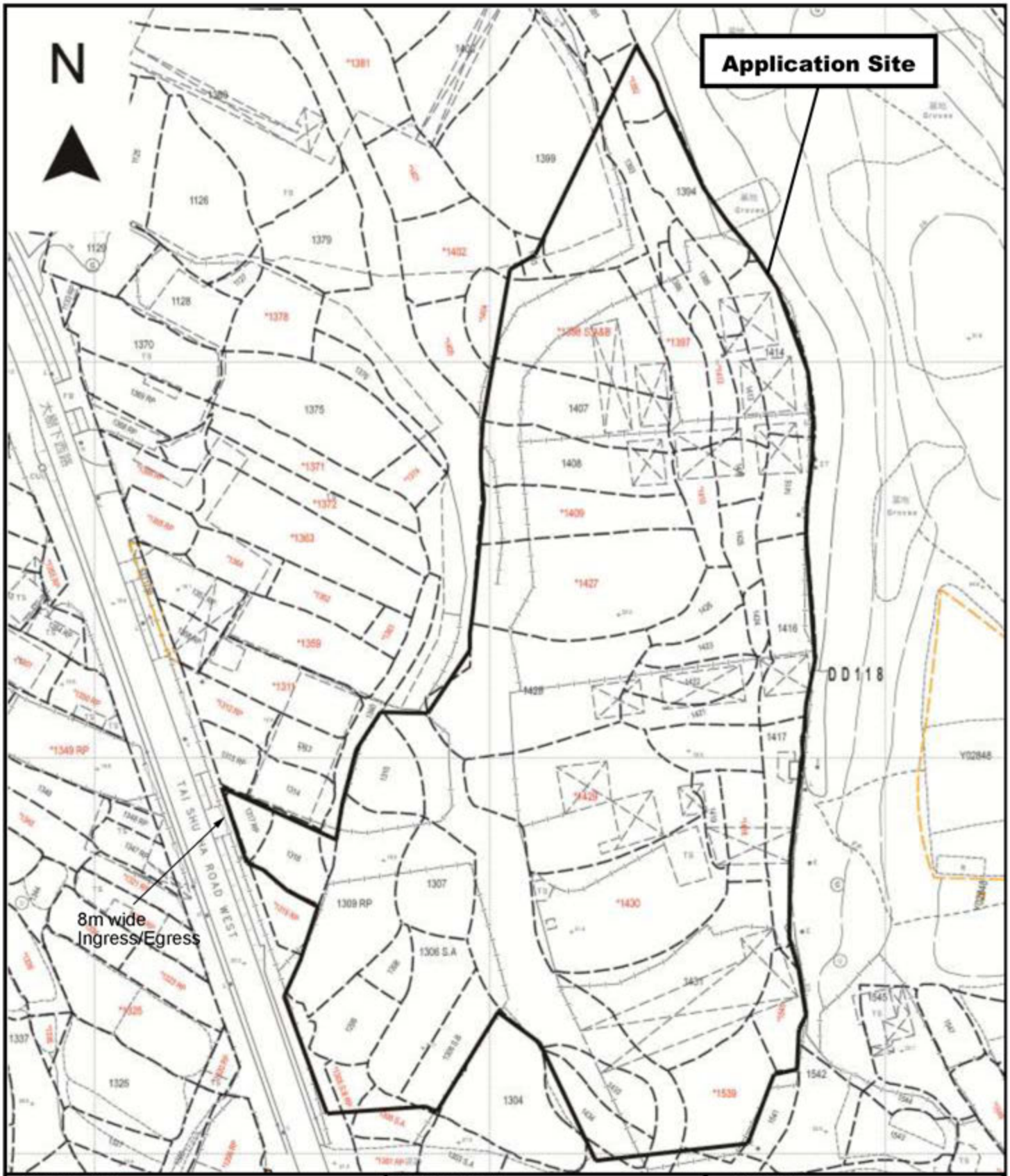
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1500



Project 項目名稱:

Proposed Temporary Warehouse & Open Storage (Excluding Dangerous Goods) with Ancillary Facilities & Associated Filling of Land for a Period of 3 Years at Lots 1299, 1305 S.A (Part), 1305 S.B RP (Part), 1306 S.A, 1306 S.B (Part), 1307, 1308, 1309 RP, 1310, 1317 RP, 1318, 1360 (Part), 1392 (Part), 1393 (Part), 1394, 1395, 1396, 1397, 1398 S.A & B, 1399 (Part), 1402 (Part), 1403 (Part), 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428 (Part), 1429, 1430, 1431, 1433, 1434 (Part), 1435 (Part), 1538 (Part), 1539 (Part) and 1540 in D.D.118 and Adjoining Government Land, Tai Shu Ha Road West, Tai Tong, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1500