

2023年 8月 10日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 10 AUG 2023  
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 Renewal  
of Permission for such Temporary Use or Development\***

**適用於祇涉及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.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/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

2302058

31.7.2023 By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/HSK/483
	Date Received 收到日期	10 AUG 2023

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 (毅勤發展顧問有限公司)

### 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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 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	<input checked="" type="checkbox"/> Site area 地盤面積 23,779.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,669.4 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	299.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Enterprise and Technology Park"
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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 27/07/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
24/07/2023 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))</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	(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	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> 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)	
.....	
.....	
.....	
.....	
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	.....
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)	.....

Proposed operating hours 擬議營運時間 ..... .....			
(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	<input type="checkbox"/> 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))	
	No 否	<input type="checkbox"/> 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)  <input type="checkbox"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....	
	No 否	<input type="checkbox"/>	
(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	<input type="checkbox"/> (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)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	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**

位於鄉郊地區臨時用途/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/ <u>HSK</u> / <u>231</u>
(b) Date of approval 獲批給許可的日期	<u>09/10/2020</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>09/10/2023</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of Three Years
(e) Approval conditions 附帶條件	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <input type="checkbox"/> 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	<input checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月

**7. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to attached Planning Statement.

**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

.....  
Thomas LUK  
.....

Managing Director

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

27/07/2023

(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**

- 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。
- 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。
- 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。



<b>Gist of Application 申請摘要</b> (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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 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 (部份)、第1196號 (部份)、第1197號、第1198號、第1199號 (部份)、第1200號 (部份)、第1201號 (部份)、第1202號 (部份)、第1204號 (部份)、第1342號、第1343號、第1344號、第1345號、第1346號、第1347號 (部份)、第1348號 (部份)、第1349號、第1350號 (部份)、第1351號 (部份)、第1352號 (部份)、第1356號、第1357號、第1358號、第1359號、第1360號、第1361號、第1362號 (部份)、第1363號 (部份)、第1365號及第1366號和毗連政府土地
Site area 地盤面積	23,779.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 299.2 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2 洪水橋及厦村分區計劃大綱核准圖 (編號: S/HSK/2)
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	<input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> 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 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	4,669.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.20 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	9	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	2-9.5	<input type="checkbox"/> (Not more than 不多於) m 米
		1-2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	19.6 % <input checked="" type="checkbox"/> 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		4
	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 12米闊上落貨位 10m-wide Loading/unloading Bays 10米闊上落貨位		2 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Lot Index Plan extract, Outline Zoning Plan extract, site plan, site photos, drainage proposal		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous drainage proposal		
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 (Renewal of Planning Approval under Application No. A/HSK/231)**

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 (Part), 1196 (Part), 1197, 1198, 1199  
(Part), 1200 (Part), 1201 (Part), 1202 (Part),  
1204 (Part), 1342, 1343, 1344, 1345, 1346,  
1347 (Part), 1348 (Part), 1349, 1350 (Part),  
1351 (Part), 1352 (Part), 1356, 1357, 1358,  
1359, 1360, 1361, 1362 (Part), 1363 (Part),  
1365, 1366 in D.D. 124 and Adjoining  
Government Land, Hung Shui Kiu, Yuen Long,  
New Territories

### *Planning Statement*

Address:  
Unit 1310, Level 13, Tower 2,  
Metroplaza, No. 233 Hing Fong  
Road, Kwai Fong, New Territories,  
Hong Kong

Tel : (852) 3180 7811  
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Prepared by  
*Aikon Development Consultancy Ltd.*

July 2023

## 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 proposed use”) at Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/HSK/231) approved on 09.10.2020 (hereinafter referred to “the last approved application”) which will lapse on 10.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site when comparing with the previously approved planning application.

The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *The application site is subject to a previous planning approval for uses being the same as the proposed use;*
- (b) *It will be in line with Town Planning Board Guidelines No. 34D;*
- (c) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) *Valuable land resources can be optimized by taking the locational advantage;*
- (e) *No adverse landscape, noise nor environmental impacts in view of the existing trees planting within the application site and the non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time;*
- (f) *No adverse drainage impact nor flooding problems is envisaged since the application site has accessed existing drainage channel for discharge, and the Applicant has*



- submitted and implemented detailed drainage proposal;*
- (g) No adverse traffic impact will be anticipated due to the minimal daily trips generation of vehicles to/from the application site for the proposed use and the fact that more than sufficient space within the application site has been allowed for parking, loading/unloading activities and maneuvering of goods vehicles;*
  - (h) No undesirable precedent will be set considering the approval of similar applications by the Board previously; and*
  - (i) Temporary nature of the proposed use would not jeopardize the long-term planning intentions as well as the implementation of HSK NDA.*

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 proposed 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「擬議用途」）。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（部份）、第 1196 號（部份）、第 1197 號、第 1198 號、第 1199 號（部份）、第 1200 號（部份）、第 1201 號（部份）、第 1202 號（部份）、第 1204 號（部份）、第 1342 號、第 1343 號、第 1344 號、第 1345 號、第 1346 號、第 1347 號（部份）、第 1348 號（部份）、第 1349 號、第 1350 號（部份）、第 1351 號（部份）、第 1352 號（部份）、第 1356 號、第 1357 號、第 1358 號、第 1359 號、第 1360 號、第 1361 號、第 1362 號（部份）、第 1363 號（部份）、第 1365 號及第 1366 號和毗連政府土地（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。

該申請是為了城規會於 2020 年 10 月 9 日批准並將於 2023 年 10 月 10 日到期的規劃許可（申請編號：A/HSK/231）續期，申請人希望城規會給予機會，在發展參數、性質 / 運作及四周環境沒有重大改變下可於申請地點繼續用作擬議用途。

申請地點現時位於 2018 年 10 月 26 日刊憲公佈之洪水橋及廈村分區計劃大綱核准圖（編號：S/HSK/2）內被劃為「其他指定用途」註明「企業及科技園」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- （一）申請地點先前獲城規會批准作擬議用途；
- （二）擬議用途符合城規會規劃指引編號 34D；
- （三）批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- （四）批准該申請有助善用寶貴的土地資源；
- （五）不會造成嚴重的景觀、環境或噪音影響，理由是就申請人已於申請地點內廣植樹木，及於申請地點內存放的物品全屬非污染 / 非危險性，而且經常處於靜止狀態下；
- （六）不會造成嚴重的排水或水浸問題，理由是申請地點已連接現有的排水網絡。再者，申請人已提交並履行詳細渠務報告，確保擬議用途不會造成嚴重排水或水浸問題；
- （七）不會造成嚴重的交通問題，理由是所涉及的車輛進出申請地點流量不高，加上申請地點已提供足夠空間作停車位、上落貨位及車輛轉向；
- （八）考慮到城規會先前批准的類似規劃申請，批准該申請不會構成不良先例；及

(九) 其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。

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擬議用途。

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## 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 proposed use”) at Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 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 proposed use in order to facilitate the consideration by the Board. The application site has a total area of approximately 23,779.2m<sup>2</sup> (including Government land of about 299.2m<sup>2</sup>). Its location is shown on **Figure 1** whilst **Figure 2** 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. The current application aims to **renew** the latest planning permission from the Board under planning application (No. A/HSK/231) approved on 09.10.2020 (hereinafter referred to “the last approved application”) which will lapse on 10.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that, there would be **no significant changes in the nature of the proposed use and the overall physical setting surrounding the application site, except minor adjustment in site configuration and number of structures on the application site** compared to those proposed in the previously approved planning application.
- 1.1.3 The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018 (hereinafter referred to as “the Current OZP”) (please refer to **Figure 3**). Whilst the proposed 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 proposed 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 be given an opportunity to the Applicant to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the development parameters, nature of the proposed 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;*
- (c) To provide a suitable site for relocating existing operations of warehouse and open storage of new vehicles, which will be affected by the earlier phase of HSK NDA development; and*
- (d) 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 proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed use.

## 2 SITE PROFILE

### 2.1 Location of the Application Site

- 2.1.1 The application site is situated within the Planning Area 46 of HSK NDA. As shown on **Figure 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 As shown on **Illustration 1-I and Illustration 1-II**, the application site is generally flat and currently being utilized for the proposed 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. Some abandoned houses and ruins can be found.

### 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.
- 2.3.2 To the north of the application site is a temporary public vehicle park (excluding container vehicle) and storage of vehicle parts under an approved planning application No. A/HSK/381. The application was approved by the Rural and New Town Planning Committee (RNTPC) of the Board on 29.07.2022. Some open storages, agricultural land and temporary structures are also found to the north of the application site.
- 2.3.3 To the northeast of the application site are some low-rise residential dwellings and villages houses of Fu Lam Garden, Galore Garden and San Sang Tsuen. Tin Ha Road and West Rail Line are to the east of the application site. Some open storages and warehouses are found to the further northeast and east of the application site across the Tin Ha Road and West Rail Line. An area zoned "OU" annotated "Logistics Facility" is to the further north of the application site. Open Storages, warehouses and logistic centres can be found within the area.
- 2.3.4 To the west of the application site is a temporary hardware processing workshop with ancillary office under planning application No. A/HSK/358 approved by the RNTPC of the Board on 18.03.2022. The KSWH is located to the further west of the application site, which can be accessed by a local track to the north via Tin Ha Road. To the south of the application site are some dense tree groups and temporary structures.

### 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 3**). Despite the fact that the proposed 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 a planning application (No. A/HSK/231) approved by the RNTPC of the Board on 09.10.2020 for the same use as that proposed in the current application (see **Appendix I**). The previously approved application obtained policy support which is **considered to be conducive to the smooth clearance for implementation of the NDA project**. The application site is also considered suitable for relocating the affect existing operations temporarily in land use terms. From the perspectives 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**.
- 3.2.3 The current application aims to **renew** the last approved application which will lapse on 10.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that, there would be **no significant changes in the nature of the proposed use and the overall physical setting surrounding the application site, except minor adjustment in site configuration and number of structures on the application site** compared to those proposed in the previously approved planning application.



- 3.2.4 All approval conditions of the last approved application (No. A/HSK/231) have been duly complied with by the Applicant. **Table 1** concludes the compliance with planning conditions under the last approved application. **Illustrations 3 and 4** show the current conditions of the existing landscape treatment, fencing and drainage facilities. **Appendices II to IX** attaches the relevant discharge letters for the approval conditions.

*Table 1: Compliance with Planning Approval Conditions under the Last Approved Application*

Planning Approval Conditions		Discharged Date
(d)	the submission of drainage proposal	17.2.2021
(e)	the implementation of drainage proposal	26.10.2021
(g)	the provision of fire extinguisher(s)	28.12.2020
(h)	the submission of fire service installations proposal	28.9.2022
(i)	the implementation of fire service installations proposal	28.6.2023
(j)	the submission of landscape proposal	11.5.2021
(k)	the implementation of landscape proposal	12.10.2021
(l)	the provision of boundary fencing of the site	13.4.2021

- 3.2.5 As compared with the last approved scheme under Application No. A/HSK/231, the current application involves minor adjustment in site configuration, the **proposed use is in the same nature of the previously approved application**.

### 3.3 Similar Applications

- 3.3.1 Since 2020, there have been 12 planning applications approved by the Board which included open storage and/or warehouse use within the “OU” zones covered by the HSK OZP. **Table 2** below encapsulates these approved planning applications.

*Table 2: Approved Planning Applications for Uses being similar to the Proposed Use within the “OU” Zones covered by the HSK OZP since 2020*

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/201	Temporary Warehouse for Storage of Miscellaneous Goods for a Period of 3 Years	“OU” annotated “Port Back-up, Storage and Workshop Uses”, “OU” annotated “Refuse Transfer Station” and “OU” annotated “Sewage Treatment Works”	03.01.2020
<b>*A/HSK/231</b>	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses) for a Period of 3 Years	“OU” annotated “Enterprise and Technology Park”	09.10.2020

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/254	Temporary Logistics Centre, Warehouse and Anti-epidemic Equipment Production Workshop for a Period of 3 Years	"O", "OU" annotated "Port Back-up, Storage and Workshop Uses", "OU" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'	06.11.2020
A/HSK/273	Temporary Warehouse Storage of Miscellaneous Goods for a Period of 3 Years	"OU" annotated "Logistics Facility" and "O"	08.01.2021
A/HSK/289	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	"G/IC", "R(A)2", "O", "OU" annotated "Parking and Operational Facilities for Environmentally Friendly Transport Services" and area shown as 'Road'	12.03.2021
A/HSK/315	Temporary Open Storage of Construction Materials with Site Offices for a Period of 3 Years	"OU" annotated "Port Back-up, Storage and Workshop Uses", "OU" annotated "Logistics Facility", "O", "G/IC", "OU" annotated "Sewage Pumping Station" and area shown as 'Road'	23.07.2021
A/HSK/317	Temporary Open Storage and Warehouse (Building Materials, Construction Equipment and Recycling Materials) with Ancillary Workshop and Site Offices for a Period of 3 Years	"OU" annotated "Logistics Facility", "OU" annotated "Port Back-up, Storage and Workshop Uses" and area shown as 'Road'	13.08.2021
A/HSK/341	Temporary Open Storage of Construction Machinery, Construction Material and Ancillary Site Office for a Period of 3 Years	"OU" annotated "Logistics Facility" and "O"	24.12.2021
A/HSK/348	Temporary Open Storage of Recycling Materials and Containers with Ancillary Workshop and Site Office for a Period of 3 Years	"OU" annotated "Port Back-up, Storage and Workshop Uses", "OU" annotated "Logistics Facility" and area shown as 'Road'	14.01.2022

Application No.	Proposed Use(s)	Zone(s)	Date of Approval
A/HSK/346	Temporary Use/Development in Rural Areas for a Period of 3 Years	"OU" annotated "Port Back-up, Storage and Workshop Uses" and "OU" annotated "Petrol Filling Station"	14.01.2022
A/HSK/351	Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	"OU" annotated "Logistics Facility", "V" and "O"	28.01.2022
A/HSK/353	Temporary Open Storage of Construction Material for a Period of 3 Years	"OU" annotated "Logistics Facility", "O" and area shown as 'Road'	28.01.2022

3.3.2 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 Stage 2 Works

3.4.1 Part of the application site involves in the areas under the HSK NDA Stage 2 Works for proposed site clearance/ site formation (see **Figure 4**). According to the Environment, Hygiene and District Development Committee (EHDC) Discussion Paper No. 22/2019 prepared by Development Bureau and Civil Engineering and Development Department (CEDD) and discussed in the EHDC of Tuen Mun District Council (TMDC) held on 24.5.2019, the detailed design of Stage 2 Works of HSK NDA will be commenced in 2020 and the detailed construction time is not yet decided. The whole HSK NDA project is expected to be completed by 2037/38. Reference is also made to the RNTPC Paper No. A/HSK/185 being considered by RNTPC of the Board on 18.10.2019 for a planning application situated to the immediate north of the application site, which also falls within Stage 2 Works under the programme of HSK NDA. It is noted from the comments of Project Manager (New Territories West), CEDD that *'the detailed implementation programme for the project is still being formulated and that it is envisaged that clearance of the Site (application site of application No. A/HSK/185) in question will not be arranged before the first population intake of the HSK NDA expected in 2024.'* As such, 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.**

- 3.4.2 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 proposed 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 proposed 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. As compared with the last approved scheme under Application No. A/HSK/231, there are **only minor adjustments in site configuration and number of structures, but without a material change in planning circumstances compared with the last application**. Other than the forgoing minor changes, the operation hours of the proposed use and parking provision will be **the same** as those approved under Application No. A/HSK/231. The total site area of the application site will remain 23,779.2m<sup>2</sup>.
- 4.1.2 The current application involves one warehouse with floor areas of about 4,610.2m<sup>2</sup>, a site office and guard room, one water tank and pump room, as well as one electricity meter room to support the operation of the warehouses. The total floor area is approximately 4,691.4 m<sup>2</sup>. Remaining open air area at the western portion of the application site will be open storage for new vehicles. The site configuration and layout are shown in the Indicative Layout Plan per **Figure 5**. Details of the key development parameters for the proposed 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/231).

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
<b>Site Area</b>	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	N/A	Total: 23,779.2m <sup>2</sup> (including Government Land 299.2m <sup>2</sup> )		
<b>Covered Area</b>	N/A	See Below	Total: 4,653.4m <sup>2</sup> (19.6%)		
<b>Uncovered Area</b>	N/A	See Below	Total: 19,125.8m <sup>2</sup> (80.4%)		
<b>Structures</b>			<b>Floor Area (About)</b>	<b>No. of Storey</b>	<b>Max. Height</b>
Structure 1	Warehouse	1	4,610.2 <sup>2</sup>	1	9.5m
Structure 2	Guard Room	1	4m <sup>2</sup>	1	2m
Structure 3	Water Tank and Pump Room	1	34.7m <sup>2</sup>	1	4.5m
Structure 4	General Storage and Ancillary Office (Within Structure1)	2	32m <sup>2</sup>	2	3m
Structure 5	Store Room (Within Structure1)	2	6m <sup>2</sup>	1	2m
Structure 6	Electricity Meter Room	2	4.5m <sup>2</sup>	1	2m
			<b>Total Floor Area: 4,691.4m<sup>2</sup></b>		
<b>Operation Hours</b>	N/A	N/A	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays		
<b>Main Ingress/Egress</b>	N/A	1	15m wide		
<b>Ingress/Egress for Warehouse</b>	N/A	1	12m wide		
<b>L/UL Bay</b>	12m wide L/UL Bays within the Warehouse 10m wide L/UL Bays for Open Storage	2 2	12m wide 10m wide		
<b>Parking Space</b>	Staff Parking Space	4	5(L) x 2.5(W)		
<b>Type of Delivery Vehicles</b>	Medium/Heavy Goods Vehicles	N/A	N/A		
<b>Anticipated Trips Generation</b>	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/231)

Major Parameters/Items	Previously and Lately Approved Application (No. A/HSK/231)	Current Application	Difference
Site Area (m <sup>2</sup> )	About 23,779.2 (including 299.2m <sup>2</sup> Government Land)	About 23,779.2 (including 299.2m <sup>2</sup> Government Land)	No Change
Applied Use(s)	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	No Change
Applied Period	3 years	3 years	No Change
Site Coverage	27.32% (including 6,497.61m <sup>2</sup> covered area)	19.6% (including 4,653.4m <sup>2</sup> covered area)	Negligibly reduced -1,844.21
Structure			
No(s).	4	9 (4 within one structure)	+5
Proposed Use(s)	Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room	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 <sup>2</sup> )	About 6,497.61	About 4,691.4	-1,806.21
No. of Parking Spaces (Types and Dimensions)	4 (Private Car, 2.5m x 5m)	4 (Private Car, 2.5m x 5m)	No Change 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)	4 (2nos. of 12m wide L/UL Bays within the Warehouse, 2nos. of 10m wide L/UL Bays for Open Storage)	No Change No Change
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
Landscape Treatment	93 Nos. of Ficus microcarpa (93 preserved)	114 Trees (implemented under approval condition of A/HSK/231)	+21
Drainage Provision	Proposed to be maintained at all time during approval period	To be maintained at all time during approval period	No Change

- 4.1.3 The new vehicles store within the application site are **non-polluted** and **non-dangerous** in nature and will continue **remain stagnant all the time**. 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 proposed 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. Same as that in the previously approved condition, L/UL areas will be provided within the warehouse building and L/UL areas for open storage area will be provided at the open-air area. 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 7.5m 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 is anticipated to be around 4 to 5 a day which is about 1 vehicular trip for every 3 to 4 hours on average.
- 4.2.2 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 sale. 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 as shown in **Illustration 2** 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.
- 4.2.3 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 The approval conditions (j), (k) and (l) pertaining to landscape as laid down by the Board for the last approved application (No. A/HSK/231) were that '(j) the submission



of a landscape proposal' and '(k) the implementation of landscape proposal and (l) the provision of boundary fencing of the site'. As refer to **Table 1**, the submissions were considered acceptable and approval conditions have been complied with. Given that the trees and fencing along the periphery of the application site are well-maintained and in good condition (see **Illustration 3**), 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 condition record of drainage facilities is shown in **Illustration 4-I to 4-II** and **Appendix X** enclosed the approved drainage proposal under A/HSK/231. The Applicant is well committed that, similar to that for the last approval condition concerning drainage as laid down for the last planning approval under Application No. A/HSK/231 i.e. *(f) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period*, the existing drainage facilities that is implemented with acceptance from the Drainage Services Department (DSD) on 26.10.2021, 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/231) as compliance of relevant approval condition. The existing FSI which deemed acceptable to relevant department on 28.6.2023 is considered relevant to the current application, and the existing FSI will be continuing to be properly maintained during the approval period should the current application be approved. **Appendix XI** 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 **2 previous planning approvals** (Applications No. A/YL-HT/886 and A/HSK/231). The last approved planning application No. A/HSK/231 involves the same use as the proposed use of the current application. Approvals granted by the Board simply imply its recognition to allow certain degree of flexibility being given to the proposed use at the application site on a temporary basis regardless of the planning intention of “OU(E&TP)” zone.

### 5.2 Being in Line with the Town Planning Board Guidelines (TPB PG-No. 34D)

5.2.1 The nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/HSK/231). Apart from the fact that there would be **no significant changes in the proposed development parameters and the physical settings surrounding the application site** when comparing with the last approved application, the nature/operation of the proposed use would also be unchanged. In addition, **no adverse planning implications** by allowing the current application is likely to be anticipated and the Applicant has in fact complied with all planning conditions under previous approval within specified time limits. In view of this, the current application shall be deemed capable of being **entitled to be considered as an application of renewal of planning approval** according to Town Planning Board Guidelines (TPB PG-No. 34D).

### 5.3 Optimization of Valuable Land Resources

5.3.1 By allowing the proposed use, land use optimization and concentration of similar uses for warehouse/open storage could be achieved. Besides, the proposed use is considered **fully commensurate with its local geographical setting and ideal to attain utmost land use maximization without giving rise to detrimental impacts on the environment**.

### 5.4 No Adverse Landscape, Noise or Environmental Impact

5.4.1 There will be **no changes in terms of nature of the proposed 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. The Applicant has submitted and implemented a detailed landscape proposal to the satisfaction of Director of Planning under A/HSK/231 and

is committed to properly maintained the existing landscape and trees during the approval period 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 Environment Protection Department, or any necessary measures considered appropriate by relevant Government departments. Given the above and the fact that there has never been any complaint against the proposed use since it has come into operation, no landscape nor environmental impacts are envisaged should the permission for the proposed 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 proposed use from drainage perspective. The Applicant is well committed that, similar to that for the last approval condition concerning drainage as laid down for the last planning approval under Application No. A/HSK/231 i.e. (f) the implemented drainage facilities on the site shall be maintained at all times during the planning approval period, the existing drainage facilities that is implemented with acceptance from the Drainage Services Department (DSD) on 26.10.2021, will be continued to be properly maintained during the approval period once the current application is approved by the Board.

## 5.6 No Adverse Traffic Impact

- 5.6.1 As there will be **no changes in terms of nature of the proposed 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 discussed in paragraph 3.3, 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.

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

- 5.8.1 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.
- 5.8.2 As discussed in paragraph 3.4, the application site includes the areas under the HSK NDA Stage 2 Works. With reference to the discussion paper of TMDC in May 2019 and a recent RNTPC paper, 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.**
- 5.8.3 Having considered the fact that there are various sites of open storage and warehouse in the vicinity of the application site, the **proposed use in the interim at the application site is also deemed not unsuitable.**
- 5.8.4 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 proposed use is further allowed or not. In this connection, the **temporary nature of the proposed 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.**
- 5.8.5 Whereas it was indicated by CEDD in a similar application (No. A/HSK/185) in the vicinity of the application site that *‘the detailed implementation programme for the project is still being formulated and that it is envisaged that clearance of the Site (application site of application No. A/HSK/185) in question will not be arranged before the first population intake of the HSK NDA expected in 2024.’*, 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.**

## 6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use (i.e. **Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)** for a Period of 3 Years) at the application site (i.e. Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.
- 6.1.2 The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/HSK/231) approved on 09.10.2020 (hereinafter referred to “the last approved application”) which will lapse on 10.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site when comparing with the previously approved planning application.
- 6.1.3 The application site currently falls within area zoned “OU(E&TP)” on the Current OZP (i.e. approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2) which was exhibited for public inspection on 26.10.2018. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) The application site is subject to a previous planning approval for uses being the same as the proposed use;*
  - (b) It will be in line with Town Planning Board Guidelines No. 34D;*
  - (c) There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
  - (d) Valuable land resources can be optimized by taking the locational advantage;*
  - (e) No adverse landscape, noise nor environmental impacts in view of the existing trees planting within the application site and the non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time;*
  - (f) No adverse drainage impact nor flooding problems is envisaged since the application site has accessed existing drainage channel for discharge, and the Applicant has submitted and implemented detailed drainage proposal;*
  - (g) No adverse traffic impact will be anticipated due to the minimal daily trips generation of vehicles to/from the application site for the proposed use and the fact that more than sufficient space within the application site has been allowed*

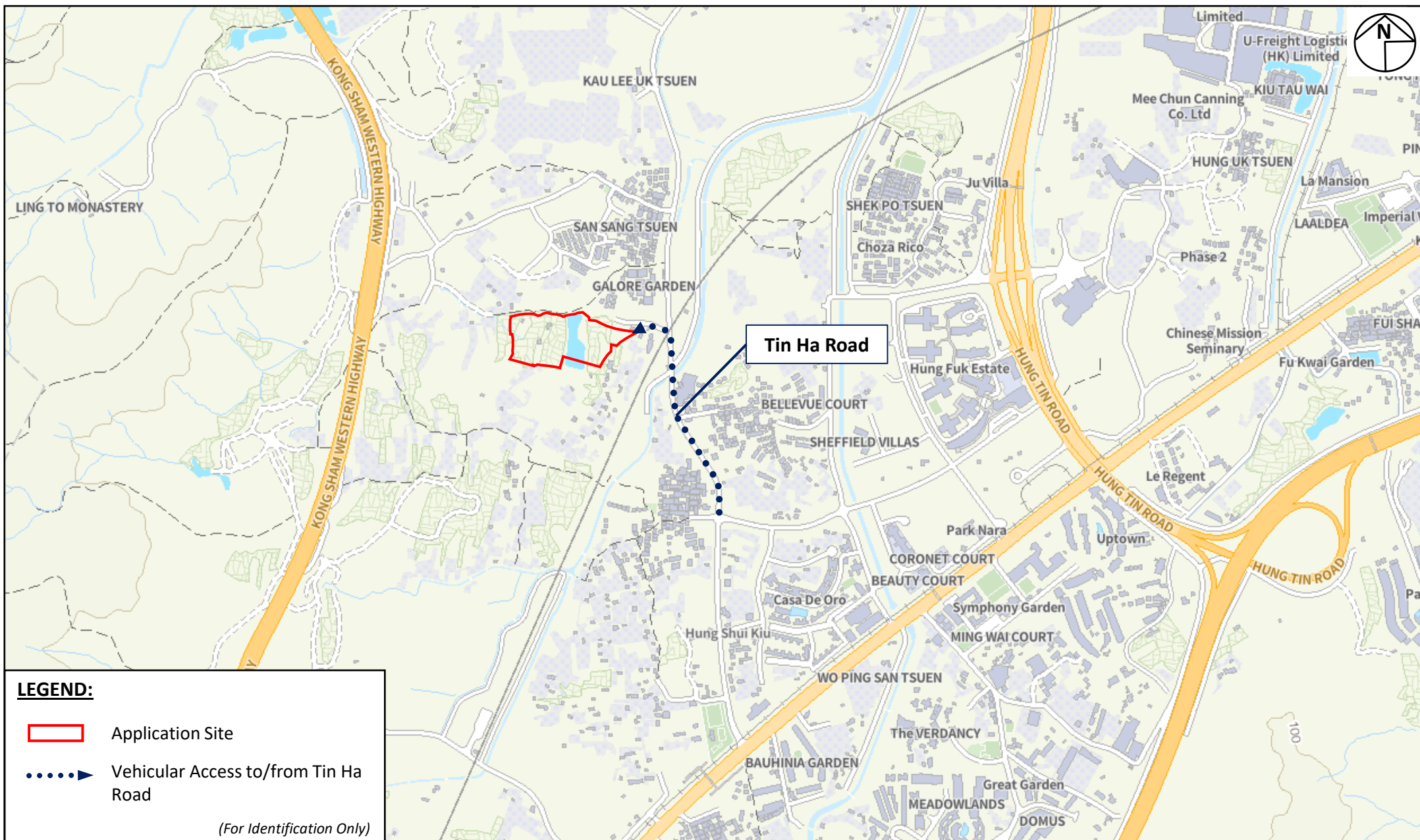
- for parking, loading/unloading activities and maneuvering of goods vehicles;*
- (h) No undesirable precedent will be set considering the approval of similar applications by the Board previously; and*
- (i) Temporary nature of the proposed use would not jeopardize the long-term planning intentions as well as the implementation of HSK NDA.*

- 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 proposed use for a temporary period of 3 years.

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Figure 1	Location Plan
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Figure 5	Indicative Layout Plan



**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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

**Title:**

Location Plan

**Figure:**

1

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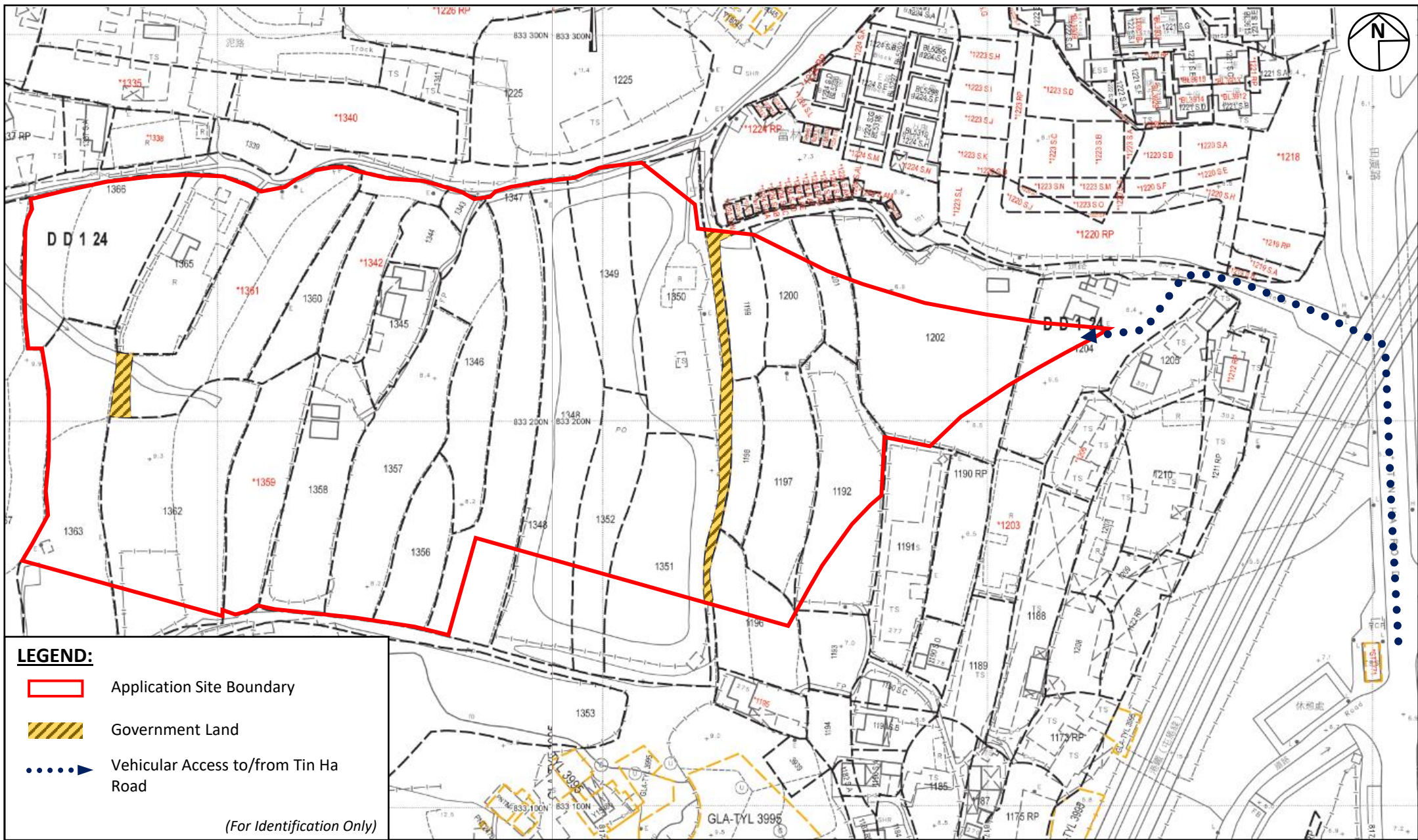
July 2023

Ref.: ADCL/PLG-10266-R001/F001



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### 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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

### Title:

Lot Index Plan  
(Extract of Lot Index Plan No.  
ags\_S00000113054\_0001)

Ref.: ADCL/PLG-10266-R001/F002

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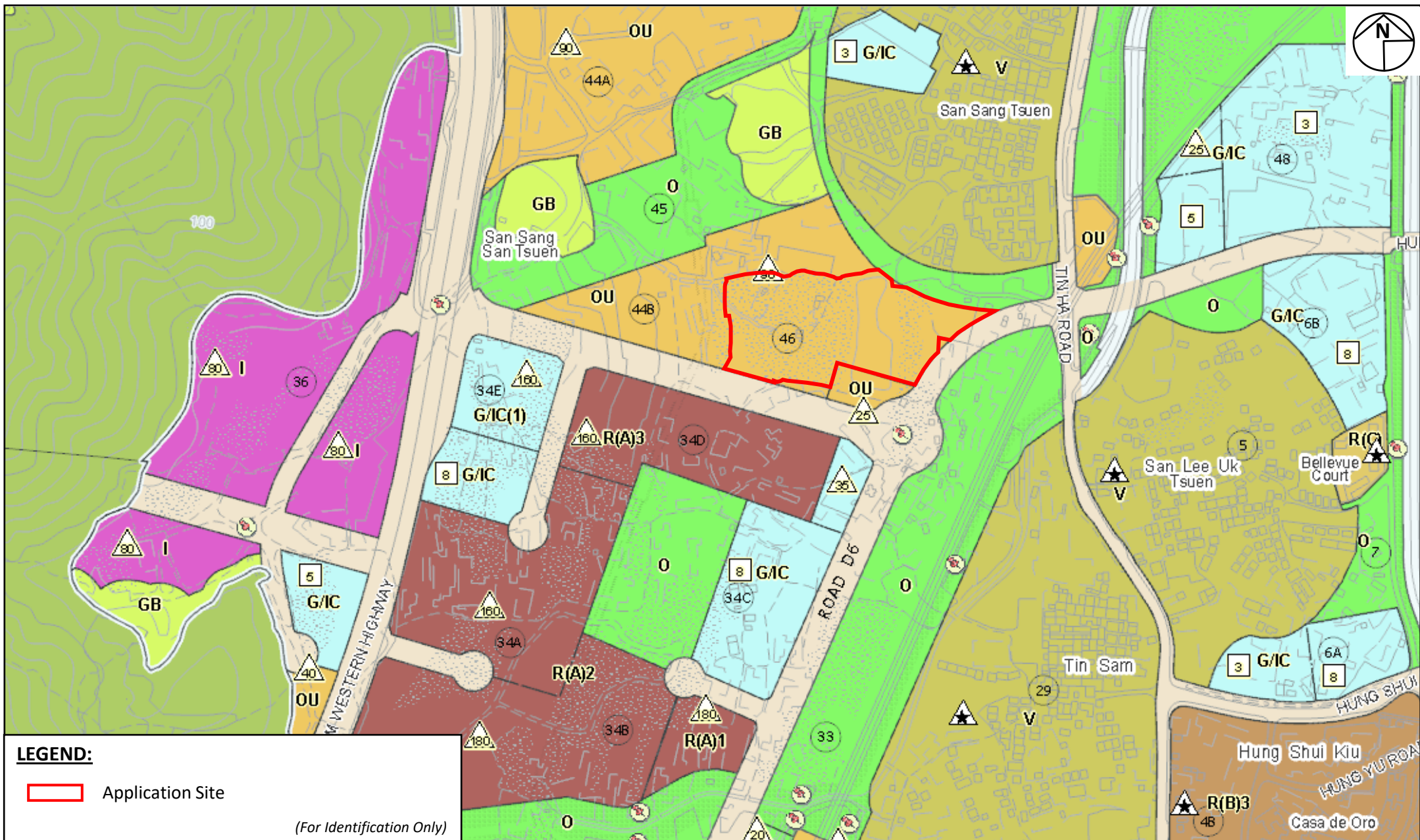
### Date:

July 2023



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#### 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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

#### Title:

Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2

Ref.: ADCL/PLG-10266-R001/F003

#### Figure:

3

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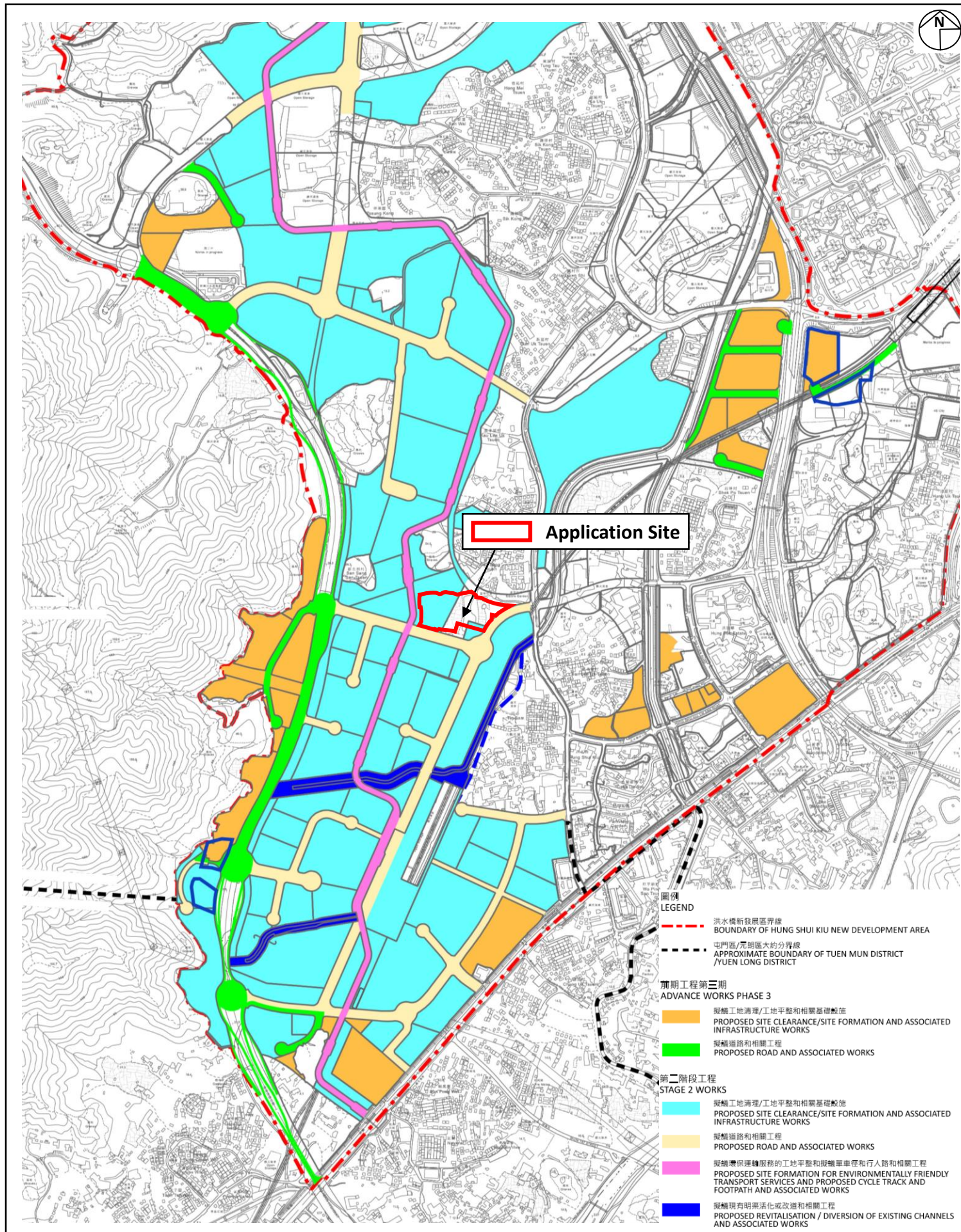
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### Project:

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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

### Title:

Extract of PWP Item No. 7787CL (Part) – Hung Shui Kiu New Development Area Advance Works Phase 3 – Site Formation and Engineering Infrastructure and PWP Item No. 829CL – Hung Shui Kiu New Development Area Stage 2 Works – Site Formation and Engineering Infrastructure Layout Plan

Ref.: ADCL/PLG-10266-R001/F004

**Figure:**  
4

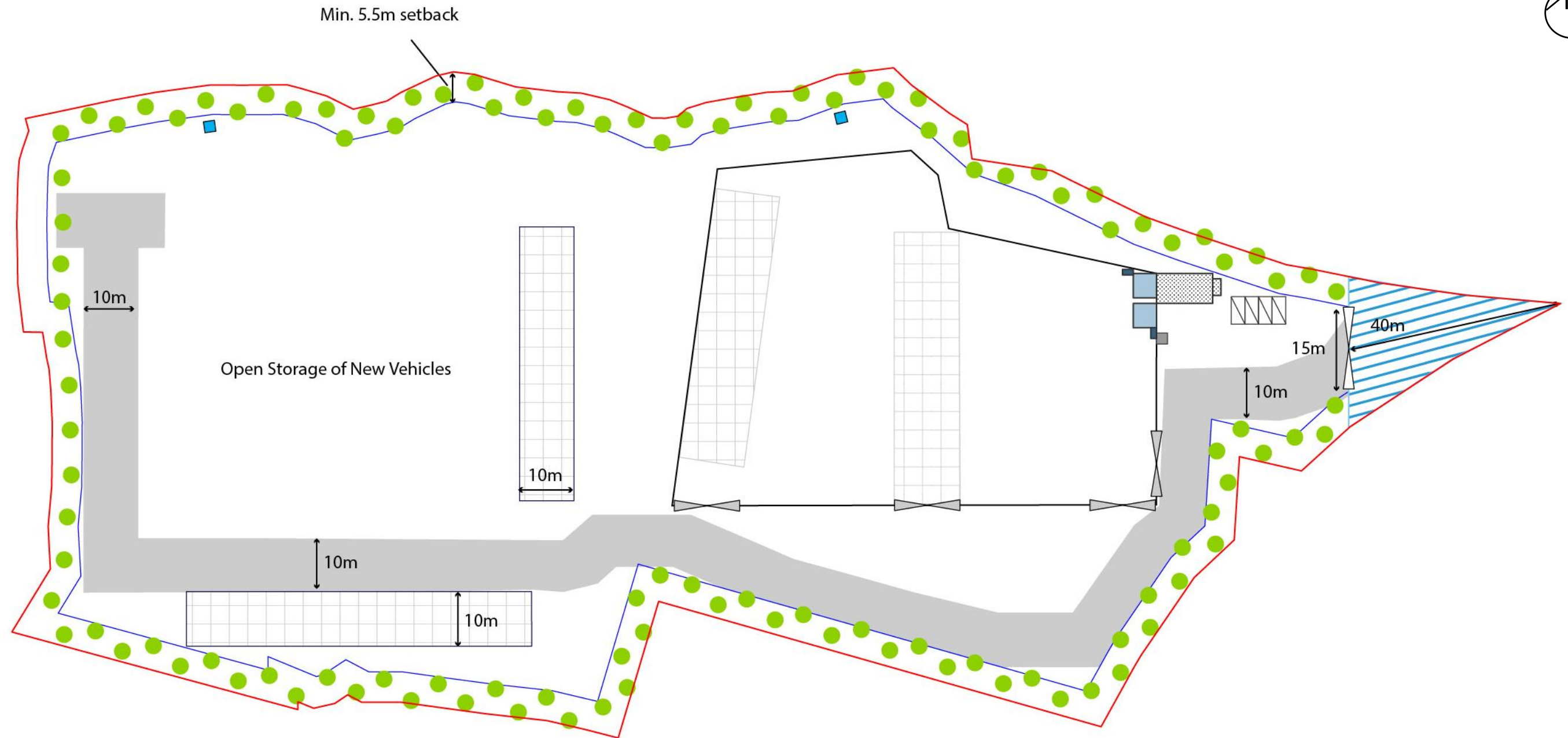
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July 2023



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#### Legend

	Application Site Boundary		Electricity Meter Room		Internal Vehicular Road
	Internal Fencing (Implemented since last approval)		Guard Room		Staff Parking Spaces (5m x 2.5m)
	Warehouse		General Storage and Ancillary Office (2 storey)		Main Ingress/Egress (15m)
	Warehouse Internal Loading and Unloading Bays		Store Room		Internal Ingress/Egress (12m)
	Open Storage Loading and Unloading Bays		Water Tank and Pump Room		Setback for Vehicular Manoeuvring
			Electricity Meter Room		Existing trees (Implemented since last approval)

(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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

(Renewal of Planning Approval under Application No. A/HSK/231)

**Title:**  
Indicative Layout Plan

Ref.: ADCL/PLG-10266-R001/F005

**Figure:**  
5

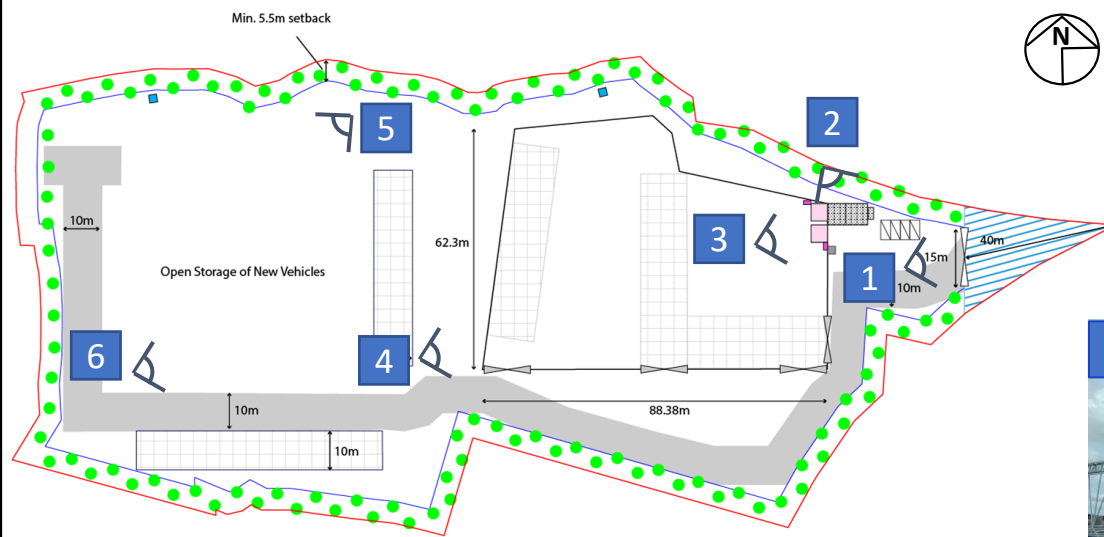
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July 2023

## List of Illustrations

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Illustration 2	Photo of Transportation Vehicles for Delivering New Vehicles
Illustration 3	Condition Record of Existing Landscape Treatment and Fencing
Illustration 4-I	Key Plan of Existing Drainage Facilities
Illustration 4-II	Condition Record of Existing Drainage Facilities



### LEGEND:

Application Site



### 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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

### Title:

Existing Conditions of the Application Site

### Illustration:

1

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July 2023

Ref.: ADCL/PLG-10266-R001/I001



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**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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

**Title:**

Photo of Transportation Vehicles For Delivering New Vehicles

**Illustration:**

2

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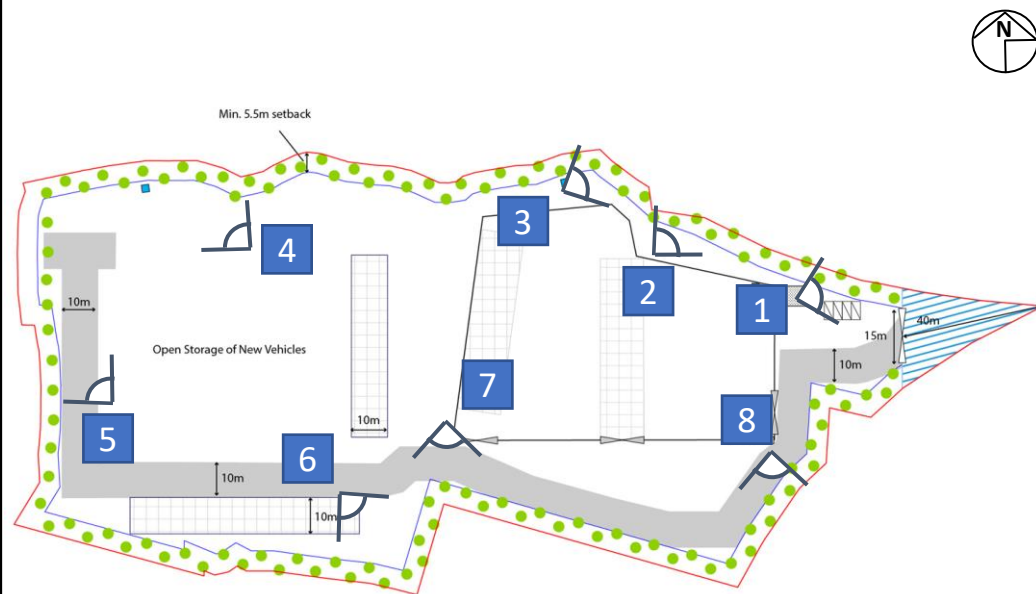
July 2023

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**LEGEND:** (For Identification Only)

The Application Site      Viewpoint



**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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

**Title:**

Condition Record of Existing Landscape Treatment and Fencing  
(Photographic Record dated 19.7.2023)

**Illustration:**

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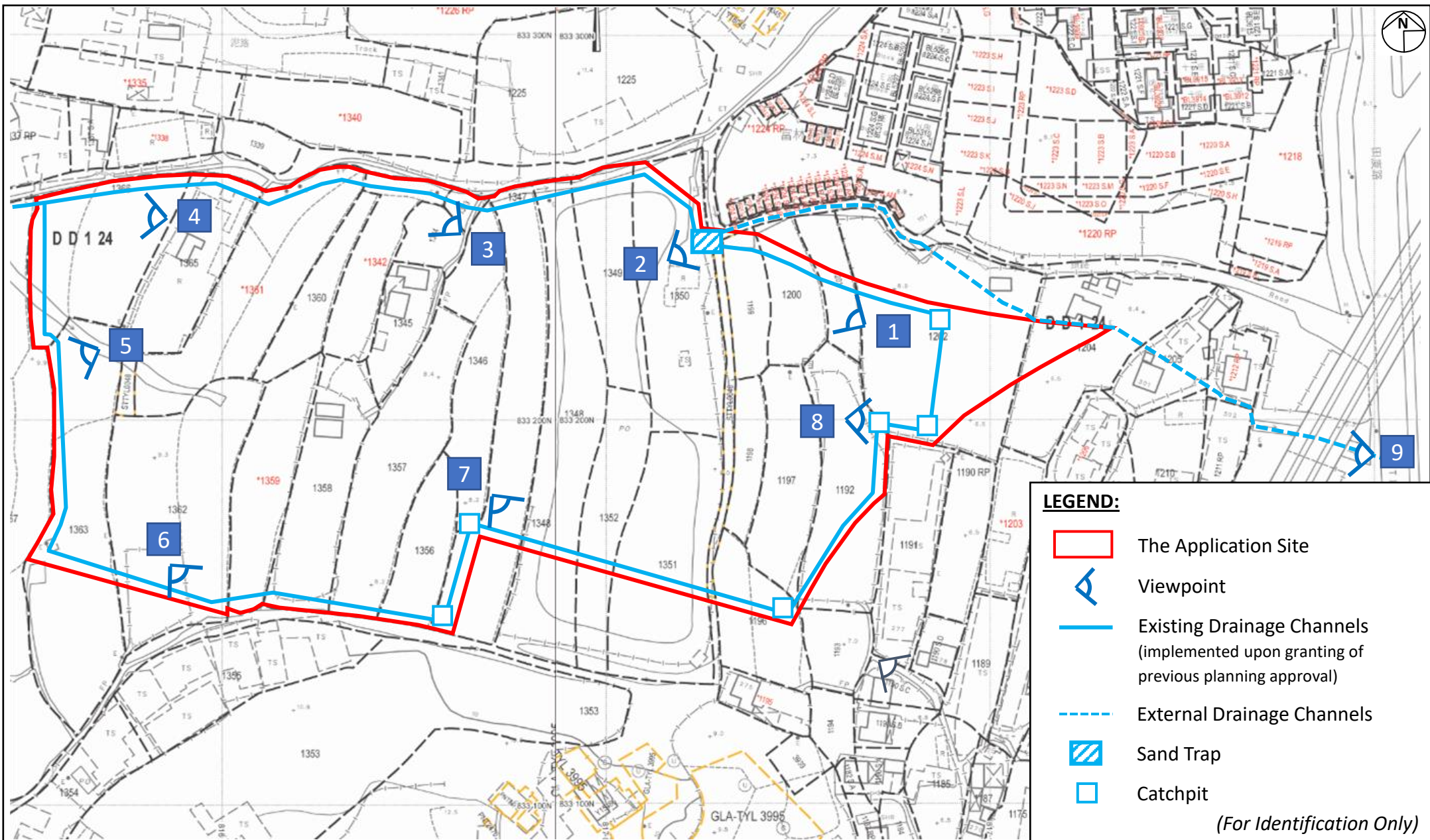
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Ref.: ADCL/PLG-10266-R001/1003



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#### 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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

#### Title:

Key Plan of Existing Drainage Facilities

#### Illustration:

4-I

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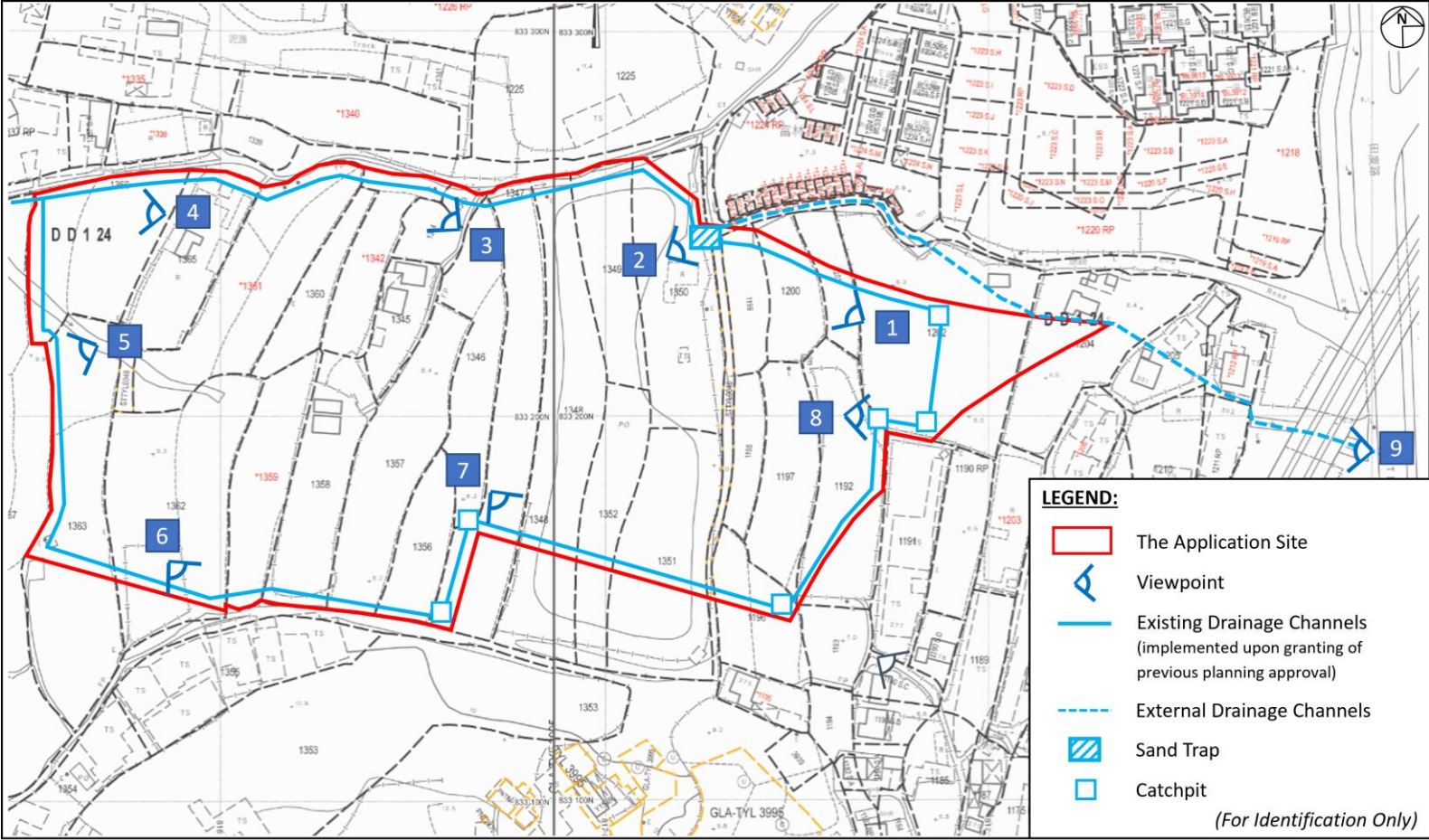
July 2023

Ref.: ADCL/PLG-10266-R001/I004-I



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**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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

**Title:**  
Condition Record of Existing Drainage Facilities  
(Photographic Record dated 19.7.2023)

**Illustration:**  
4-II

**Scale:**  
N/A

**Date:**  
Jul 2023

Ref.: ADCL/PLG-10266-R001/I004





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Appendix V	Letter from Planning Department dated 28.9.2022 for Compliance with Condition (h) on the submission of fire service installations proposal
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Appendix VIII	Letter from Planning Department dated 12.10.2021 for Compliance with Condition (k) on the implementation of landscape proposal
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Appendix XI	Previously Approved Fire Services Installations (FSI) Proposal and Certificate

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

## Appendix I

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Approval Letter of the Previous Application No. A/HSK/231

**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:

覆函請註明本會檔號  
In reply please quote this ref.: TPB/A/HSK/231

By Post & Fax (3180 7611)

23 October 2020

Aikon Development Consultancy Ltd.  
Unit 1310, Level 13, Tower 2, Metroplaza  
223 Hing Fong Road  
Kwai Chung, New Territories  
(Attn: Thomas Luk)

Dear Sir/Madam,

**Proposed 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 29.9.2020.

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 until 9.10.2023 and is subject to the following conditions :

- (a) no operation between 8:00 p.m. and 7:00 a.m., as proposed by you, is allowed on the site during the planning approval period;
- (b) no operation on Sundays or public holidays, as proposed by you, is allowed on the site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.4.2021;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.7.2021;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;

- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2020;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.4.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.7.2021;
- (j) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.4.2021;
- (k) in relation to (j) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.7.2021;
- (l) the provision of boundary fencing of the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.4.2021;
- (m) if any of the above planning conditions (a), (b), (c) or (f) 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
- (n) if any of the above planning conditions (d), (e), (g), (h), (i), (j), (k) or (l) 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, please refer to the TPB Guidelines No. 34C and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website ([www.info.gov.hk/tpb/](http://www.info.gov.hk/tpb/)), 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.

A copy of the Guidance Notes on Application for Permission under Section 16 of the Town Planning Ordinance (the Guidance Notes), together with the relevant documents providing guidance on the fulfillment of conditions, are attached for your reference. 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 10.10.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-III). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 9.10.2020 are 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 13.11.2020). 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,



( Raymond KAN )  
for Secretary, Town Planning Board

## **List of Government Department Contacts**

(Application No. A/HSK/231)

<b>部門 Department</b>	<b>辦事處 Office</b>	<b>聯絡人姓名 Name of Contact Person</b>	<b>電話號碼 Telephone No.</b>	<b>傳真號碼 Facsimile No.</b>
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	朱智勇先生 Mr. CHI Chi Yung	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	甄仲明先生 Mr. YEN Chung Ming	2733 7737	2739 8775



**Extracted from Confirmed Minutes of 657<sup>th</sup> Meeting of RNTPC held on 9.10.2020**

**Agenda Item 27**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

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 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  
(RNTPC Paper No. A/HSK/231A)

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**Presentation and Question Sessions**

93.                      Mr Simon P.H. Chan, STP/TMYLW, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed temporary warehouse and open storage of new vehicles (private cars, taxis, light goods vehicles and light buses) for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 10 of the Paper;
- (d) during the first three weeks of the statutory publication period, seven public comments from individuals were received. Six of them objected to the application while the remaining comment raised concerns on the application. Major views were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD considered that the applied use could be tolerated for a period of three years based on the assessments set out in paragraph 12 of the Paper. Although the proposed

use was not in line with the planning intention of the “Other Specified Uses” annotated “Enterprise and Technology Park” zone, the implementation programme for this part of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) was still being formulated, and the Project Manager (West) of the Civil Engineering and Development Department had no objection to the temporary use for a period of three years at the application site. The Secretary for Development supported the application from the perspectives of ensuring timely implementation of the HSK/HT NDA and providing space for displaced brownfield operation still needed by the community, even on a temporary basis. The applied use was not incompatible with the surrounding land uses. The application was generally in line with Town Planning Board Guidelines No. 13F and there was no adverse departmental comment, except from the Director of Environmental Protection (DEP). To address the concern of DEP on the possible nuisance generated by the applied use and technical requirements of other concerned government departments, relevant approval conditions were recommended. Regarding the public comments, the comments of government departments and planning assessments above were relevant.

[Mr Conrad T.C. Wong joined the meeting during PlanD’s presentation.]

94. Members had no question on the application.

#### Deliberation Session

95. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 9.10.2023, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no operation between 8:00 p.m. and 7:00 a.m., as proposed by the applicant, is allowed on the site during the planning approval period;
- (b) no operation on Sundays or public holidays, as proposed by the applicant, is allowed on the site during the planning approval period;

- (c) no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the planning approval period;
- (d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.4.2021;
- (e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.7.2021;
- (f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;
- (g) the provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.11.2020;
- (h) the submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.4.2021;
- (i) in relation to (h) above, the implementation of the fire service installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 9.7.2021;
- (j) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.4.2021;
- (k) in relation to (j) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.7.2021;

- (l) the provision of boundary fencing of the site within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the TPB by 9.4.2021;
- (m) if any of the above planning conditions (a), (b), (c) or (f) 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
- (n) if any of the above planning conditions (d), (e), (g), (h), (i), (j), (k) or (l) 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.”

96. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

---

*Ref.: ADCL/PLG-10265/R001*

## Appendix II

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Letter from Planning Department dated 17.2.2021 for Compliance with Condition (d) on the submission of drainage proposal

## 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) & 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

17 February 2021

來函檔號	Your Reference
本署檔號	Our Reference ( ) in TPB/A/HSK/231
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (d)** **Planning Application No. A/HSK/231**

I refer to your submission dated 22.12.2020 regarding the submission of a drainage 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. Ryan C.Y. CHI (Tel.: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

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

c.c CE/MN, DSD (Attn: Mr. Ryan C.Y. CHI)

Internal CTP/TPB

## **Appendix I**

### **A/HSK/231 - Compliance with Approval Condition (d)**

Comments from the Drainage Services Department:

- i. The applicant should implement and maintain the proposed drainage facilities to the satisfaction of this Division;
- ii. The applicant is reminded that the development should neither obstruct overland flow nor adversely affect existing stream course, natural streams, village drains, ditches and the adjacent areas; and
- iii. The applicant should consult DLO/YL and seek consent from the relevant owners for any works to be carried out outside his lot boundary before commencement of the drainage works.



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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

### **Appendix III**

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Letter from Planning Department dated 26.10.2021 for Compliance with Condition (e) on the implementation of drainage proposal

## 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) & 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

26 October 2021

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/231  
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (e) Planning Application No. A/HSK/231**

I refer to your submissions dated 7.6.2021 and 21.10.2021 regarding the implementation of a drainage proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submissions are 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. Natalie CHAN )  
for District Planning Officer/  
Tuen Mun and Yuen Long West  
Planning Department

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

Internal CTP/TPB

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

## Appendix IV

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Letter from Planning Department dated 28.12.2020 for Compliance with Condition (g) on the provision of fire extinguisher(s)

## 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) & 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

28 December 2020

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/231  
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (g) Planning Application No. A/HSK/231**

I refer to your submission dated 10.12.2020 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. HUNG (Tel: 2733 7758) of the Fire Services Department direct.

Yours faithfully,

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

c.c D of FS (Attn: Mr. YEN Chung-ming)

Internal CTP/TPB

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

## **Appendix V**

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Letter from Planning Department dated 28.9.2022 for Compliance with Condition (h) on the submission of fire service installations proposal

## 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) & 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

28 September 2022

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/231  
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (h) Planning Application No. A/HSK/231**

I refer to your submission dated 29.8.2022 regarding the submission of a revised 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. CHOI Wai-lun at 2733 5845 of the Fire Services Department direct.

Yours faithfully,

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



C.C.

D of FS (Attn: Mr. WONG Ho-yin)

Internal

CTP/TPB2

## **Appendix I**

A/HSK/231 - Compliance with Approval Condition (h)

Comments from the Fire Services Department:

- (a) Please be advised that the installation /maintenance/ modification/ repair work of fire service installation (FSI) 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 (FS 251) and forward a copy of the certificate to the Director of Fire Services.

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

## Appendix VI

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Letter from Planning Department dated 28.6.2023 for Compliance with Condition (i) on the implementation of fire service installations proposal

**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) & 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

28 June 2023

來函檔號 Your Reference  
本署檔號 Our Reference ( ) in TPB/A/HSK/231  
電話號碼 Tel. No.: 2158 6333  
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: Miss Isa YUEN)

Dear Sir/Madam,

**Compliance with Approval Condition (i)**  
**Planning Application No. A/HSK/231**

I refer to your submission dated 22.5.2023 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. Detailed departmental comments are at **Appendix I**.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel.: 2733 7737) of the Fire Services Department direct.

Yours faithfully,

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

c.c D of FS (Attn: Mr. WONG Ho-yin)

Internal CTP/TPB



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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

---

*Ref.: ADCL/PLG-10265/R001*

## Appendix VII

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Letter from Planning Department dated 11.5.2021 for Compliance with Condition (j) on the submission of landscape proposal

## 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) & 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

11 May 2021

來函檔號      Your Reference  
本署檔號      Our Reference    (    ) in TPB/A/HSK/231  
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (j) Planning Application No. A/HSK/231**

I refer to your submission dated 5.5.2021 regarding the submission of landscape 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. Marco YIP (Tel.: 2231 4348) of the Urban Design & Landscape Section of Planning Department direct.

Yours faithfully,

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

c.c CTP/UD&L (Attn: Mr. Marco YIP)

Internal CTP/TPB

## Appendix I

### **A/HSK/231 - Compliance with Approval Condition (j)**

Comments from the Urban Design & Landscape, Planning Department:

3. Upon implementation of the approved landscape proposal, the Applicant should submit site photographs of the completed landscape works for our consideration.

#### Advisory Remarks

4. The Applicant is advised that approval of the S.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority / government department(s) direct to obtain the necessary approval on tree works.

5. There shall be no storage or stacking of materials within 1m of any tree.

6. The Applicant is reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information published by the GLTM Section, DEVB on general tree maintenance and tree risk management is available for reference in the following links:

- 護養樹木的簡易圖解:

[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)

- 樹木管理手冊:

[https://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.htm](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.htm)

1

- 樹木風險評估及管理安排:

[https://www.greening.gov.hk/tc/tree\\_care/tra\\_arrangements.html](https://www.greening.gov.hk/tc/tree_care/tra_arrangements.html)

- 護養樹木 保障安全:

[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Chinese\\_Leaflet\\_Big\\_font\\_size\\_v1\\_2012\\_03\\_29.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf)

- 減低樹木風險的樹木護養簡易圖解:

[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

## **Appendix VIII**

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Letter from Planning Department dated 12.10.2021 for Compliance with Condition (k) on the implementation of landscape proposal



## 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) & 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

12 October 2021

來函檔號      Your Reference  
本署檔號      Our Reference      (    ) in TPB/A/HSK/231  
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (k) Planning Application No. A/HSK/231**

I refer to your submission dated 13.9.2021 regarding the implementation of the landscape 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 enquiries on the departmental comments, please contact Ms. Katherine K.Y. NG (Tel: 2231 4844) of the Urban Design & Landscape Section, Planning Department direct.

Yours faithfully,

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

## Appendix I

A/HSK/231 - Compliance with Approval Condition (k)

Comments from the Urban Design & Landscape, Planning Department:

3. The Applicant is advised that compliance with approval condition does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. The Applicant is reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works where appropriate.

4. The Applicant is reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information published by the GLTM Section, DEVB on general tree maintenance and tree risk management is available for reference in the following links:

- 護養樹木的簡易圖解:  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)
- 樹木管理手冊:  
[https://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)
- 樹木風險評估及管理安排:  
[https://www.greening.gov.hk/tc/tree\\_care/tree\\_risk\\_arrangements.html](https://www.greening.gov.hk/tc/tree_care/tree_risk_arrangements.html)
- 護養樹木 保障安全:  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Chinese\\_Leaflet\\_Big\\_font\\_size\\_v1\\_2012\\_03\\_29.pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf)
- 減低樹木風險的樹木護養簡易圖解:  
[http://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](http://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

c.c CTP/UD&L (Attn: Ms. Katherine K.Y. NG)

Internal CTP/TPB

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

---

*Ref.: ADCL/PLG-10265/R001*

## Appendix IX

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Letter from Planning Department dated 13.4.2021 for Compliance with Condition (I) on the provision of boundary fencing of the site

## 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) & 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

13 April 2021

來函檔號      Your Reference  
本署檔號      Our Reference    (    ) in TPB/A/HSK/231  
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: Mr. Thomas LUK)

Dear Sir/Madam,

### **Compliance with Approval Condition (I)** **Planning Application No. A/HSK/231**

I refer to your submission dated 30.3.2021 regarding the provision of boundary fencing of the site for compliance with captioned approval condition. According to our recent site inspection on 13.4.2021, the boundary fencing has been completed on the application site. 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. Detailed departmental comments are at **Appendix I**.

Please do not hesitate to contact the undersigned should you have any inquiry.

Yours faithfully,

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



Internal CTP/TPB

---

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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

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## Appendix X

### Previously Approved Drainage Proposal



## D02 – Drainage Proposal

Proposed Temporary Warehouse and Open  
Storage of New Vehicles for a Period of 3 Years at  
Various Lots in DD 124 and Adjoining Government  
Land, Hung Shui Kiu, Yuen Long, NT

Reference No. PLG10198  
Prepared for Aikon Development Consultancy Limited  
22 December 2020

## Document Control

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Project Name:	Proposed Temporary Warehouse and Open Storage of New Vehicles for a Period of 3 Years at Various Lots in DD 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, NT
Project Number:	7076750
Revision Number:	0.1

## Revision History

REVISION NO.	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
0.1	22 December 2020	Julie CHAN/Arthur CHIU	Antony WONG	Jacky YAU

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The information within this document is and shall remain the property of: SMEC Asia Limited

## Important Notice

This report is confidential and is provided solely for the purposes of supporting Proposed Temporary Warehouse and Open Storage of New Vehicles for a Period of 3 Years at Various Lots in DD 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, NT. This report is provided pursuant to a Consultancy Agreement between SMEC Asia Limited ("SMEC") and Aikon Development Consultancy Limited, under which SMEC undertook to perform specific and limited tasks for Aikon Development Consultancy Limited. This report is strictly limited to the matters stated in it and subject to the various assumptions, qualifications and limitations in it and does not apply by implication to other matters. SMEC makes no representation that the scope, assumptions, qualifications and exclusions set out in this report will be suitable or sufficient for other purposes nor that the content of the report covers all matters which you may regard as material for your purposes.

This report must be read as a whole. Any subsequent report must be read in conjunction with this report.

The report supersedes all previous draft or interim reports, whether written or presented orally, before the date of this report. This report has not and will not be updated for events or transactions occurring after the date of the report or any other matters that might have a material effect on its contents or which come to light after the date of the report. SMEC is not obliged to inform you of any such event, transaction or matter nor to update the report for anything that occurs, or of which SMEC becomes aware, after the date of this report.

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# 1 PROJECT BACKGROUND

## 1.1 Introduction

- 1.1.1 A temporary warehouse and open storage of new vehicles for a period of three years (“the Project”) at various lots in DD 124 and the adjoining government land, Hung Shui Kiu, Yuen Long, NT (“the Site”) is proposed.
- 1.1.2 The Site is zoned “Other Specified Use (Enterprise and Technology Park)” under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (“OZP”) No. S/HSK/2. In accordance with paragraph (9) of the Explanatory Note of the OZP, temporary use of development of any land or building not exceeding a period of three years would require planning permission from the Town Planning Board (“TPB”).
- 1.1.3 Given the above, an application with a reference number A/HSK/231 was made under Section 16 of the Town Planning Ordinance (“TPO”) to seek permission from the TPB for the Project. SMEC Asia Ltd (“SMEC”) was commissioned to conduct a Drainage Proposal to support the aforementioned application. The application was approved on 9 October 2020 with several conditions, of which conditions (d), (e) and (f) are related to drainage issues as follows:
- “(d) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.4.2021;”
  - “(e) in relation to (d) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 9.7.2021;”
  - “(f) in relation to (e) above, the implemented drainage facilities on the site shall be maintained at all times during the planning approval period;”
- 1.1.4 SMEC has been commissioned by the Applicant to prepare this Drainage Proposal to discharge Approval Condition (d).

## 1.2 Site Description

- 1.2.1 The Site location and its environs are shown on **Figure 1.1**. Nearby uses include:
- To the south, west and north of the Site: San Sang San Tsuen, temporary structures and open storage.
  - To the northeast of the Site: 富林花園, Galore Garden and San Sang Tsuen.
  - To the east of the Site: temporary structures, open storage and the West Rail.
- 1.2.2 The Site area is approx. 2.4ha in area and layout plans are provided in the Planning Statement.

## 1.3 Objectives of this Report

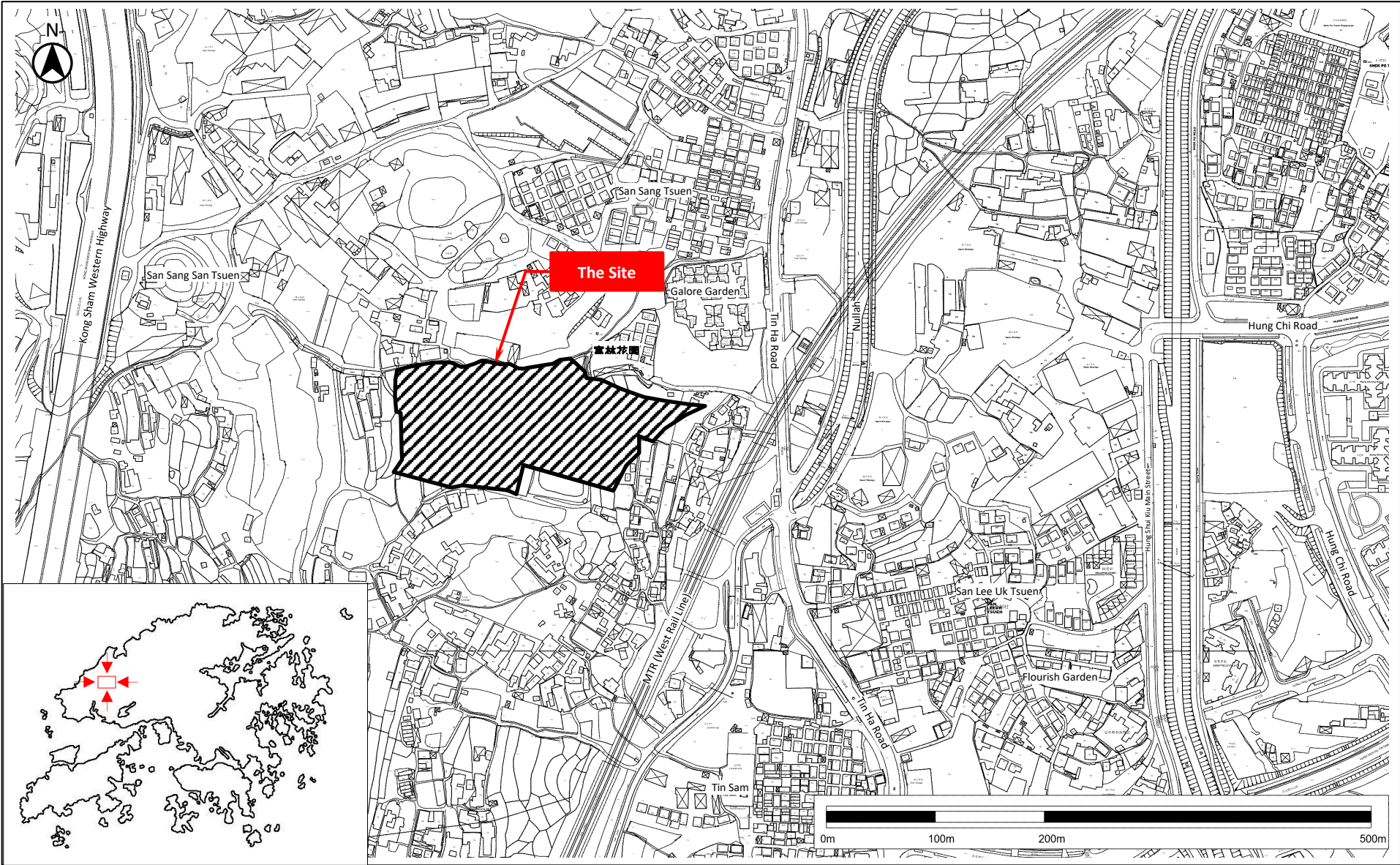
- 1.3.1 The objectives of this Drainage Proposal are to:
- Assess the potential drainage impacts arising from the Site.
  - Recommend the necessary mitigation measures to alleviate any impacts.

## 1.4 Reference Materials

- 1.4.1 In evaluating the drainage impact arising from the Proposed Development, the following materials have been referred to:
- Drainage Services Department (DSD) publication Stormwater Drainage Manual – Planning, Design and Management (2018 Edition).
  - DSD publication Technical Note to prepare a “Drainage Submission”.

- Drainage Record Sheets (Sheet No. 6-NW-12A-2, 6-NW-12A-4, 6-NW-12B-1, 6-NW-12B-3, 6-NW-12C-2 and 6-NW-12D-1) obtained from DSD in March 2020.
- GeoInfo Map reviewed on 2 December 2020.

Figure 1.1: Site Location and its Environs



## 2 DESCRIPTION OF EXISTING ENVIRONMENT AND DRAINAGE CONDITIONS

### 2.1 Site Location and Topography

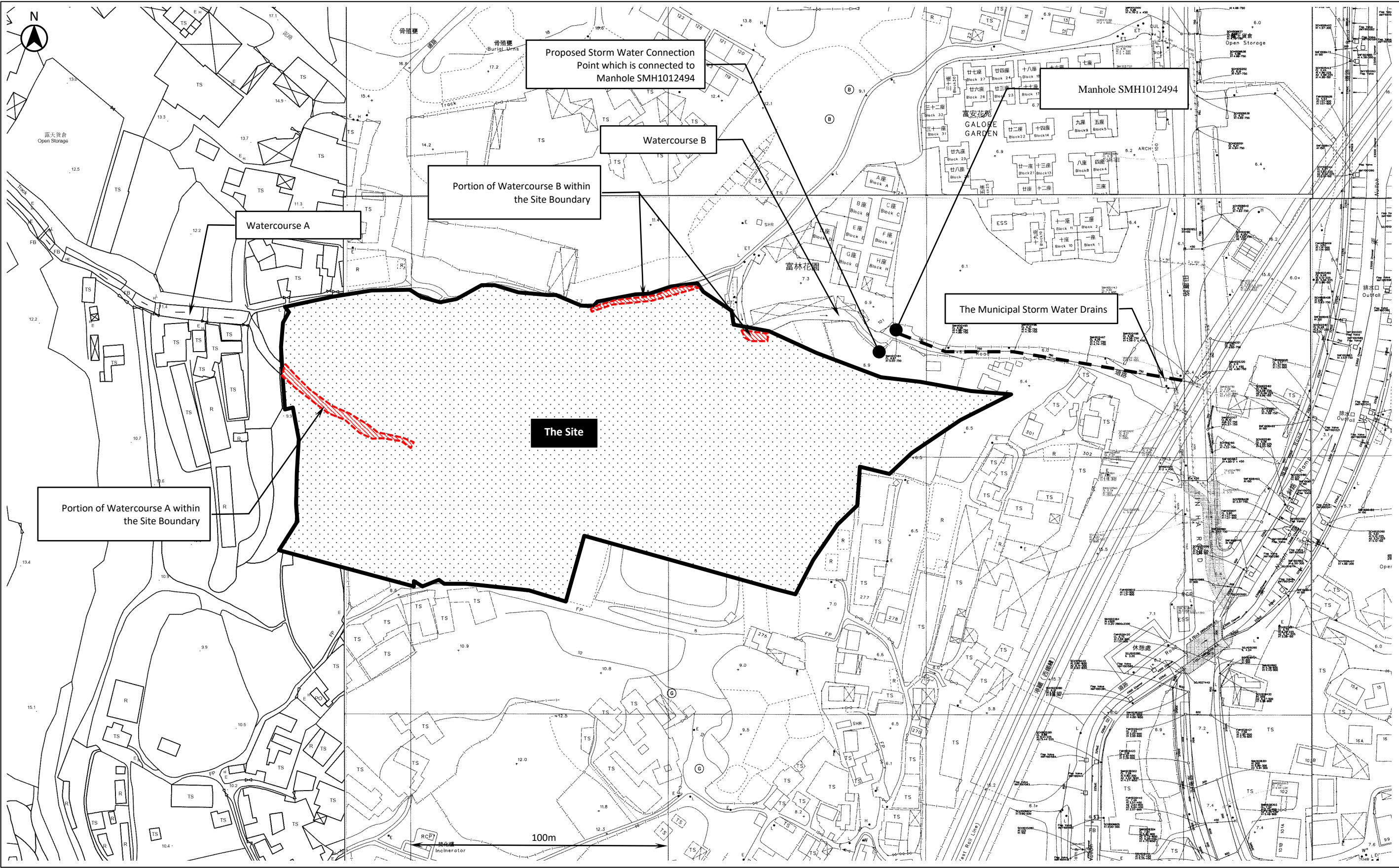
- 2.1.1 As illustrated on **Figure 1.1**, the Site is situated in Hung Shui Kiu, surrounded by some temporary structures, open storage and village houses.
- 2.1.2 The Site area is approx. 2.4ha in area with the existing elevations approximately ranging between +6.3mPD and +9.6mPD.

### 2.2 Existing Baseline Conditions

- 2.2.1 Site visits were conducted on 25 March 2020, 29 October 2020 and 19 November 2020 respectively. Based on site observations and the drainage record sheets listed in **paragraph 1.4.1**, most of the Site area is currently covered in soil. Some abandoned village houses were found on site. Two watercourses ("Watercourse A" and "Watercourse B"), were found to the west and to the north of the Site. The locations of these two watercourses are indicated on **Figure 2.1**.
- 2.2.2 Watercourse A, to the west of the Site, should receive runoff from the catchments located to the west of the Site and a portion of this Watercourse A is within the Site boundary and connected to a man-made ditch to the south of the Site. Watercourse B, along the northern boundary of the Site, should receive the runoff from the northern catchments and two portions of Watercourse B are within the Site Boundary.
- 2.2.3 With reference to the drainage layout plans obtained from the DSD shown on **Figure 2.1**, there is a municipal storm water drainage system underneath the access road to the northeast of the Site. Therefore, runoff arising from the Site is proposed to be diverted to Manhole SMH1012494.



Figure 2.1: Existing External Drainage Network and Proposed Discharge Point from the Site





### 3 DRAINAGE ANALYSIS

#### 3.1 Assumptions and Methodology

3.1.1 Peak instantaneous runoff before and after the Proposed Development has been calculated based on the Rational Method. The recommended physical parameters, including runoff coefficient ("C") and storm constants for different return periods, are referred to the *Stormwater Drainage Manual* ("SDM").

3.1.2 The Rational Method has been adopted for hydraulic analysis and the peak runoff is given by the following expression:

$$Q_p = 0.278 C i A \quad \text{--- Equation 1}$$

where

- $Q_p$  = peak runoff in m<sup>3</sup>/s
- $C$  = runoff coefficient
- $i$  = rainfall intensity in mm/hr
- $A$  = catchment area in km<sup>2</sup>

3.1.3 Rainfall intensity is calculated using the following expression:

$$i = \frac{a}{(t_d + b)^c} \quad \text{--- Equation 2}$$

where

- $i$  = rainfall intensity in mm/hr
- $t_d$  = duration in minutes ( $t_d \leq 240$ )
- $a, b, c$  = storm constants given in Table 3 of SDM

3.1.4 For a single catchment, duration ( $t_d$ ) can be assumed equal to the time of concentration ( $t_c$ ) which is calculated as follows:

$$t_c = t_0 + t_f \quad \text{--- Equation 3}$$

where

- $t_c$  = time of concentration
- $t_0$  = inlet time (time taken for flow from the remotest point to reach the most upstream point of the urban drainage system)
- $t_f$  = flow time

3.1.5 Generally,  $t_0$  is much larger than  $t_f$ . As shown in Equation 2,  $t_d$  is the divisor. Therefore, larger  $t_d$  will result in smaller rainfall intensity ( $i$ ) as well as smaller  $Q_p$ . For the worst-case scenario,  $t_f$  is assumed to be negligible and so:

$$t_d = t_c = t_0$$

$$t_0 = \frac{0.14465 L}{H^{0.2} A^{0.1}} \quad \text{--- Equation 4}$$

where

- $A$  = catchment area (m<sup>2</sup>)
- $H$  = average slope (m per 100 m), measured along the line of natural flow, from the summit of the catchment to the point under consideration
- $L$  = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.6 The capacities of open channels have been calculated using the Manning's Equation:

$$V = \frac{R^{1/6}}{n} \times \sqrt{Rs}$$

--- Equation 5

where

V	=	mean velocity (m/s)
R	=	hydraulic radius (m)
n	=	Manning coefficient (s/m <sup>1/3</sup> )
s	=	hydraulic gradient (energy loss per unit length due to friction)

## 3.2 Assessment Assumptions

### Identification of Catchment

3.2.1 Catchment Areas A to J were identified in accordance with the topographical data on the basemap obtained from the Survey and Mapping Office in March 2020 and topographical survey conducted in November and December 2020 respectively. The site condition is shown on **Figure 3.1** and the details are described in the paragraphs below.

#### The Site (Catchment A)

3.2.2 The Site is located in Catchment A, which is divided into Sub-catchments A1, A2 and A3, as shown on **Figure 3.1**.

3.2.3 As observed during the site visits mentioned in **Section 2.2**, most of the Site (about 97% by area) is covered by vegetation and unpaved area. Some scattered village houses (about 3% by area) were found at the centre of the Site. The Site is relatively flat. For the worst-case scenario, the runoff coefficient of 0.25 for flat grassland (heavy soil) has been adopted for the existing situation and the runoff coefficient of 0.95 (paved area) has been adopted for the Proposed Development.

*Table 3.1: Surface Characteristics and Runoff Coefficients of the Site*

Scenario Of Project	Area	Surface Characteristics	Runoff Coefficient
Before Development	23,779m <sup>2</sup>	100% unpaved	0.25
After Development		100% paved	0.95

### Surrounding Cumulative Catchments

3.2.4 Catchments A (the Site), B, E, F and G are identified to be the cumulative catchments for this drainage proposal. Catchments B, E, F and G are the upper catchments to the Site.

3.2.5 As shown on **Figure 3.1**, runoff from Catchments B and E will be conveyed to the Watercourse A to the west of the Site. As such, the runoff arising from Catchments B and E should be taken into account in this drainage proposal. Since the runoff would pass through the circular pipe with a diameter of 1,200mm underneath the footbridge of Watercourse A, the quantity of runoff was estimated by full bore capacity of this 1,200mm circular pipe.

3.2.6 According to the topographical data and site observation, the runoff from Catchment F would flow toward northeast direction of the Site and collected by the Watercourse A upstream. As such, the runoff arising from Catchment F should be taken into account in this drainage proposal, the runoff from Catchment F was estimated by Rational Method.

3.2.7 Catchment G is located to the south of the Site. The runoff arising from Catchment G will flow northward and pass through the Site. As such, the runoff arising from Catchment G should be taken into account in this drainage proposal, the runoff from Catchment G was estimated by Rational Method.

- 3.2.8 With reference to the topographical data of the survey maps obtained from the Lands Department and topographic survey, and the site observations, there is no obvious drainage connection between the Site and Catchment C, D, H, I and J. Runoff from Catchment C will flow southwards and intercepted by a man-made ditch along the footpath along its southern boundary; runoff from Catchment D is collected by the internal drainage system and conveyed to the municipal drainage system to the east of Catchment D; runoff from Catchment H will be collected downhill side or intercepted by the man-made ditch along its northern boundary which will gather with runoff from Catchment I and directed to the nullah to the east of the Catchment I; and runoff from Catchment J will flow to the northward which is opposite from the Site. All of the runoff from these catchments will not pass through the Site.
- 3.2.9 The calculation methods of corresponding catchments are summarised in **Table 3.2**.

*Table 3.2: Method for Estimating the Surface Runoff from Surrounding Catchments*

Catchment	Estimating Method for Surface Runoff
Catchment B + Catchment E	Full Bore Capacity of 1200mm Circular Pipe
Catchment F	Rational Method
Catchment G	Rational Method

- 3.2.10 As the runoff from Catchments F and G was calculated by Rational Method, information in term of the catchment area and runoff coefficients is necessary.
- 3.2.11 With reference to the GeoInfo Map, Catchments F composed of natural slope, village houses, temporary structure and open storage, while only natural slope is found in Catchment G. The area of natural slope is assumed to be soft landscape, while the remaining area of village houses, temporary structure and open storage are assumed to be paved area. The paving conditions are summarised in **Table 3.3**.
- 3.2.12 The areas of Catchments F and G are relatively flat. With reference to the SDM, the runoff coefficients of paved surface and soft landscape 0.95 and 0.25, respectively, are adopted for Catchments F and G. The runoff coefficients of related catchments are summarised in **Table 3.3**.

*Table 3.3: Surface Characteristics and Runoff Coefficients of Surrounding Catchments*

Catchment	Area (m <sup>2</sup> )	Surface Characteristics	Overall Runoff Coefficient
Catchment F	8,458	20% paved + 80% soft landscape	0.39
Catchment G	2,620	100% soft landscape	0.25

### Other Assumptions

- 3.2.13 As shown on Figure 3 of DSD's SDM, the Site is not located within Tai Mo Shan, West Lantau Area or North District Area. Therefore, the storm constants a, b and c (**paragraph 3.1.3** refers) for the Hong Kong Observatory ("HKO") Headquarters, as listed in Table 3a of DSD's SDM, have been adopted.

## 3.3 Estimated Existing and Future Runoff

- 3.3.1 Based on the assumption in **Section 3.2**, the runoff from the Site before and after the Proposed Development has been estimated for return periods of 2, 10 and 50 years, as shown in **Table 3.4**.

Table 3.4: Estimated Peak Runoff of the Site

RETURN PERIOD	ESTIMATED PEAK RUNOFF (m <sup>3</sup> /s)		
	BEFORE DEVELOPMENT	AFTER DEVELOPMENT	% CHANGE
2 Years	0.241	0.917	280%
10 Years	0.303	1.151	280%
50 Years	0.340	1.293	280%

- 3.3.2 The cumulative peak runoff with consideration of Upper Catchments B, E, F and G has also been estimated, as shown in **Table 3.5**.

Table 3.5: Estimated Cumulative Runoff

RETURN PERIOD	The Site	ESTIMATED PEAK RUNOFF AFTER DEVELOPMENT (m <sup>3</sup> /s)			
		CATCHMENTS			TOTAL
		B+E	F	G	
2 Years	0.917	2.689	0.120	0.030	3.756
10 Years	1.151	2.689	0.153	0.037	4.030
50 Years	1.293	2.689	0.174	0.042	4.197

- 3.3.3 Detailed calculations for the above estimated are provided in **Appendix A**.

## 3.4 Proposed Drainage Layout

### Proposed Diversion of Watercourse A

- 3.4.1 A new ditch is proposed along the northern boundary of the Site to collect and divert the runoff from Catchments A1, B, E and F from Watercourse A to Watercourse B as shown on **Figure 3.2**. A sand trap will be provided at the connection point between the new ditch and the existing Watercourse B.
- 3.4.2 Assessment on the flow capacity of the proposed new rectangular ditch with dimension of at least 1,500mm (W) x 1,200mm (H) has been conducted. In addition, the existing watercourse B beyond the discharge point will be also upgraded to the same dimension as the Proposed Ditch. The assessment results of the maximum estimated discharge based on the return period of 50 years are summarised in **Table 3.6**, and the detailed assessment is provided in **Appendix B**.

Table 3.6: Summary of Proposed Ditch and Upgraded Watercourse B

DESCRIPTION	SIZE, mm	RELATED CATCHMENT	RUNOFF, m <sup>3</sup> /s	CAPACITY, m <sup>3</sup> /s	% OF CAPACITY USED	SUFFICIENT CAPACITY?
Proposed Ditch	1,500mm (W); 1,200mm (H)	Catchments A1, B, E and F	3.848	4.751	81%	Yes
Upgraded Watercourse B	1,500mm (W); 1,200mm (H)	Catchments A1, A2, A3, B, E, F and G	4.197	4.751	88%	Yes

### Proposed Internal U-Channels

- 3.4.3 A series of U-channels have been proposed to collect to runoff from the Site and Catchment G. In addition, some of the runoff from Catchment F may pass through the Site before discharge into the Watercourse A.

- 3.4.4 As a conservative approach, a U-channel with the diameter not less than Ø450mm will be located along the western boundary of the Site to collect all the runoff from Catchment F.
- 3.4.5 Another U-channel with the diameter not less than Ø300mm will be located along the southern boundary of Site to collect runoff from Catchment G. This U-channel will then change to diameter not less than Ø375mm along the eastern boundary to collect runoff from Catchment A3 and G. After that, this U-channel will further change to a diameter not less than Ø750mm along the northern boundary of the Site to collect runoff from Catchment A2, A3 and G.
- 3.4.6 The approximate location of U-channels are shown on **Figure 3.2** and the assessment results are summarised in **Table 3.7**.

*Table 3.7: Summary of Proposed U-channels*

DESCRIPTION	SIZE, mm	RELATED CATCHMENT	RUNOFF, m <sup>3</sup> /s	CAPACITY, m <sup>3</sup> /s	% OF CAPACITY USED	SUFFICIENT CAPACITY?
U-Channel 1 with gradient of 1:200	Not less than Ø450mm	Catchment F	0.174	0.232	75%	Yes
U-Channel 2 with gradient of 1:500	Not less than Ø300mm	Catchment G	0.042	0.050	84%	Yes
U-Channel 3 with gradient of 1:500	Not less than Ø375mm	The Site (A3) and Catchment G	0.073	0.090	81%	Yes
U-Channel 4 with gradient of 1:500	Not less than Ø750mm	The Site (A2 + A3) and Catchment G	0.349	0.572	61%	Yes

- 3.4.7 U-channel 4 will further connected to a sand trap of the proposed ditch before discharge to Watercourse B which connected to the municipal stormwater Manhole SMH1012494, as shown on **Figure 3.2**. The typical design of catchpit, U-Channel and sand trap are shown in **Figure 3.3** and **Figure 3.4**. The municipal drainage system shown on **Figure 2.1** and **Figure 3.2** should discharge into the open channel/nullah to the east of the Site. As such, no adverse drainage impact is anticipated.



Figure 3.1: Identification of Surrounding Catchments

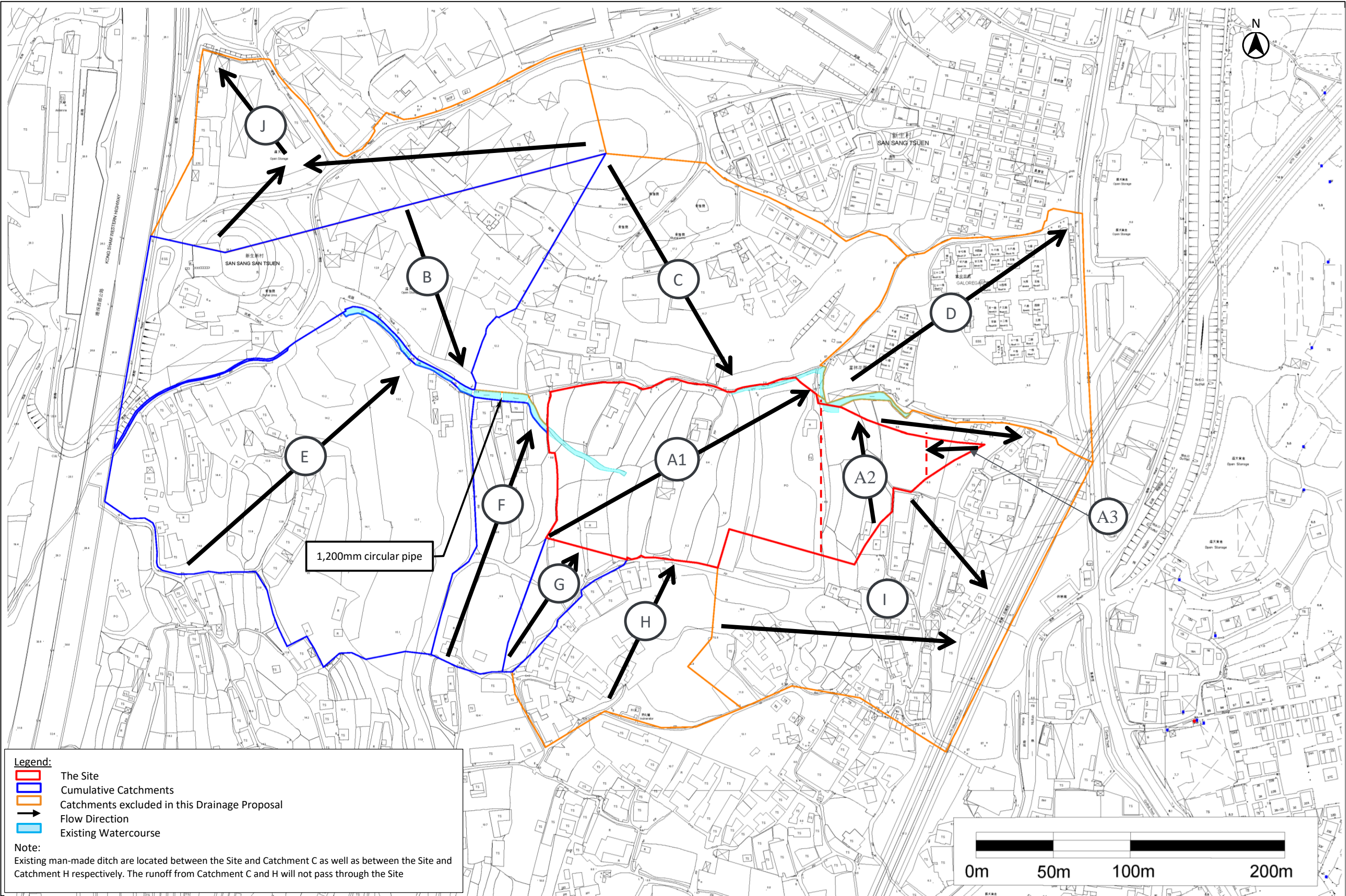




Figure 3.2: Proposed Drainage Layout

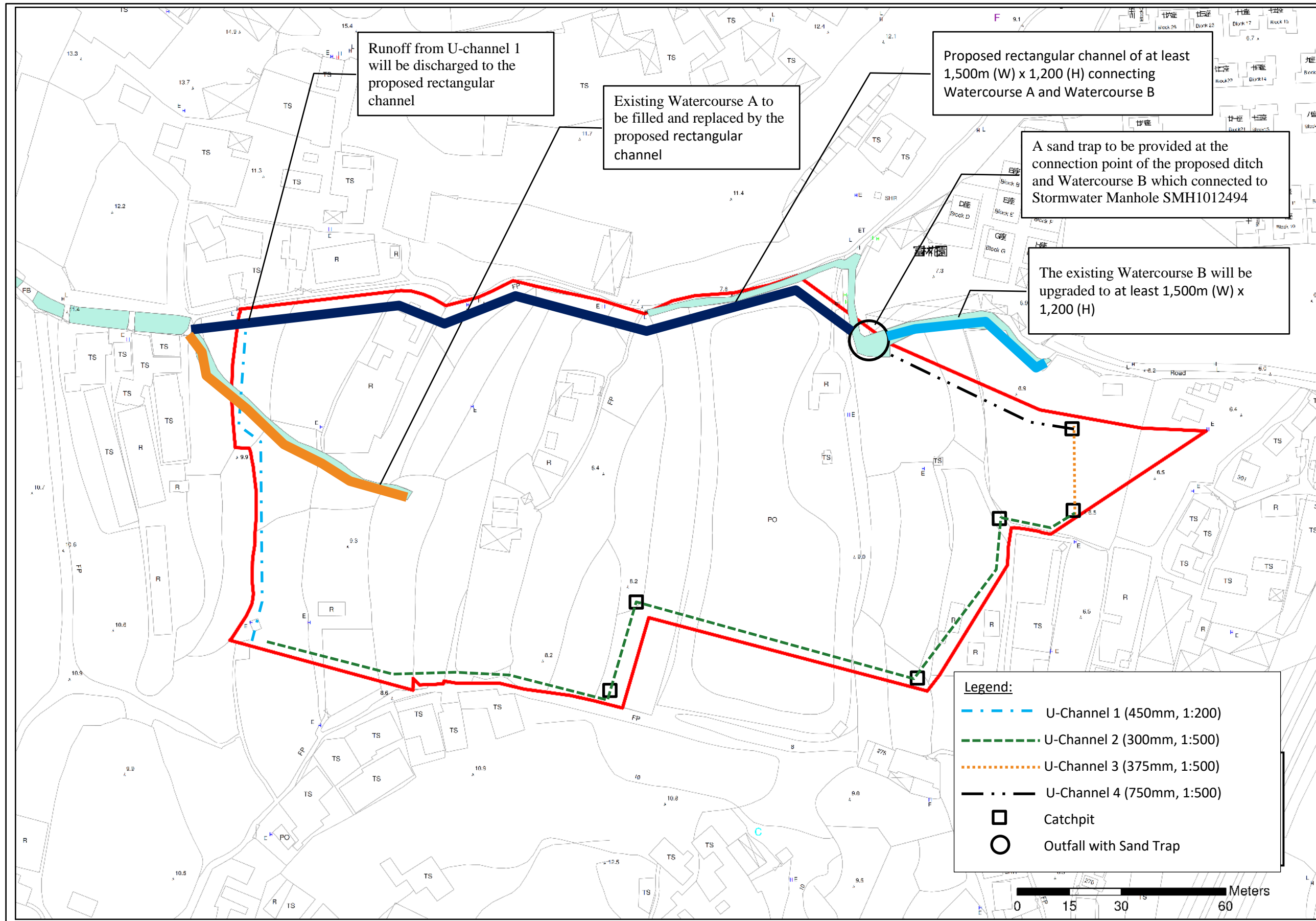
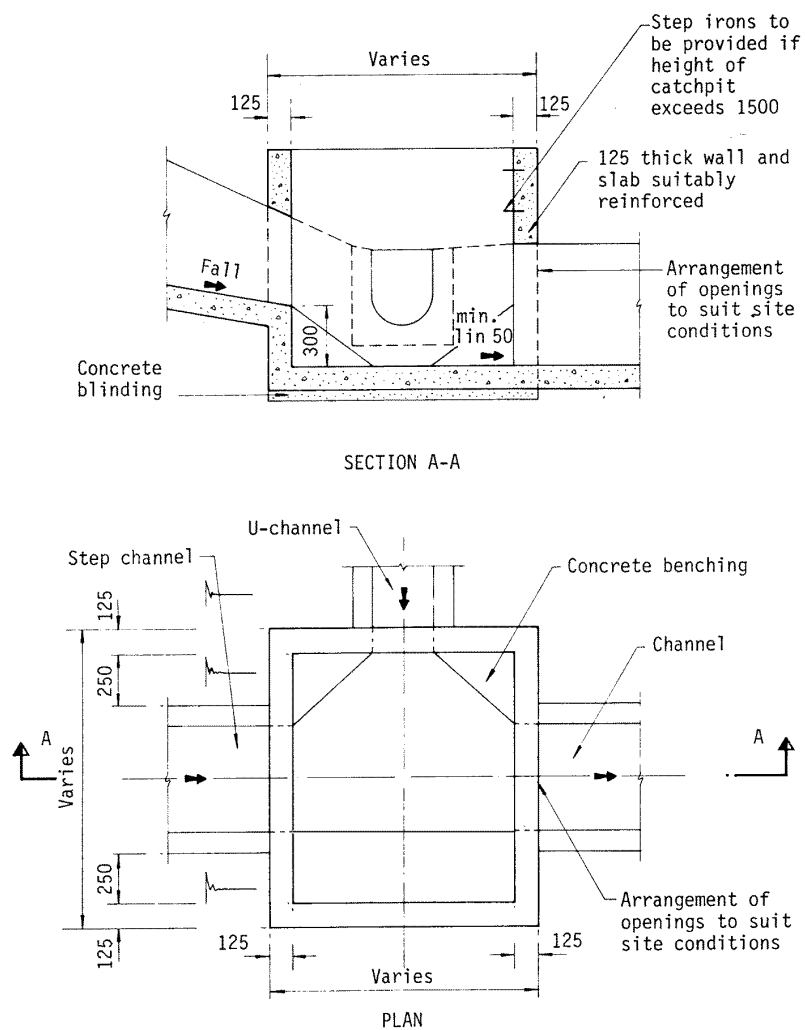
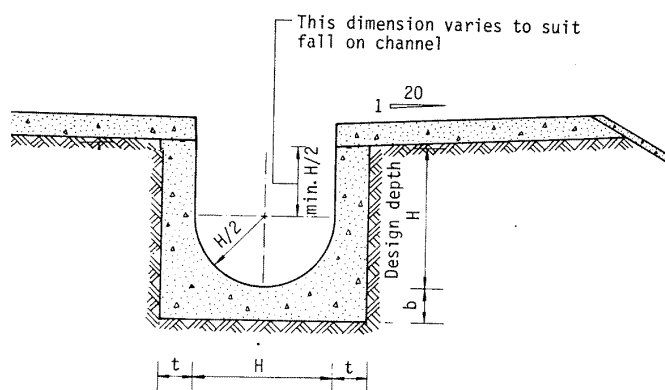
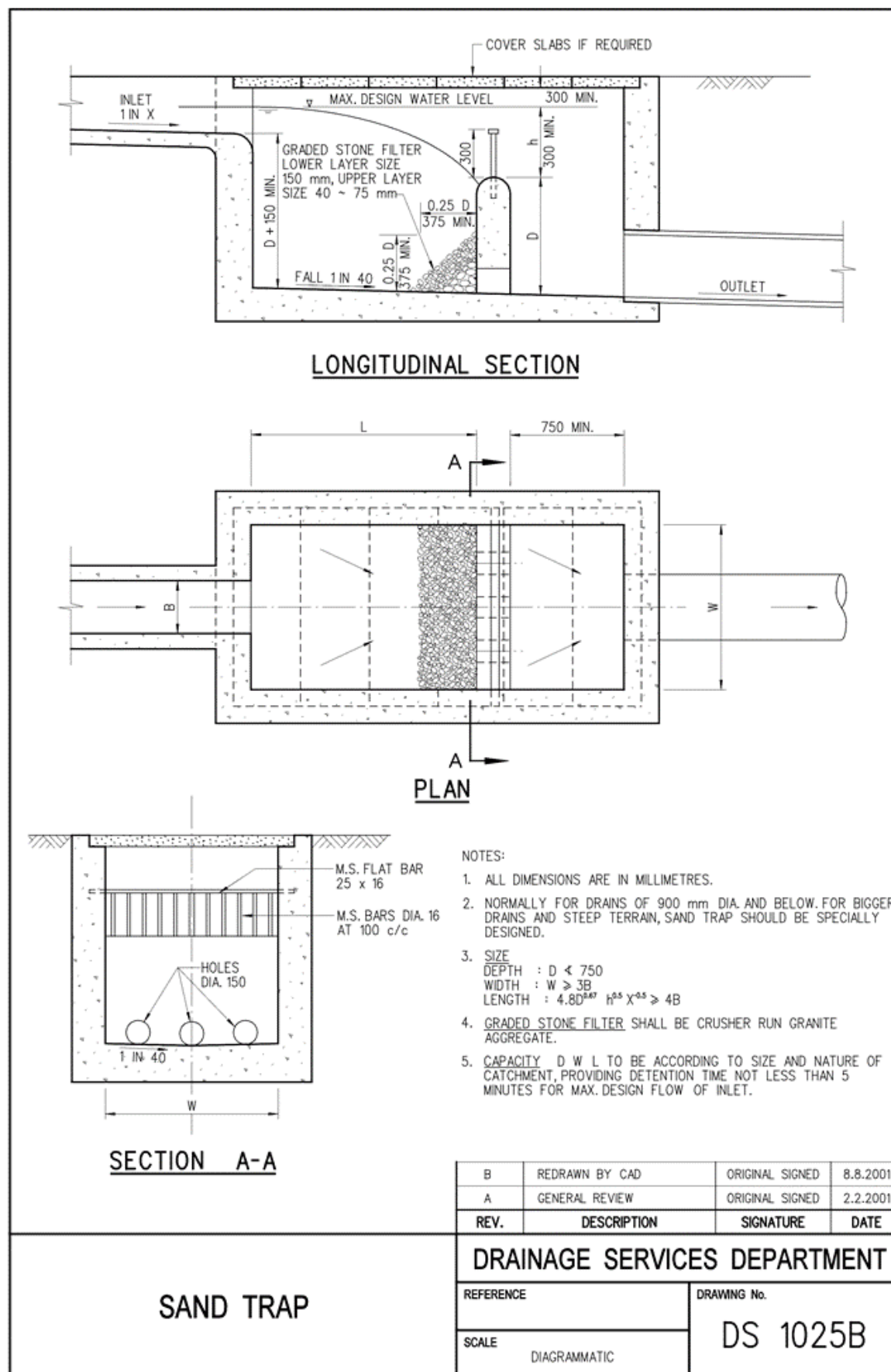


Figure 3.3: Typical Details of Catchpit and U-Channel

**TYPICAL DETAILS OF CATCHPIT****TYPICAL DETAILS OF U CHANNEL**

Source: Technical Paper to "Drainage Submission", DSD

Figure 3.4: Typical Details of Sand Trap



## 4 CONCLUSION

- 4.1.1 Potential drainage impacts that may arise from the Site after construction of the Proposed Development have been assessed.
- 4.1.2 The peak runoff before and after development of the Site has been estimated using the Rational Method and based on the catchment surface characteristics for the existing environment and the Proposed Development. The estimated peak runoff generated from the Site and the cumulative runoff from surrounding catchments are 1.293m<sup>3</sup>/s and 4.197m<sup>3</sup>/s, respectively, under a 50 years return period.
- 4.1.3 Flow capacities of the Proposed Ditch and U-channels inside the Site were calculated using Manning's Equation. Runoff from corresponding Catchment(s) (calculated based on a return period of 50 years) will account for 61% to 84% of Proposed Ditch and U-channels. The runoff from the Proposed Ditch and U-channels will connect to the existing Watercourse B to be upgraded of which the occupied capacity will be 88% with the same diameter of proposed ditch. The collected runoff will be further discharged to nearby Manhole SMH1012494
- 4.1.4 The proposed drainage layout shown on **Figure 3.2** will properly divert the runoff arising from the Site and the upper catchments, which currently overflow the Site. The runoff should be diverted to an open channel/nullah to the east of the Site according to the drainage plan shown on **Figure 2.1** and **Figure 3.2**. As such, no adverse drainage impact is anticipated.

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## Appendix A    **RUNOFF CALCULATIONS**



#### Calculation of Runoff for Return Period of 2 Years

Catchment ID	Catchment Area (A), km <sup>2</sup>	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t <sub>0</sub> ), min	Duration (t <sub>d</sub> ), min	Storm Constants			Runoff intensity (i), mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m <sup>3</sup> /s
						a	b	c				
Before the Proposed Development												
The Site (A1)	0.0187	1.58	177.7	8.78	8.78	499.8	4.26	0.494	140.57	0.25	0.0047	0.182
The Site (A2)	0.0046	1.25	87.7	5.22	5.22	499.8	4.26	0.494	164.57	0.25	0.0012	0.053
The Site (A3)	0.0005	0.25	39.5	4.04	4.04	499.8	4.26	0.494	175.70	0.25	0.0001	0.006
Upper Catchment F	0.0085	0.45	155.6	10.69	10.69	499.8	4.26	0.494	131.38	0.39	0.0033	0.120
Upper Catchment G	0.0026	2.11	90.2	5.12	5.12	499.8	4.26	0.494	165.43	0.25	0.0007	0.030
Upper Catchment B+E	-	-	-	-	-	-	-	-	-	-	-	2.689
											Total	3.081
After the Proposed Development												
The Site (A1)	0.0187	1.58	177.7	8.78	8.78	499.8	4.26	0.494	140.57	0.95	0.0177	0.693
The Site (A2)	0.0046	1.25	87.7	5.22	5.22	499.8	4.26	0.494	164.57	0.95	0.0044	0.200
The Site (A3)	0.0005	0.25	39.5	4.04	4.04	499.8	4.26	0.494	175.70	0.95	0.0005	0.023
Upper Catchment F	0.0085	0.45	155.6	10.69	10.69	499.8	4.26	0.494	131.38	0.39	0.0033	0.120
Upper Catchment G	0.0026	2.11	90.2	5.12	5.12	499.8	4.26	0.494	165.43	0.25	0.0007	0.030
Upper Catchment B+E	-	-	-	-	-	-	-	-	-	-	-	2.689
											Total	3.756

#### Calculation of Runoff for Return Period of 10 Years

Catchment ID	Catchment Area (A), km <sup>2</sup>	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t <sub>0</sub> ), min	Duration (t <sub>d</sub> ), min	Storm Constants			Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m <sup>3</sup> /s
						a	b	c				
Before the Proposed Development												
The Site (A1)	0.0187	1.58	177.7	8.78	8.78	471.9	3.02	0.397	177.15	0.25	0.0047	0.230
The Site (A2)	0.0046	1.25	87.7	5.22	5.22	471.9	3.02	0.397	204.32	0.25	0.0012	0.065
The Site (A3)	0.0005	0.25	39.5	4.04	4.04	471.9	3.02	0.397	217.21	0.25	0.0001	0.008
Upper Catchment F	0.0085	0.45	155.6	10.69	10.69	471.9	3.02	0.397	166.90	0.39	0.0033	0.153
Upper Catchment G	0.0026	2.11	90.2	5.12	5.12	471.9	3.02	0.397	205.31	0.25	0.0007	0.037
Upper Catchment B+E	-	-	-	-	-	-	-	-	-	-	-	2.689
											Total	3.182
After the Proposed Development												
The Site (A1)	0.0187	1.58	177.7	8.78	8.78	471.9	3.02	0.397	177.15	0.95	0.0177	0.874
The Site (A2)	0.0046	1.25	87.7	5.22	5.22	471.9	3.02	0.397	204.32	0.95	0.0044	0.248
The Site (A3)	0.0005	0.25	39.5	4.04	4.04	471.9	3.02	0.397	217.21	0.95	0.0005	0.029
Upper Catchment F	0.0085	0.45	155.6	10.69	10.69	471.9	3.02	0.397	166.90	0.39	0.0033	0.153
Upper Catchment G	0.0026	2.11	90.2	5.12	5.12	471.9	3.02	0.397	205.31	0.25	0.0007	0.037
Upper Catchment B+E	-	-	-	-	-	-	-	-	-	-	-	2.689
											Total	4.030

#### D02 – DRAINAGE PROPOSAL

Proposed Temporary Warehouse and Open Storage of New Vehicles for a Period of 3 Years at Various Lots in DD 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, NT  
Prepared for Aikon Development Consultancy Limited

SMEC Internal Ref. 7076750  
22 December 2020

#### Calculation of Runoff for Return Period of 50 Years

Catchment ID	Catchment Area (A), km <sup>2</sup>	Average slope (H), m/100m	Flow path length (L), m	Inlet time (t <sub>0</sub> ), min	Duration (t <sub>d</sub> ), min	Storm Constants			Runoff intensity (i) mm/hr	Runoff coefficient (C)	C x A	Peak runoff (Q <sub>p</sub> ), m <sup>3</sup> /s
						a	b	c				
Before the Proposed Development												
The Site (A1)	0.0187	1.58	177.7	8.78	8.78	451.3	2.46	0.337	199.70	0.25	0.0047	0.259
The Site (A2)	0.0046	1.25	87.7	5.22	5.22	451.3	2.46	0.337	227.08	0.25	0.0012	0.073
The Site (A3)	0.0005	0.25	39.5	4.04	4.04	451.3	2.46	0.337	240.17	0.25	0.0001	0.008
Upper Catchment F	0.0085	0.45	155.6	10.69	10.69	451.3	2.46	0.337	189.40	0.39	0.0033	0.174
Upper Catchment G	0.0026	2.11	90.2	5.12	5.12	451.3	2.46	0.337	228.08	0.25	0.0007	0.042
Upper Catchment B+E	-	-	-	-	-	-	-	-	-	-	-	2.689
											Total	3.244
After the Proposed Development												
The Site (A1)	0.0187	1.58	177.7	8.78	8.78	451.3	2.46	0.337	199.70	0.95	0.0177	0.985
The Site (A2)	0.0046	1.25	87.7	5.22	5.22	451.3	2.46	0.337	227.08	0.95	0.0044	0.276
The Site (A3)	0.0005	0.25	39.5	4.04	4.04	451.3	2.46	0.337	240.17	0.95	0.0005	0.032
Upper Catchment F	0.0085	0.45	155.6	10.69	10.69	451.3	2.46	0.337	189.40	0.39	0.0033	0.174
Upper Catchment G	0.0026	2.11	90.2	5.12	5.12	451.3	2.46	0.337	228.08	0.25	0.0007	0.042
Upper Catchment B+E	-	-	-	-	-	-	-	-	-	-	-	2.689
											Total	4.197

#### Note:

- Runoff is calculated in accordance with DSD's "Stormwater Drainage Manual (with Eurocodes incorporated) - Planning, Design and Management" (SDM), fifth edition, January 2018.
- Runoff from Catchment B and E is estimated by the full bore capacity of the 1,200mm circular pipe. The calculation of the capacity is shown in Appendix B.

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## Appendix B      **CALCULATION OF DRAINAGE CAPACITY**

#### Calculation of Drainage Capacity for Return Period of 50 Years

##### Drainage capacity of the Internal Drainage System

Channel	Catchments	Shape	D, m	Depth, m	Slope (s)	A <sub>w</sub> , m <sup>2</sup>	P <sub>w</sub> , m	R, m	n	v, m/s	Q <sub>c</sub> , m <sup>3</sup> /s	Q <sub>p</sub> , m <sup>3</sup> /s	Capacity	Remark
U-Channel 1	Catchment F	U-Shape	0.450	0.225	0.005	0.181	1.157	0.156	0.016	1.28	0.232	0.174	75%	OK
U-Channel 2	Catchment G	U-Shape	0.300	0.150	0.002	0.080	0.771	0.104	0.016	0.62	0.050	0.042	84%	OK
U-channel 3	Catchment G + The Site (A3)	U-Shape	0.375	0.188	0.002	0.126	0.964	0.130	0.016	0.72	0.090	0.073	81%	OK
U-Channel 4	Catchment G + The Site (A2+A3)	U-Shape	0.750	0.375	0.002	0.502	1.928	0.260	0.016	1.14	0.572	0.349	61%	OK

##### Legend

D = diameter, m

A<sub>w</sub> = Cross Section Area of Flow, m<sup>2</sup>

P<sub>w</sub> = Wetted Perimeter, m

R = Hydraulic Radius = A<sub>w</sub>/P<sub>w</sub>, m

s = Hydraulic Gradient

n = Manning's roughness coefficient

V = Mean Velocity, m/s

Q<sub>c</sub> = Flow Capacity (10% sedimentation inclusive), m<sup>3</sup>/s

Q<sub>p</sub> = Estimated Peak Flow, m<sup>3</sup>/s

##### Existing 1200mm circular pipe at ditch from Upstream Catchment B and E

From	To	Description	Shape	Length	Level (Out)	Level (In)	d	r	A <sub>w</sub>	P <sub>w</sub>	R	Slope (s)	k <sub>s</sub>	V	Q <sub>c</sub>
				m	mPD	mPD	m	m	m <sup>2</sup>	m	m	-	mm	m/s	m <sup>3</sup> /s
Upstream Catchment	Ditch downstream	Runoff from Upstream Catchment	Circular	-	-	-	1.2	0.6	1.131	3.77	0.300	0.005	0.6	2.6419	2.689

Note: Assume the slope of the ditch is in gradient of 1:200

##### New Ditch and Existing Watercourse B beyond the discharge point along Northern Boundary

From	To	Catchments	Shape	Base Width	Depth	Leg	Diameter	Start Level	End Level	Slope (s)	Cross Section Area, m <sup>2</sup>	Wetted Perimeter	Hydraulic Radius, m	Manning Roughness Coefficient	Mean Velocity, m/s	Capacity Flow, m <sup>3</sup> /s	Total Runoff, m <sup>3</sup> /s	% of capacity	Remark
Watercourse A	Sand Trap	Catchment A1, B, E, and F	Rectangle	1.50	1.20	--	--	-	-	0.005	1.80	3.90	0.46	0.016	2.64	4.751	3.848	81%	OK
Sand Trap	Manhole SMH1012494	Catchment A1, A2, A3, B, E, F and G	Rectangle	1.50	1.20	--	--	-	-	0.005	1.80	3.90	0.46	0.016	2.64	4.751	4.197	88%	OK

Note: Assume the slope of new ditch and upgraded watercourse B is in gradient of at least 1:200.

##### Legend

d = pipe diameter, m

r = pipe radius (m) = 0.5d

A<sub>w</sub> = wetted area (m<sup>2</sup>) = p r<sup>2</sup>

P<sub>w</sub> = wetted perimeter (m) = 2pr

R = Hydraulic radius (m) = A<sub>w</sub>/P<sub>w</sub>

s = Slope of the total energy line

k<sub>s</sub> = equivalent sand roughness, mm

V = Velocity of flow calculated based on Colebrook White Equation, m/s

Q<sub>c</sub> = Flow Capacity (10% sedimentation incorporated), m<sup>3</sup>/s

Q<sub>p</sub> = Estimated total peak flow from the Site during peak season, m<sup>3</sup>/s

#### D02 – DRAINAGE PROPOSAL

Proposed Temporary Warehouse and Open Storage of New Vehicles for a Period of 3 Years at Various Lots in DD 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, NT  
Prepared for Aikon Development Consultancy Limited

SMEC Internal Ref. 7076750  
22 December 2020

local people  
global experience

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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 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (Renewal of Planning Approval under Application No. A/HSK/231)

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*Ref.: ADCL/PLG-10265/R001*

## Appendix XI

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### Previously Approved Fire Services Installations (FSI) Proposal and Certificate

## 消防裝置及設備證書

**A** 8481573

Type of Building 樓宇類型: ☐ Industrial工業 ☐ Commercial商業 ☐ Domestic住宅 ☐ Composite綜合 ☐ Licensed premises持牌處所 ☐ Institutional社團

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。

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作Part 3 第三部 Defects 損壞事項

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。

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

Verified



### 1. HOSE REEL SYSTEM

- ## 2. AUTOMATIC SPRINKLER SYSTEM

- ### 3. FIRE ALARM SYSTEM


- 4.
- MISCELLANEOUS F.S. INSTALLATION

- 5.
- NOTES FOR WATERWORKS

- LEGEND (FOR SCHEMATIC DIAGRAM)



SITE AREA

G1	FSU SUBMISSION	14-05-2022	JN
F	WSD. SUBMISSION	09-11-2022	JN
F	PLAND. SUBMISSION	27-08-2022	JN
E	PLAND. SUBMISSION	31-07-2022	JN
D	W.S.D SUBMISSION	08-03-2022	CT
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR			
 <div> <p><b>East Power Engineering Limited</b></p> <p>Flat A, 7/F., Hop Shing Commercial Building,              41 Chi Kiang Street, Tsekowoon, Kowloon</p> <p>Fax : 2394-3772      Tel : 2397-5238</p> </div>			

PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT  
1192(PART), 1196(PART), 1197, 1198, 1199(PART),  
1200(PART), 1201(PART), 1202(PART), 1204(PART),  
1342, 1343, 1344, 1345, 1346, 1347(PART),  
1348(PART), 1349, 1350(PART), 1351(PART),  
1352(PART), 1356, 1357, 1358, 1359, 1360,  
1361, 1362(PART), 1363(PART), 1365, 1366 IN  
D.D.124 AND ADJOINING GOVERNMENT LAND, HUNG  
SHUI KIU, YUEN LONG, N.T.

DRAWING TITLE
FIRE SERVICES NOTES, LEGEND, ABBREVIATION, DRAWING LIST, COLOUR CODE, AND SITE LOCATION BLOCK PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGN BY	JACKIE	S.ENG	07-12-2020

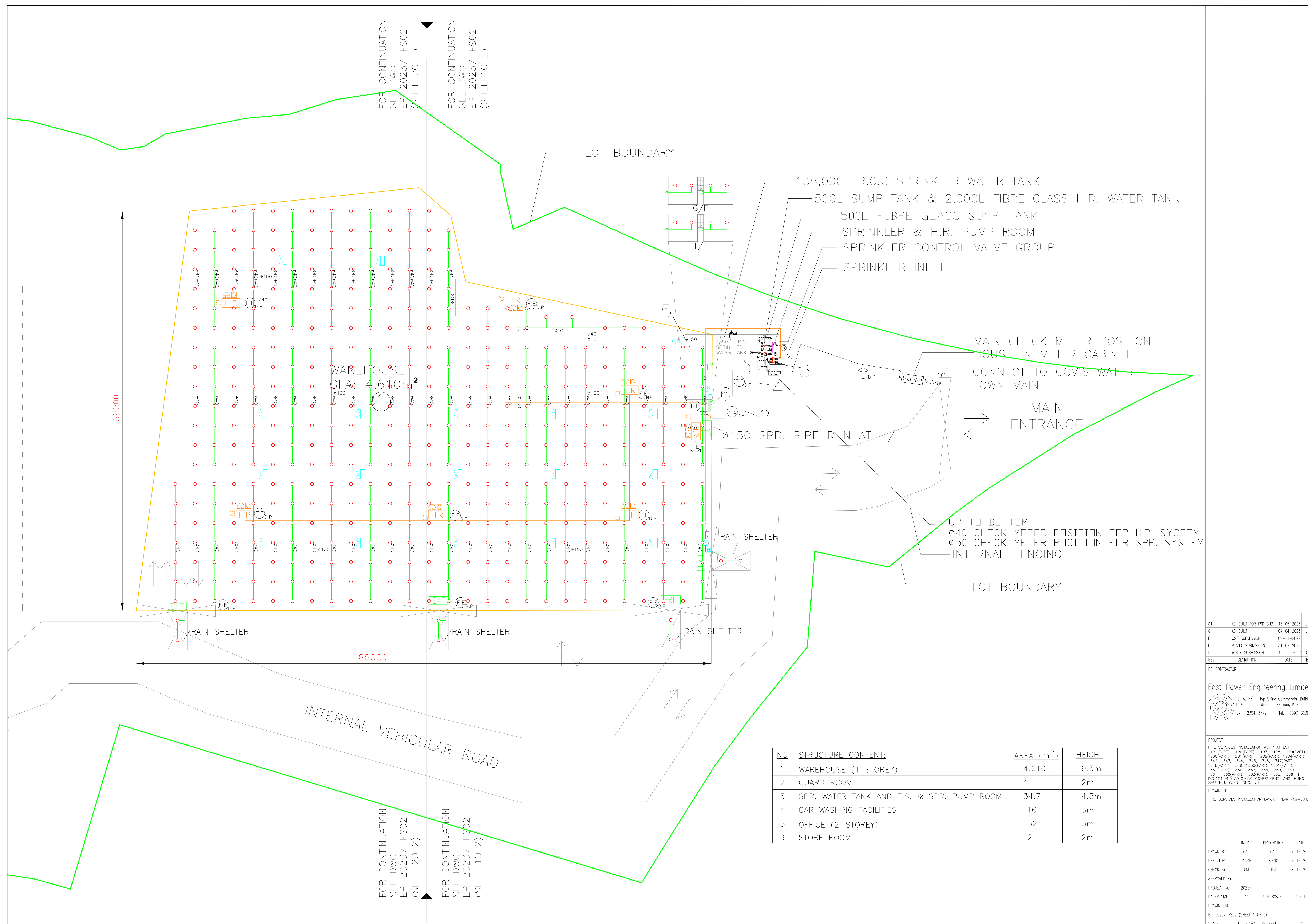
CHECK BY	CM	PM	08-12-2020
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APPROVED BY	-	-	-
PROJECT NO.	20237		
PAPER SIZE	A1	PLOT SCALE	1 : 1

DRAWING NO.

EP-20237-FS01			
SCALE	N. T. S. @ 1	REVISION	G1





NO	STRUCTURE CONTENT:	AREA (m <sup>2</sup> )	HEIGHT
1	WAREHOUSE (1 STOREY)	4,610	9.5m
2	GUARD ROOM	4	2m
3	SPR. WATER TANK AND F.S. & SPR. PUMP ROOM	34.7	4.5m
4	CAR WASHING FACILITIES	16	3m
5	OFFICE (2-STOREY)	32	3m
6	STORE ROOM	2	2m

G1	AS-BUILT FOR FSD SUB	15-05-2023	JN
G	AS-BUILT	04-04-2023	JN
F	WSD SUBMISSION	09-11-2022	JN
E	PLAND. SUBMISSION	31-07-2022	JN
D	W.S.D. SUBMISSION	10-03-2022	CT
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Plot A, 7/F, Hop Shing Commercial Building,  
41 Chi Kiang Street, Tse Kwan, Kowloon

Fax : 2394-3772 Tel : 2397-3238

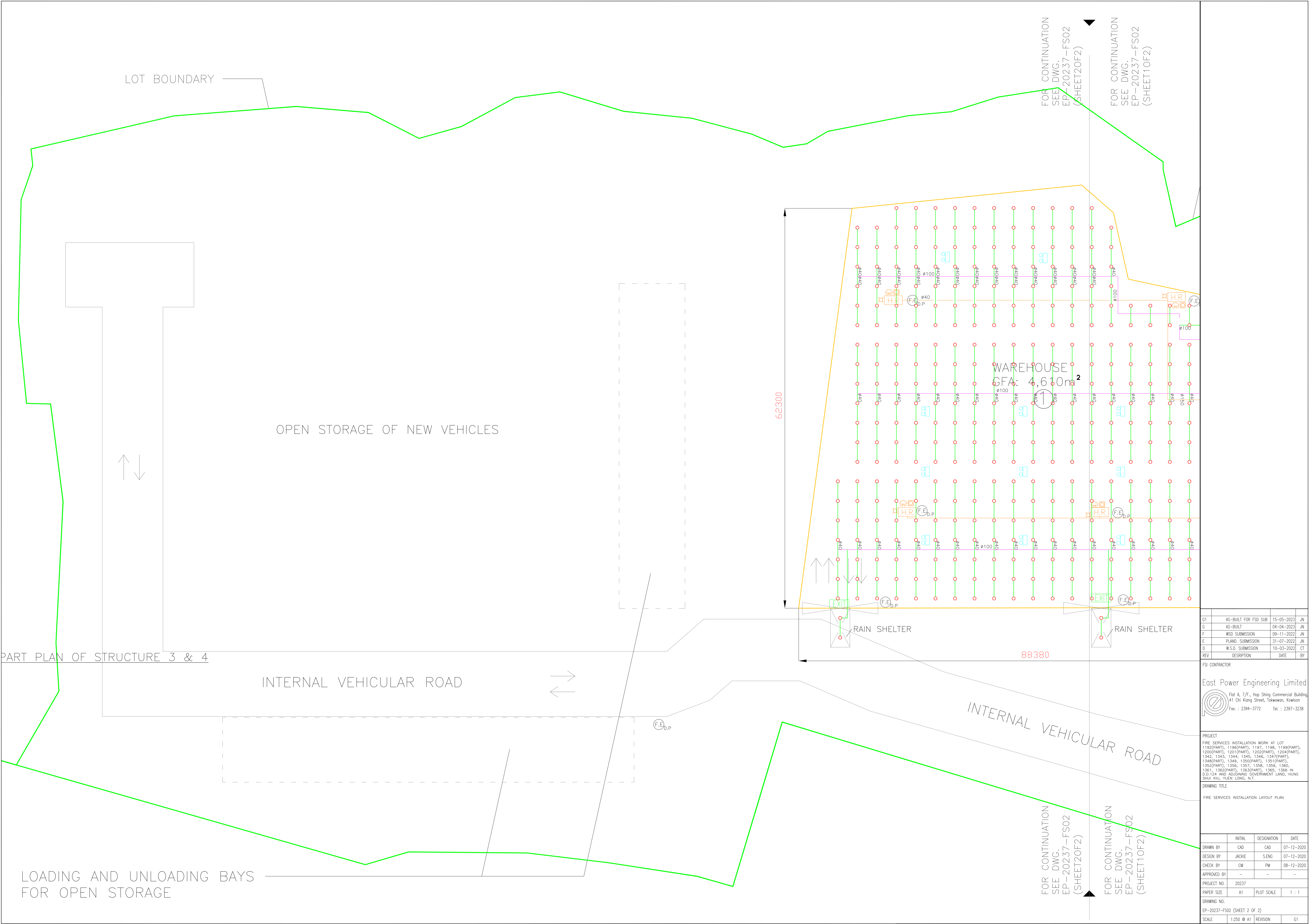
PROJECT

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DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN (AS-BUILT)

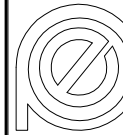
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DESIGN BY	JACKIE	S.ENG	07-12-2020
CHECK BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	20237		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.			
EP-20237-FS02 (SHEET 1 OF 2)			
SCALE	1:250 @A1	REVISION	G1



G1	AS-BUILT FOR FSD SUB	15-05-2023	JN
G	AS-BUILT	04-04-2023	JN
F	WSD SUBMISSION	09-11-2022	JN
E	PLAND. SUBMISSION	31-07-2022	JN
D	W.S.D. SUBMISSION	10-03-2022	CT
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building,  
41 Chi Kiang Street, Tse Kwan, Kowloon  
Fax : 2394-3772 Tel : 2397-3238

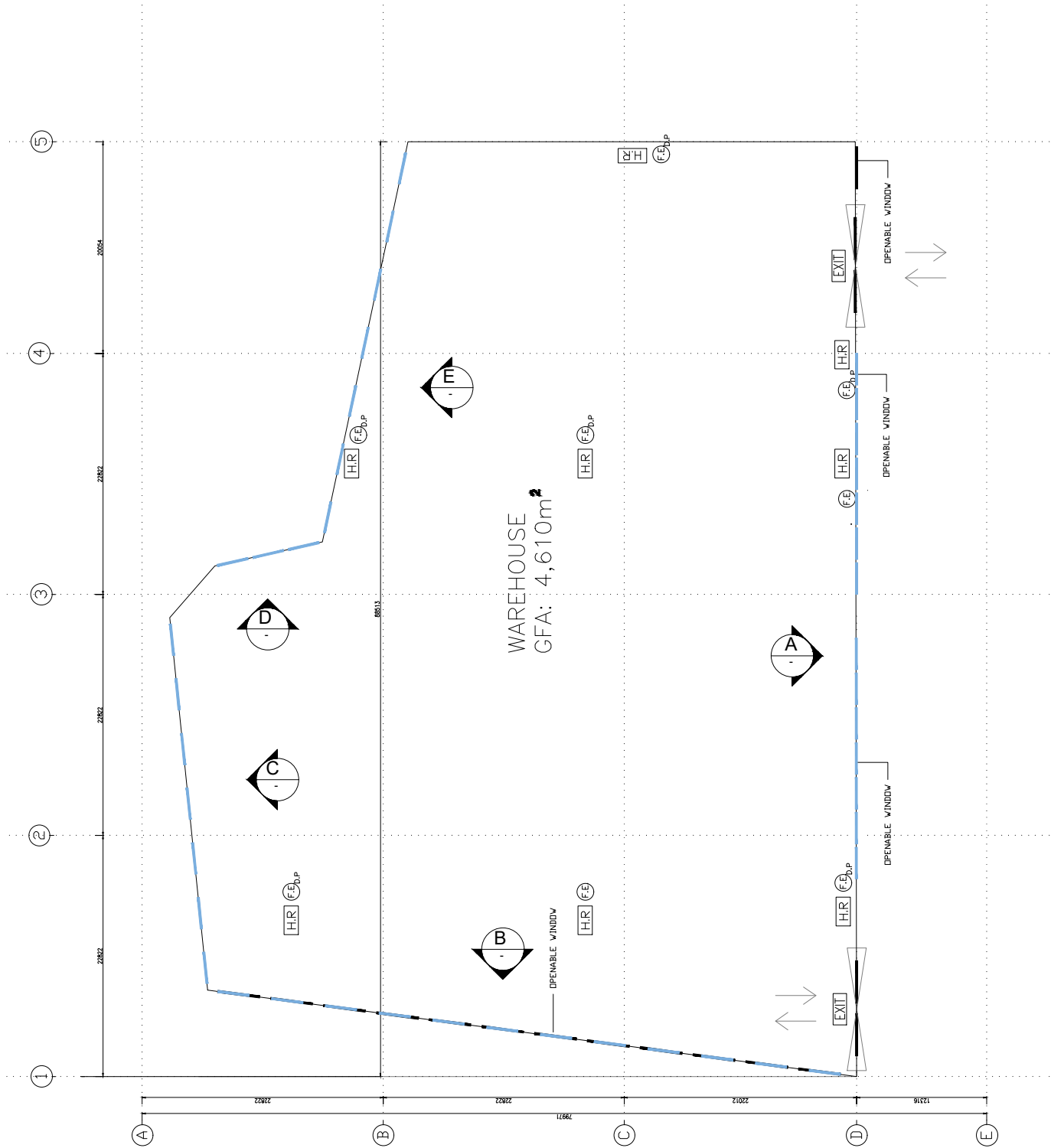
PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT  
1192(PART), 1196(PART), 1197, 1198, 1199(PART),  
1200(PART), 1201(PART), 1202(PART), 1204(PART),  
1342, 1343, 1344, 1345, 1346, 1347(PART),  
1348(PART), 1349, 1350(PART), 1351(PART),  
1352(PART), 1356, 1357, 1358, 1359, 1360,  
1361, 1362(PART), 1363(PART), 1365, 1366 IN  
D.D.124 AND ADJOINING GOVERNMENT LAND, HUNG  
SHUI KUI, YUEN LONG, N.T.

DRAWING TITLE

FIRE SERVICES INSTALLATION LAYOUT PLAN

DRAWN BY	CAD	CAD	07-12-2020
DESIGN BY	JACKIE	S.ENG	07-12-2020
CHECK BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	20237		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO.	EP-20237-FS02 (SHEET 2 OF 2)		
SCALE	1:250 @ A1	REVISION	G1



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m <sup>3</sup>			
LOCATION	USABLE FL. AREA (m <sup>2</sup> ) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED
STRUCTURE 1 G/F	4,610	$4,610 \times 6.25\% = 288.13$	REER TO ELEVATION(AA)= 96.6 REER TO ELEVATION(BB)= 82.8 REER TO ELEVATION(CD)= 48.3 REER TO ELEVATION(DE)= 48.3 REER TO ELEVATION(EF)= 48.3 TOTAL= 286.7 > 288.13

LEGEND

OW1 OPENABLE WINDOW

A	PLAND SUBMISSION	27-08-2022	JN
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

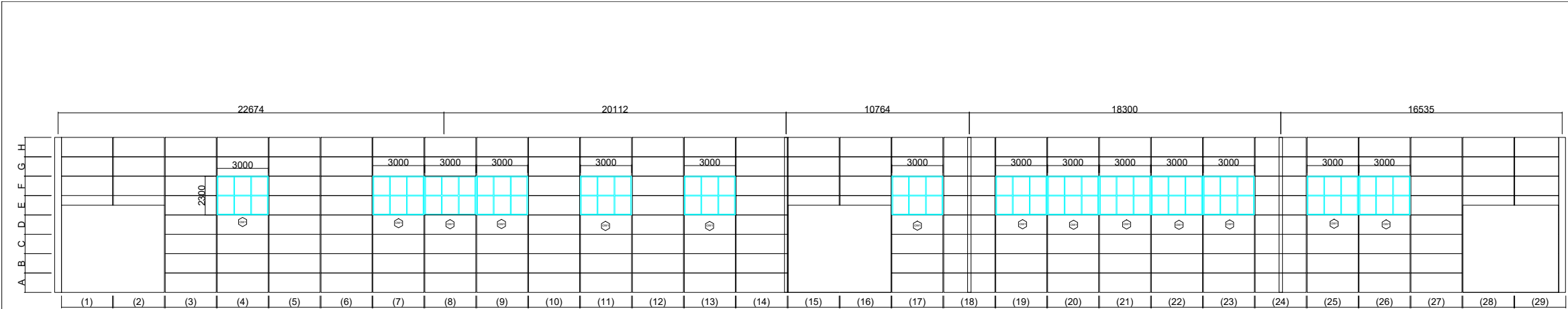
FIRE SERVICES INSTALLATION WORK AT LOT 1192(PART), 1196(PART), 1197, 1198, 1199(PART), 1200(PART), 1201(PART), 1202(PART), 1204(PART), 1342, 1343, 1344, 1345, 1346, 1347(PART), 1348(PART), 1349, 1350(PART), 1351(PART), 1352(PART), 1356, 1357, 1358, 1359, 1360, 1361, 1362(PART), 1363(PART), 1365, 1366 IN D.D.124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, N.T.

DRAWING TITLE

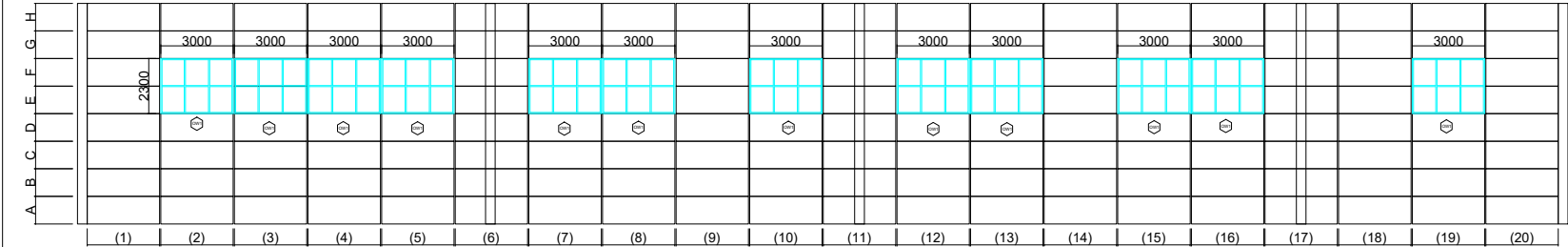
GROUND FLOOR PLAN & CALCULATION

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-
PROJECT NO.	20237		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-20237-GBP02			
SCALE	1 : 500	REVISION	A

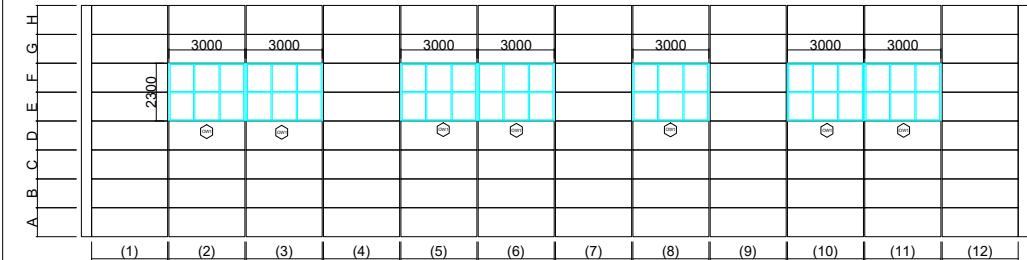




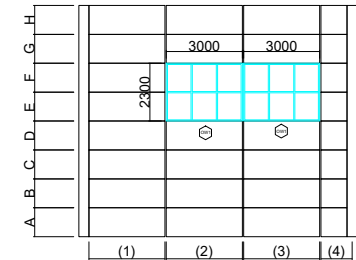
ELEVATION (LEV A-A)



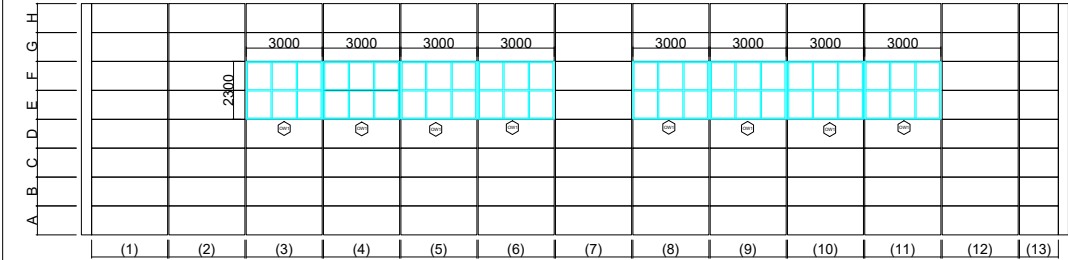
ELEVATION (LEV B-B)



ELEVATION (LEV C-C)



ELEVATION (LEV D-D)



ELEVATION (LEV E-E)

OW1 OPENABLE WINDOW

A	PLAND SUBMISSION	27-08-2022	JN
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building  
41 Chi Kiang Street, Tokwawan, Kowloon  
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

FIRE SERVICES INSTALLATION WORK AT LOT 1192(PART), 1196(PART), 1197, 1198, 1199(PART), 1200(PART), 1201(PART), 1202(PART), 1204(PART), 1342, 1343, 1344, 1345, 1346, 1347(PART), 1348(PART), 1349, 1350(PART), 1351(PART), 1352(PART), 1356, 1357, 1358, 1359, 1360, 1361, 1362(PART), 1363(PART), 1365, 1366 IN D.D.124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, N.T.

DRAWING TITLE

ELEVATION PLAN (ELV B-B)

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2020
DESIGNED BY	JACKIE	S.ENG	07-12-2020
CHECKED BY	CM	PM	08-12-2020
APPROVED BY	-	-	-

PROJECT NO.	20237
PAPER SIZE	A3
PLOT SCALE	1 : 1

DRAWING NO.

EP-20237-GBP02

SCALE	1 : 500	REVISION	A
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Date : 7<sup>th</sup> August, 2023  
Our Ref. : ADCL/PLG-10266/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 Renewal 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 at Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**


We refer to our submission dated 28.7.2023 (Ref.: ADCL/PLG-10266/L001), we would like to provide supplementary information for your onward processing. Please find enclosed the following items:-

- i. Replacement pages of the Planning Statement (Executive Summary – Chi, p.12-14); and
- ii. Replacement pages of the Figure 5.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Isa YUEN or Mr. Thomas LUK at 3180 7811.

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,  
**Aikon Development Consultancy Limited**



Encl.  
c.c. Client

## 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 proposed use”) at Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The current application aims to renew the latest planning permission from the Board under Planning Application (No. A/HSK/231) approved on 09.10.2020 (hereinafter referred to “the last approved application”) which remains valid until 09.10.2023 such that the Applicant will be given an opportunity to continue utilising the application site for the proposed use under the circumstances that there would be no significant changes in the proposed development parameters, the nature/operation of the proposed use and the overall physical setting surrounding the application site when comparing with the previously approved planning application.

The application site currently falls within an area zoned “Other Specified Uses” annotated “Enterprise and Technology Park” (“OU(E&TP)”) on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 gazetted on 26.10.2018 (hereinafter referred to as “the Current OZP”). As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) *The application site is subject to a previous planning approval for uses being the same as the proposed use;*
- (b) *It will be in line with Town Planning Board Guidelines No. 34D;*
- (c) *There will be no substantial changes in planning circumstances by allowing the current application and the Applicant has demonstrated his full compliance of approval planning conditions of the last approved application;*
- (d) *Valuable land resources can be optimized by taking the locational advantage;*
- (e) *No adverse landscape, noise nor environmental impacts in view of the existing trees planting within the application site and the non-polluted/non-dangerous nature of storage items within the warehouses that would remain stagnant all the time;*
- (f) *No adverse drainage impact nor flooding problems is envisaged since the application site has accessed existing drainage channel for discharge, and the Applicant has*

- submitted and implemented detailed drainage proposal;*
- (g) No adverse traffic impact will be anticipated due to the minimal daily trips generation of vehicles to/from the application site for the proposed use and the fact that more than sufficient space within the application site has been allowed for parking, loading/unloading activities and maneuvering of goods vehicles;*
  - (h) No undesirable precedent will be set considering the approval of similar applications by the Board previously; and*
  - (i) Temporary nature of the proposed use would not jeopardize the long-term planning intentions as well as the implementation of HSK NDA.*

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 proposed 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「擬議用途」）。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（部份）、第 1196 號（部份）、第 1197 號、第 1198 號、第 1199 號（部份）、第 1200 號（部份）、第 1201 號（部份）、第 1202 號（部份）、第 1204 號（部份）、第 1342 號、第 1343 號、第 1344 號、第 1345 號、第 1346 號、第 1347 號（部份）、第 1348 號（部份）、第 1349 號、第 1350 號（部份）、第 1351 號（部份）、第 1352 號（部份）、第 1356 號、第 1357 號、第 1358 號、第 1359 號、第 1360 號、第 1361 號、第 1362 號（部份）、第 1363 號（部份）、第 1365 號及第 1366 號和毗連政府土地（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。

該申請是為了城規會於 2020 年 10 月 9 日批准並將於 2023 年 10 月 9 日到期的規劃許可（申請編號：A/HSK/231）續期，申請人希望城規會給予機會，在發展參數、性質／運作及四周環境沒有重大改變下可於申請地點繼續用作擬議用途。

申請地點現時位於 2018 年 10 月 26 日刊憲公佈之洪水橋及廈村分區計劃大綱核准圖（編號：S/HSK/2）內被劃為「其他指定用途」註明「企業及科技園」地帶。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- （一）申請地點先前獲城規會批准作擬議用途；
- （二）擬議用途符合城規會規劃指引編號 34D；
- （三）批准該申請不會對規劃情況帶來重大改變及申請人已證明其履行先前的規劃許可所附帶的所有規劃條件；
- （四）批准該申請有助善用寶貴的土地資源；
- （五）不會造成嚴重的景觀、環境或噪音影響，理由是就申請人已於申請地點內廣植樹木，及於申請地點內存放的物品全屬非污染／非危險性，而且經常處於靜止狀態下；
- （六）不會造成嚴重的排水或水浸問題，理由是申請地點已連接現有的排水網絡。再者，申請人已提交並履行詳細渠務報告，確保擬議用途不會造成嚴重排水或水浸問題；
- （七）不會造成嚴重的交通問題，理由是所涉及的車輛進出申請地點流量不高，加上申請地點已提供足夠空間作停車位、上落貨位及車輛轉向；
- （八）考慮到城規會先前批准的類似規劃申請，批准該申請不會構成不良先例；及



(九) 其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。

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擬議用途。

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

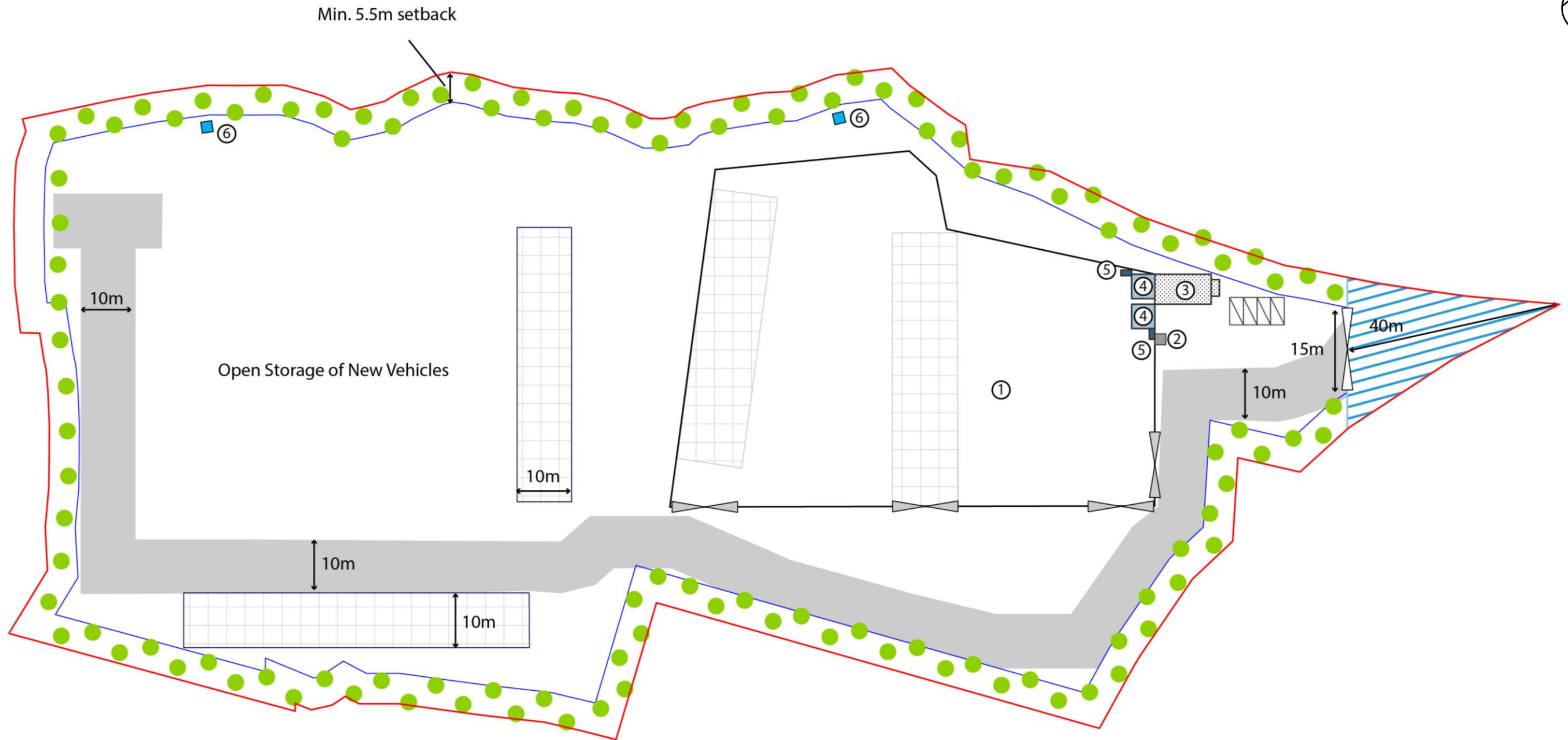
- 4.1.1 It is proposed to temporarily utilize the application site for the proposed use (i.e. Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)) to meet the demand for warehouse and open storage for new vehicles to support the vehicles retail business. As compared with the last approved scheme under Application No. A/HSK/231, there are **only minor adjustments in site configuration and number of structures, but without a material change in planning circumstances compared with the last application**. Other than the forgoing minor changes, the operation hours of the proposed use and parking provision will be **the same** as those approved under Application No. A/HSK/231. The total site area of the application site will remain 23,779.2m<sup>2</sup>.
- 4.1.2 The current application involves one warehouse with floor areas of about 4,610.2m<sup>2</sup>, a site office and guard room, one water tank and pump room, as well as one electricity meter room to support the operation of the warehouses. The total floor area is approximately 4,669.4 m<sup>2</sup>. Remaining open air area at the western portion of the application site will be open storage for new vehicles. The site configuration and layout are shown in the Indicative Layout Plan per **Figure 5**. Details of the key development parameters for the proposed 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/231).

Table 3: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s).	Design Parameter(s) (about)		
<b>Site Area</b>	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	N/A	Total: 23,779.2m <sup>2</sup> (including Government Land 299.2m <sup>2</sup> )		
<b>Covered Area</b>	N/A	See Below	Total: 4,653.4m <sup>2</sup> (19.6%)		
<b>Uncovered Area</b>	N/A	See Below	Total: 19,125.8m <sup>2</sup> (80.4%)		
<b>Structures</b>			<b>Floor Area (About)</b>	<b>No. of Storey</b>	<b>Max. Height</b>
Structure 1	Warehouse	1	4,610.2 m <sup>2</sup>	1	9.5m
Structure 2	Guard Room	1	4m <sup>2</sup>	1	2.6m
Structure 3	Water Tank and Pump Room	1	34.7m <sup>2</sup>	1	4.5m
Structure 4	General Storage and Ancillary Office (Within Structure1)	2	32m <sup>2</sup>	2	3m
Structure 5	Store Room (Within Structure1)	2	6m <sup>2</sup>	1	2.6m
Structure 6	Electricity Meter Room	2	4.5m <sup>2</sup>	1	2.6m
			<b>Total Floor Area: 4,669.4m<sup>2</sup> *</b> * Covered Area + 1 Storey of General Storage and Ancillary Office		
<b>Operation Hours</b>	N/A	N/A	Between 7:00 a.m. and 8:00 p.m. from Monday to Saturday excluding Sunday and Public Holidays		
<b>Main Ingress/Egress</b>	N/A	1	15m wide		
<b>Ingress/Egress for Warehouse</b>	N/A	1	12m wide		
<b>L/UL Bay</b>	12m wide L/UL Bays within the Warehouse 10m wide L/UL Bays for Open Storage	2 2	12m wide 10m wide		
<b>Parking Space</b>	Staff Parking Space	4	5(L) x 2.5(W)		
<b>Type of Delivery Vehicles</b>	Medium/Heavy Goods Vehicles	N/A	N/A		
<b>Anticipated Trips Generation</b>	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/231)

Major Parameters/Items	Previously and Lately Approved Application (No. A/HSK/231)	Current Application	Difference
Site Area (m <sup>2</sup> )	About 23,779.2 (including 299.2m <sup>2</sup> Government Land)	About 23,779.2 (including 299.2m <sup>2</sup> Government Land)	No Change
Applied Use(s)	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	Proposed Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)	No Change
Applied Period	3 years	3 years	No Change
Site Coverage	27.32% (including 6,497.61m <sup>2</sup> covered area)	19.6% (including 4,653.4m <sup>2</sup> covered area)	Negligibly reduced -1,844.21
Structure			
No(s).	4	9 (4 within one structure)	+5
Proposed Use(s)	Warehouse, Site Office and Guard Room, Water Tank and Pump Room, Electricity Meter Room	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 <sup>2</sup> )	About 6,497.61	About 4,669.4	-1,828.21
No. of Parking Spaces (Types and Dimensions)	4 (Private Car, 2.5m x 5m)	4 (Private Car, 2.5m x 5m)	No Change 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)	4 (2nos. of 12m wide L/UL Bays within the Warehouse, 2nos. of 10m wide L/UL Bays for Open Storage)	No Change No Change
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
Landscape Treatment	93 Nos. of Ficus microcarpa (93 preserved)	114 Trees (implemented under approval condition of A/HSK/231)	+21
Drainage Provision	Proposed to be maintained at all time during approval period	To be maintained at all time during approval period	No Change



#### Legend

Application Site Boundary	Internal Fencing (Implemented since last approval)	Guard Room	Water Tank and Pump Room	Internal Vehicular Road
Warehouse	Warehouse Internal Loading and Unloading Bays	General Storage and Ancillary Office (2 storey)	Store Room	Staff Parking Spaces (5m x 2.5m)
Open Storage Loading and Unloading Bays	Electricity Meter Room	Main Ingress/Egress (15m)	Internal Ingress/Egress (12m)	Setback for Vehicular Manoeuvring
				Existing trees (Implemented since last approval)

(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 Lots 1192 (Part), 1196 (Part), 1197, 1198, 1199 (Part), 1200 (Part), 1201 (Part), 1202 (Part), 1204 (Part), 1342, 1343, 1344, 1345, 1346, 1347 (Part), 1348 (Part), 1349, 1350 (Part), 1351 (Part), 1352 (Part), 1356, 1357, 1358, 1359, 1360, 1361, 1362 (Part), 1363 (Part), 1365, 1366 in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories

(Renewal of Planning Approval under Application No. A/HSK/231)

**Title:**  
Indicative Layout Plan

Ref.: ADCL/PLG-10266-R001a/F005

**Figure:**  
5

**Scale:**  
Not to Scale

**Date:**  
July 2023



**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 greenfield areas and/or 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.

**Extract of Town Planning Board Guidelines  
on Renewal of Planning Approval  
and Extension of Time for Compliance  
with Planning Conditions for Temporary Use or Development**  
**(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
  - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
  - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
  - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
  - (d) whether the approval period sought is reasonable; and
  - (e) any other relevant considerations.

Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Previous s.16 applications covering the Application Site**

*Approved Applications*

	<b><u>Application No.</u></b>	<b><u>Proposed Use(s)/Development(s)</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>
1	A/YL-HT/886	Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years	21.3.2014
2	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	9.10.2020

**Government Departments' General Comments**

**1. Land Administration**

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

- no adverse comment on the application; and
- there is no lease modification/land exchange application or building plan submission in relation to development at the application site (the Site) approved/under processing.

**2. Traffic**

(a) Comments of the Commissioner for Transport:

No comment on the application from traffic engineering point of view.

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

No adverse comment on the application from highway maintenance point of view.

**3. Drainage**

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

- no objection in principle to the application from drainage point of view; and
- a condition should be stipulated requiring the applicant to submit a revised condition record of the existing drainage facilities to his satisfaction.

**4. Fire Safety**

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to his satisfaction;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- having considered the nature of open storage, the following approval condition shall be added:

“The provision of fire extinguisher(s) and submission of a valid fire certificate (F.S. 251) within 6 weeks from the date of planning approval to the satisfaction of D of FS”

**5. Building Matters**

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

- no adverse comment on the application; and
- there is no building plan submission in relation to development at the Site approved/under processing.

**6. Water Supplies**

Comments of the Chief Engineer/Construction, Water Supplies Department:

No objection to the application.

**7. Long-term Development**

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

No adverse comment on the application.

**8. 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 feedback from the locals on the application.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) to note that the Site might be resumed at any time during the planning approval period for implementation of government projects;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lots 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 and Government Land (GL);
  - the GL in the Site is covered by Short Term Tenancies (STT) No. STTYL0048 for the purpose of temporary warehouse and open storage of new vehicles (private cars, taxis, light goods vehicles and light buses);
  - the private lots covered by Short Term Waivers (STWs) are listed below:

<u>Lot(s) in D.D.124</u>	<u>STW No.</u>	<u>Purposes</u>
1192	5325	Temporary Warehouse and Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles and Light Buses)
1197	5326	
1198 and 1201	5327	
1199	5328	
1200	5329	
1347	5330	
1348	5331	
1349, 1350, 1351 and 1352	5332	

- the STT/STW holders will need to apply to his office for modification of the STT/STW conditions where appropriate and the lot owner(s) of the lot(s) without STW should apply to his office to permit the structures to be erected or regularise any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
- sufficient manoeuvring space shall be provided within the Site. 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 vehicular access to the Site;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - the access road connecting the Site with Tin Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tin Ha Road;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' in order to minimise the possible environmental impacts on the surrounding areas;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the Applicant should note that approval of the s.16 application by the Town Planning Board does not imply approval of the tree works such as pruning, transplant and/or felling under lease. The Applicant is reminded to approach relevant authority/ government department(s) direct to obtain the necessary approval for any tree works, where appropriate;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed fire service installation to be installed should be clearly marker on the layout plans;
  - good practice guidelines (**Appendix VII** of this RNTPC Paper) for open storage should be adhered to; and
  - if the proposed structures are required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 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 are erected on leased land without the approval of the Building Authority (BA), the are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
  - for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an

acceptance of any existing building works or UBWs on the Site under the BO;

- 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 BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- existing water mains will be affected as shown on **Plan A-2**. The cost of any necessary diversion shall be borne by the proposed development;
  - in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
  - no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on **Plan A-2**; and
  - Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site; and
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that:

the Site falls within the boundary of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). To ensure timely and orderly implementation, the development of HSK/HT NDA and relevant site formation and infrastructure works would be implemented in three phases, viz. First Phase development, Second Phase development and Remaining Phase development. The lots concerned fall within the sites under Second Phase development and Remaining Phase development of HSK/HT NDA. While the detailed implementation programme for the project is still being formulated, it is envisaged that the site formation and engineering infrastructure works for Second Phase development and Remaining Phase development will commence in 2024 and 2030 respectively. In this regard and subject to necessary approvals as required, the Government plans to acquire these relevant sites in relation to the Second Phase development from mid-2024 progressively for the development of HSK/HT NDA. The applicant is required to pay attention to the development programme and liaise with his office to ensure his proposed development would not affect the proposed works under HSK/HT NDA.

**消防處發出之露天貯存用地良好作業指引**  
**Good Practice Guidelines for Open Storage issued by the Director of Fire Services**

		消防車輛 內部通道 Internal Access for Fire Appliances	地段界線 (淨闊度) Lot Boundaries (Clear Width)	貯存物品 地點與 臨時構築物 之間的距離 Distance between Storage Cluster and Temporary Structure	貯存物品 地點的大小 Cluster Size	貯存高度 Storage Height
1.	露天貯存貨櫃 Open Storage of Containers		2 米 2m	4.5 米 4.5m		
2.	露天貯存非易燃物品 或有限數量的易燃物品 Open Storage of Non- Combustibles or Limited Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m		
3.	露天貯存易燃物品 Open Storage of Combustibles	4.5 米 4.5m	2 米 2m	4.5 米 4.5m	40 米乘 40 米 40m x 40m	3 米 3m

備註：露天貯存用地／回收場內不得吸煙或使用明火。

Remarks: Smoking and naked flame activities shall not be allowed within the open storage/recycling site.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/HSK/483 DD 124 Hung Shiu Kiu Technology Park**

06/09/2023 02:58

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members,

The conditions of 231 have not been fulfilled. To date a whopping **FOURTEEN** extensions of time have been approved.

This is totally unacceptable when we have the CE holding forth that law and order now prevail in the territory.

Board members have a duty to question what conditions are at stake and which government departments are lax in implementing the regulations.

The Board recently approved a raft of measures that limit public participation in the planning process under the excuse that it would expedite development.

How come the time wasted re failure to fulfill conditions was not subjected to the same stringent scrutiny?

Mary Mulvihill

**From:**

**To:** tpbpd <tpbpd@pland.gov.hk>

**Date:** Wednesday, 24 June 2020 2:17 AM CST

**Subject:** A/HSK/231 DD 124 Hung Shiu Kiu Technology Park

A/HSK/231

Various Lots in D.D. 124 and Adjoining Government Land, Hung Shui Kiu

Site area : About 23,779.2sq.m Includes Government Land of about 299.2sq.m

Zoning : "Other Specified Uses" annotated "Enterprise and Technology Park"

Applied use : Warehouse and Open Storage of New Vehicles / 8 Vehicle Parking

Dear TPB Members,

A/YL-HT/886 - Lot 1202 in D.D. 124 - About 2,280.00m<sup>2</sup> - "Res (Group D)" - 50 Vehicle Parking

Approved 21 March 2014.

From Google Maps it is clear that this part of the application site is used for container storage. However the remainder is covered in vegetation and trees.

This site is zoned for "Enterprise and Technology Park". If Hong Kong is to follow the trend worldwide with regard to such facilities then the expectation would be for a campus surrounded by a park area. It is there unacceptable that the entire site

be reduced to the moon crater condition of Lot 1202.

No doubt PlanD will trot out the same line it trotted out in 2014: As there was (not) yet any programme/known intention to implement the zoned use on the Outline Zoning Plan

Members had no question on the application.

But now in view of the recent JR HCAL 26/2012 2020 HKCFI 501 members can no longer rely on PlanD recommendations but must ask questions.

*Hence, a mere reading of the representation / comment and obtaining advice in respect thereof do not suffice – the decision maker must have to personally consider them rather than rely on an official's consideration of them: Tickner v Chapman, supra, at 464D-E. Li CJ also said in Oriental Daily, supra, at 868B that "the reasons should show that the issues that arise for serious consideration have been considered."*

So what is THE PLAN for the Hung Shiu Kiu? When will development commence? How come the administration is so eager to push for facilities of this nature at Cyberport, an out of the way location on Hong Kong Island with a stagnant population and plentiful employment and educational opportunities, while neglecting to commence the provision of essential facilities for the proposed new towns in NT to ensure that when residents move in they will not have to travel for hours to access them?

Questions please.

Mary Mulvihill