

This document is received on 16 OCT 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 Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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

2302633

5.10.2023

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/493
	Date Received 收到日期	16 OCT 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 )

WONG Wai Chee

### 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 )

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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)	Lot 2238 S.A RP (Part) 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 ..... 752 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 752 ..... 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)	..... 61 ..... 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	"Residential (Group B)3" Zone
(f) Current use(s) 現時用途	Warehouse  (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)"#  
已通知 ..... 名「現行土地擁有人」#。

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

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 \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on  
4/9/2023 to 18/9/2023 (DD/MM/YYYY)&  
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&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/10/2023 (DD/MM/YYYY)&  
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&

Others 其他

- ☐ others (please specify)  
其他（請指明）

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



**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

Temporary Warehouse for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期
☒ year(s) 年 ..... 3 .....  
☐ month(s) 個月 .....
**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... N/A .....sq.m ☐ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 752 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 1 .....

Proposed domestic floor area 擬議住用樓面面積 ..... N/A .....sq.m ☐ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 752 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 752 .....sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	.....
B1	WAREHOUSE	752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(1-STOREY)	.....
TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)		.....

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 ..... 1 (LGV) .....

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 Monday to Saturday from 09:00 to 18:00, no operation on Sunday and public holiday ..... .....			
(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 checked="" 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)) Accessible from Tin Ha Road via a local access ..... <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"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁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 checked="" 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 checked="" 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 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> ..... .....		

	<p>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)</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
**位於鄉郊地區或受規管地區臨時用途/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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><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：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 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 the supplementary 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

Michael WONG

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

29/9/2023

(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**

1. 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。

2. 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。

3. 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。



Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Lot 2238 S.A RP (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories
Site area 地盤面積	752 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 61 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
Zoning 地帶	"Residential (Group B) 3" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Warehouse for a Period of 3 Years

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	752 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	7.5 (about)	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	100 % <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  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) _____ _____		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  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) _____ _____		1      1(LGV)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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"/>
Plan showing the land status of the application site, Plan showing the zoning of the application site		
<u>Accepted drainage record, Accepted FSLs plan, Swept path analysis</u>		
<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 type="checkbox"/>
_____		
_____		
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。

### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2238 S.A RP (Part) in D.D. 124 and Adjoining Government Land (GL), Hung Shui Kiu, Yuen Long, New Territories* (the Site) for '**Temporary Warehouse for a Period of 3 Years**' (proposed development) (**Plan 1**). The applicant would like to continue to use the Site for the applied use.

#### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned as "Residential (Group B)3" ("R(B)3") on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2, according to the Notes of the OZP, 'warehouse' use is not a column one nor a column two use within the "R(B)3" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The applied use is considered not incompatible with surrounding land use which is dominated by warehouse, storage and workshops uses. Although the applied use is not entirely in line with the planning intention of "R(B)3" zone, the applied use is only on a temporary basis, which approval of the application will not jeopardize the long-term planning intention of the "R(B)3" zone.
- 2.3 The Site is also the subject of two previous S.16 planning applications (Nos. A/HSK/128 and 336) for the same use submitted by the same applicant, which was approved by the Board in 2019 and 2021 respectively. Therefore, approval of the current application is in line with the Board's previous decisions and would not set an undesirable precedent within the same "R(B)3" zone.
- 2.4 When compared with the previous application (No.A/HSK/336), all development parameters, i.e. site area, GFA, plot ratio, number of structures and parking spaces are the same as the current application. The applicant has shown effort to comply with approval condition of the previous application, details are shown at **Table 1** below:

**Table 1 – Details of Compliance with Approval Conditions of the Previous Application**

Approval Condition of Application No. A/HSK/336		Date of Compliance
(f)	The submission of a condition record of the existing drainage facilities	6/6/2023
(g)	The submission of a fire service installations (FSIs) proposal	9/8/2022
(h)	The implementation of the FSIs proposal	Not complied with

2.5 Regarding approval condition (h) of the previously approved application No. A/HSK/336, i.e. the implementation of the FISs proposal, the construction works for FSIs have been completed by the applicant. However, in order to gain full functionality of the FSIs, connection of secondary water supplies to town mains are required. Relevant applications have been submitted to the Water Supplies Department (WSD). As the application is currently awaiting comments from WSD on the application, the applicant therefore could not comply with this approval condition within the designated period of time.

2.6 In support of the current application, the applicant submitted the accepted drainage record and the accepted FSIs proposal of the previous application (**Appendices I and II**).

### 3) Development Proposal

3.1 The Site occupies an area of 752 m<sup>2</sup> (about), including 61 m<sup>2</sup> (about) of GL (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday. One existing single storey structure is provided at the Site for warehouse with total GFA of 752 m<sup>2</sup> (about) (**Plan 4**). It is estimated that the Site would be able to accommodate 3 staff. As the Site is for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	752 m <sup>2</sup> (about), including 61 m <sup>2</sup> of GL
<b>Covered Area</b>	752 m <sup>2</sup> (about)
<b>Uncovered Area</b>	NA
<b>Plot Ratio</b>	1 (about)
<b>Site Coverage</b>	100% (about)
<b>Number of Structure</b>	1
<b>Total GFA</b>	752 m <sup>2</sup> (about)
- Domestic GFA	Not applicable



- Non-Domestic GFA	752 m <sup>2</sup> (about)
Building Height	7.5 m (about)
No. of Storey	1

3.2 As the proposed development only involves warehouse for storage of miscellaneous goods (i.e. package food, apparel, footwear, electronic goods, furniture etc). No storage of dangerous goods and no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities will be carried out at the Site at any time during the planning approval period.

3.3 The Site is accessible from Tin Ha Road via a local access (**Plan 1**). A total of 1 loading/unloading (L/UL) space is provided at the Site, details are shown at **Table 2** below:

**Table 2** –L/UL Provision

Type of Space	No. of Space
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.4 LGV will be deployed for transportation of goods. No medium or heavy goods vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance* are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval period. Sufficient space is provided for LGV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact should not be anticipated.

**Table 3** – Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction		
	LGV		2-Way Total
	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	1	0	1
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	1
Traffic trip per hour (average)	0.5	0.5	1

3.5 The applicant will strictly comply with all environmental protection / pollution control

ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by Environmental Protection Department to minimise adverse environmental impacts and nuisance to the surrounding area.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of an as-built drainage plan and a certificate of fire service installations and equipment to mitigate any adverse impact arising from the proposed development (**Appendices I and II**).
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for ‘**Temporary Warehouse for a Period of 3 Years**’.

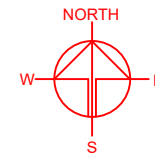
## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Plan Showing the Land Status of the Application Site
<b>Plan 4</b>	Layout Plan
<b>Plan 5</b>	Swept Path Analysis

## **APPENDICES**

<b>Appendix I</b>	Accepted Drainage Record of Previous Application No. A/HSK/336
<b>Appendix II</b>	Accepted FSIs Proposal of Previous Application No. A/HSK/336

ACCESSIBLE FROM TIN HA ROAD VIA A LOCAL ACCESS



**ACCESSIBLE FROM TIN HA ROAD  
VIA A LOCAL ACCESS**

– APPLICATION SITE

 APPLICATION SITE



**R-Riches**  
Property Consultants Ltd

TEMPORARY WAREHOUSE FOR  
A PERIOD OF 3 YEARS

LOT 2238 S.A RP (PART) IN D.D.  
124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KIU, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 1500 @ A4

DRAWN BY	DATE
OL	20.09.2023

CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE  
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001



# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 752 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
OZP PLAN NO. : S/HSK/2

AREA ZONED AS "R(B)3" : 752 m<sup>2</sup> (ABOUT)

ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

洪永橋  
HUNG SHUI KIU

混合用途  
MIXED USE

混合用途  
MIXED USE

R(B)3 APPLICATION SITE

G/C

R(A)3

R(A)2

R(A)2

G/C

紫翠花園  
Bauhinia Garden

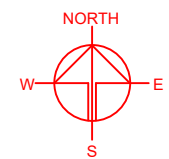
和平新村  
Wo Ping San Tsuen

雅雅居  
Meadowlands

新豐村  
Chung Uk Tsuen

## LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE FOR  
A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2238 S.A RP (PART) IN D.D.  
124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KIU, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

OL

DATE

20.09.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

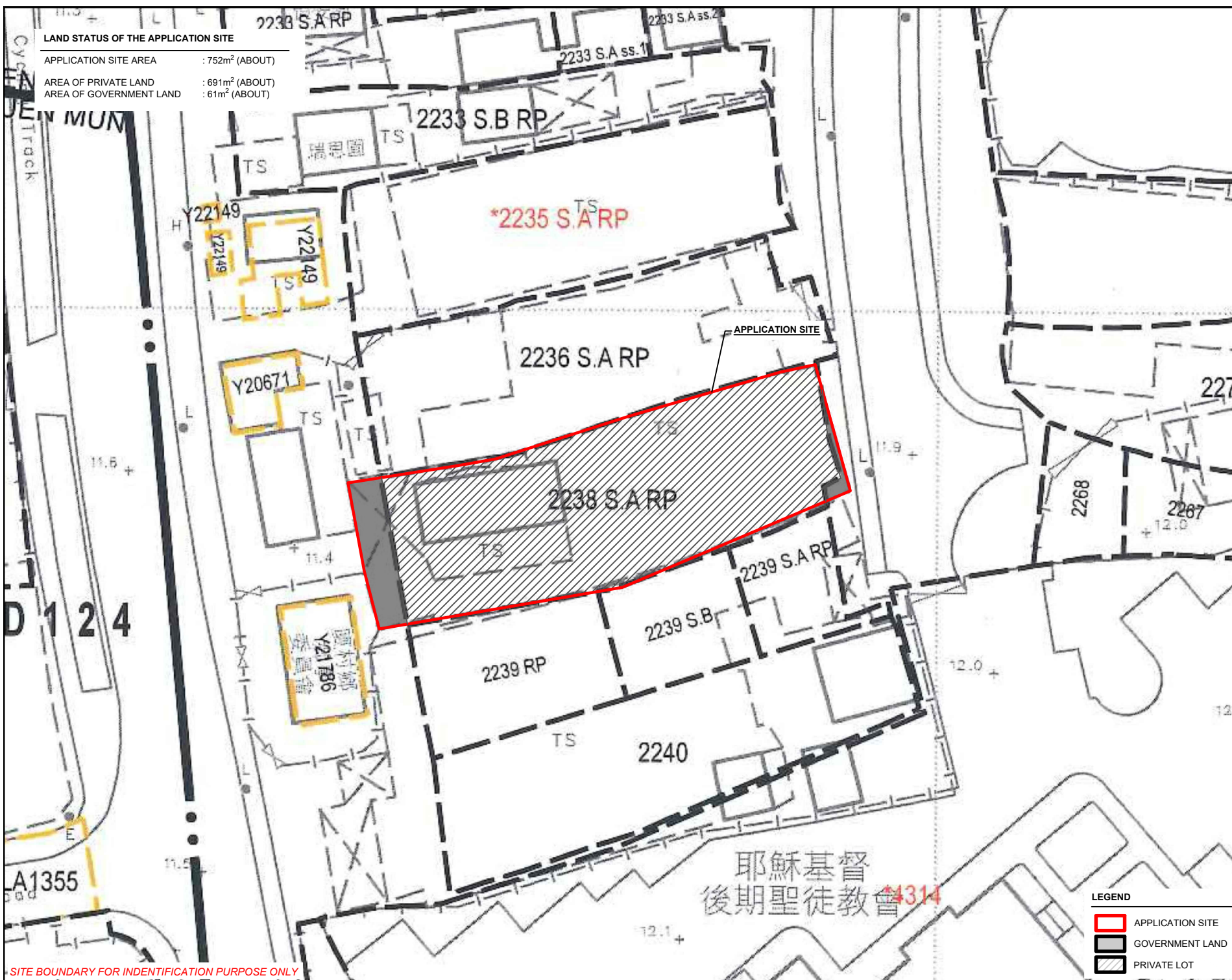
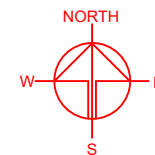
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 752m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 691m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 61m<sup>2</sup> (ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## LEGEND

- APPLICATION SITE
- GOVERNMENT LAND
- PRIVATE LOT

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE FOR  
A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2238 S.A RP (PART) IN D.D.  
124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KIU, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY

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20.09.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

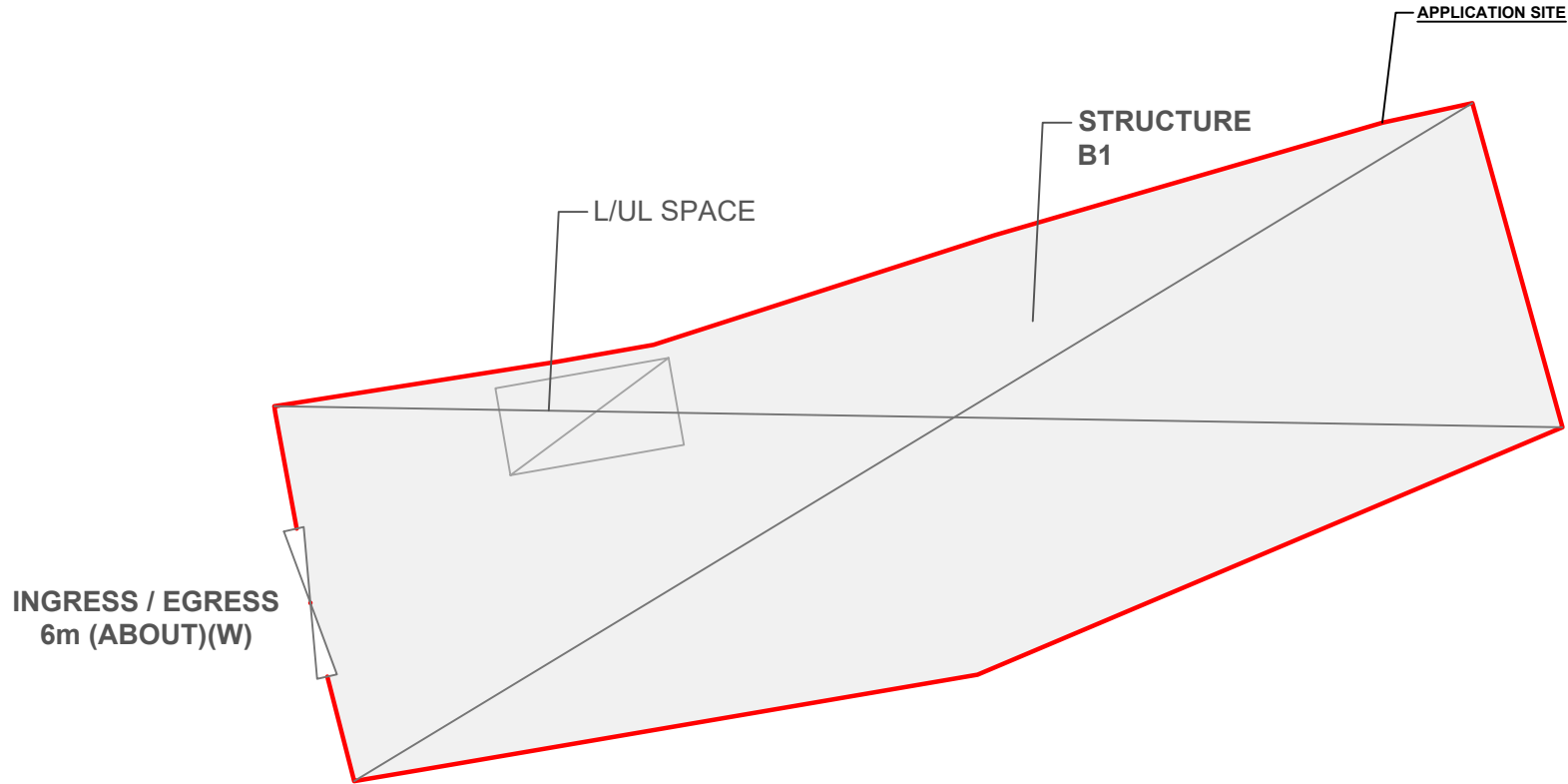
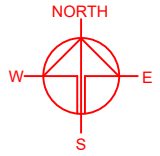
VER.

001

# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 752 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 752 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: NOT APPLICABLE	
PLOT RATIO	: 1	(ABOUT)
SITE COVERAGE	: 100%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 752 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 752 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	7.5m (ABOUT)(1-STOREY)
TOTAL		752m <sup>2</sup> (ABOUT)	752m <sup>2</sup> (ABOUT)	



## LOADING / UNLOADING PROVISIONS

NO. OF LOADING / UNLOADING SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY WAREHOUSE FOR  
A PERIOD OF 3 YEARS

SITE LOCATION

LOT 2238 S.A RP (PART) IN D.D.  
124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KIU, YUEN LONG, NEW  
TERRITORIES

SCALE

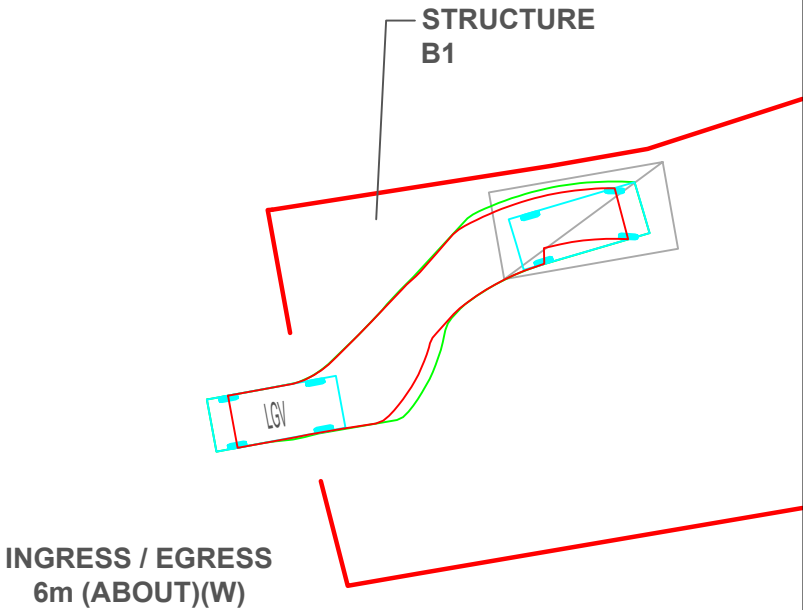
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APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

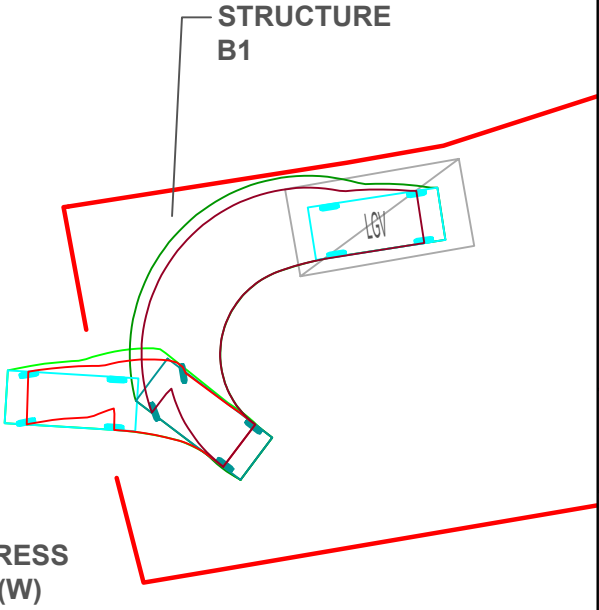
SWEPT PATH ANALYSIS

TYPE OF VEHICLE :LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.5 m (W) X 7 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

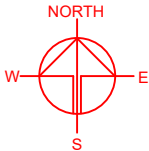


FROM THE LOCAL ACCESS  
TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO  
THE LOCAL ACCESS

LEGEND	
	APPLICATION SITE
	STRUCTURE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS
	SWEPT PATH OF LGV



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
TEMPORARY WAREHOUSE FOR  
A PERIOD OF 3 YEARS

SITE LOCATION  
LOT 2238 S.A RP (PART) IN D.D.  
124 AND ADJOINING  
GOVERNMENT LAND, HUNG  
SHUI KIU, YUEN LONG, NEW  
TERRITORIES

SCALE  
1 : 300 @ A4

DRAWN BY OL	DATE 20.09.2023
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APPROVED BY	DATE

DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. PLAN 5	VER. 001
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**[Supersede][SI] S.16 Application No. A/HSK/493 - SI to provide clarifications**  
19/10/2023 14:33

From: Louis Tse [REDACTED]  
To: Town Planning Board <tpbpd@pland.gov.hk>  
Cc: "cshtsui@pland.gov.hk" <cshtsui@pland.gov.hk>, Bon Tang [REDACTED], Matthew Ng [REDACTED], Orpheus Lee [REDACTED], Grace Wong [REDACTED]  
File Ref:

Dear Sir,

Attached herewith the revised SI to supersede our previous submissions dated 19/10/2023 (below email) of the subject application.

Should you require more information, please do not hesitate to contact me. Thank you for your kind attention

Kind Regards,

Louis TSE | Town Planner  
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]  
[REDACTED]

---

寄件者: Louis Tse

寄件日期: 2023年10月19日 下午 12:32

收件者: Town Planning Board <tpbpd@pland.gov.hk>

副本: cshtsui@pland.gov.hk <cshtsui@pland.gov.hk>; Bon Tang [REDACTED];

Matthew Ng [REDACTED]; Orpheus Lee [REDACTED]; Grace Wong [REDACTED]

主旨: [SI] S.16 Application No. A/HSK/493 - SI to provide clarifications

Dear Sir,

Attached herewith the SI to support the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Louis TSE | Town Planner  
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

[REDACTED]  
[REDACTED]



SI for A\_HSK\_493 (20231019).pdf

Our Ref. : DD124 Lot 2238 S.A RP  
Your Ref. : TPB/A/HSK/493

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

19 October 2023

Dear Sir,

**Supplementary Information**

**Temporary Warehouse for a Period of 3 Years in "Residential (Group B) 3" Zone, Lot 2238 S.A RP  
(Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/493)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) An as-built drainage plan and a fire service installations proposal are provided to supersede our previous submission (**Appendices I to II**).
- (ii) The application site (the Site) is the subject of a previous application No. A/HSK/336 which was approved by the Town Planning Board in 2021. When compared with the previous application No. A/HSK/336, the layout and all development parameters are the same as the current application.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

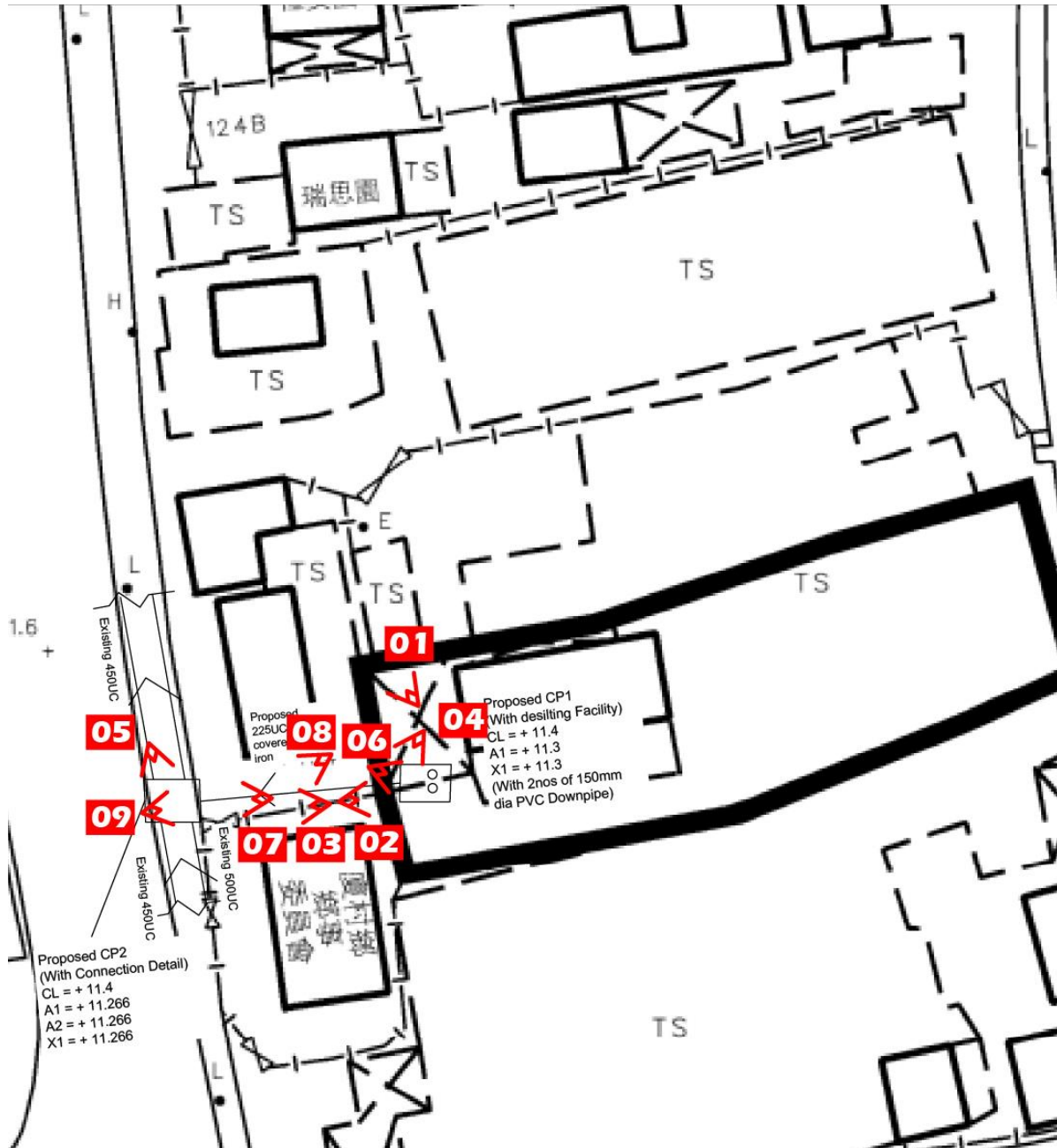




### As-built drainage Plan

**Temporary Warehouse for a Period of 3 Years In “Residential (Group B) 3” Zone, Lot 2238 S.A RP (Part) in  
D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

(Application No. A/HSK/493)

















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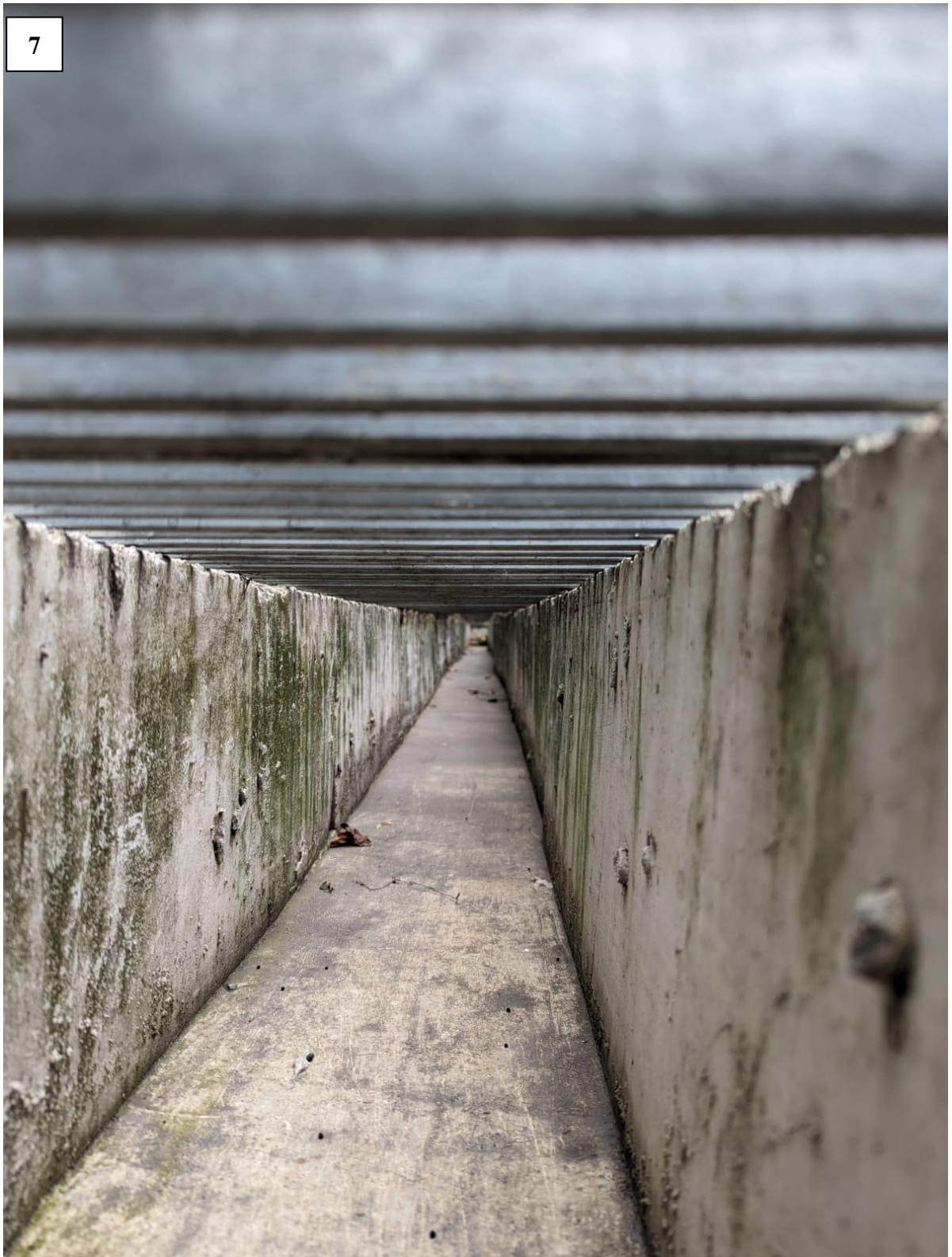




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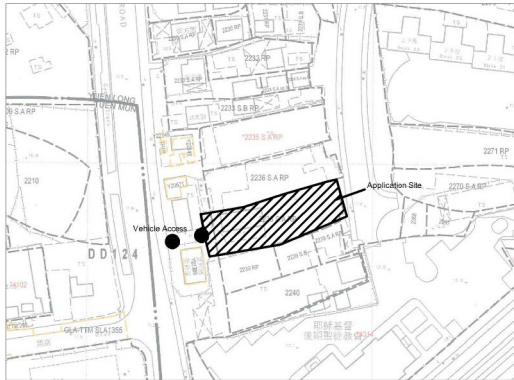




9







**Structure A**  
**Use: Warehouse(Furniture Storage)**  
**Covered Area: 752m<sup>2</sup>**  
**Structure Height: 7.5m**  
**Storey: 1**



4 kg

Proposed FS & Sprinkler  
 Pump Room

Proposed 2m<sup>3</sup>  
 Fibre Glass Water Tank

Proposed 135m<sup>3</sup>  
 Sprinkler Water Tank

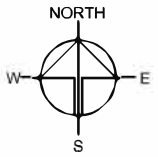
- ⊗ 4 kg 4 kg dry powder type fire extinguisher
- ⊗ 5 kg 5 kg co2 type fire extinguisher
- HR Hose Reel Set
  - 150mm Fire Alarm Bell
  - Visual Alarm Device
  - Sprinkler inlet and Sprinkler Control Valve Group
- SP Sprinkler Pump
- HR Hose Reel Pump
- IL/CV Inlet + Control Valve

#### FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with Bs5266: Part 1 and BS EN 1838
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
- An Automatic Sprinkler System Supplied by 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with BS EN 12845:2003 and FSD Circular Letter No. 3/2006  
 The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
- An hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank.  
 There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2002 + A2 :2008 and FSD Circular Letter No. 1/2009 & 3/2010.  
 One actuation point and one audio warning device to be located at each hose reel point.  
 The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- One No.5.0 kg CO2 F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
- Sprinkler Tank Water Supply Pipe should be connected to Town Main.
- Sprinkler pump(SP1,SP2,JP) & Hose Reel pump (HR-1,HR-2,JP) shall be provided at F.S pump Room.
- A Secondary power supply shall be provided to electrical fire services installations.
- The storage limitation follows the LPC Rules incorporating BS EN 12845:2003. Category I: Free standing storage (ST1) of furniture of not higher than 4m.

#### Pump Schedule

Designation	Flow Rate (Litres/min)	Discharge Head (KPa)	Motor Rating (Kw)
SP1, SP2	2250/1350/1100	140/290/320	18.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2



Drawing No. P02 Ver. 02

Project  
 TEMPORARY WAREHOUSE  
 (FURNITURE STORAGE)  
 FOR A PERIOD OF 3 YEARS

LOT 2238 S.A RP (PART) IN  
 D.D. 124 AND  
 ADJOINING GOVERNMENT  
 LAND

Drawing Title  
 FSIs Proposal

Scale of A4  
 1 : 300

Drawn Date  
 16.1.2020

Revised Date

Our Ref.: DD124 Lot 2238 S.A RP  
Your Ref.: TPB/A/HSK/493

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

17 November 2023

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Warehouse for a Period of 3 Years in "Residential (Group B) 3" Zone, Lot 2238 S.A RP  
(Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/493)**

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Louis TSE**  
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM  
(Attn.: Mr. Charlie TSUI

email: ccylam@pland.gov.hk )  
email: cshtsui@pland.gov.hk )



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK





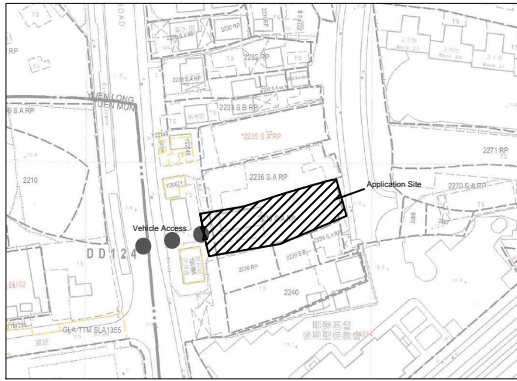
## Responses-to-Comments

**Temporary Warehouse for a Period of 3 Years in "Residential (Group B) 3" Zone, Lot 2238 S.A RP  
(Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

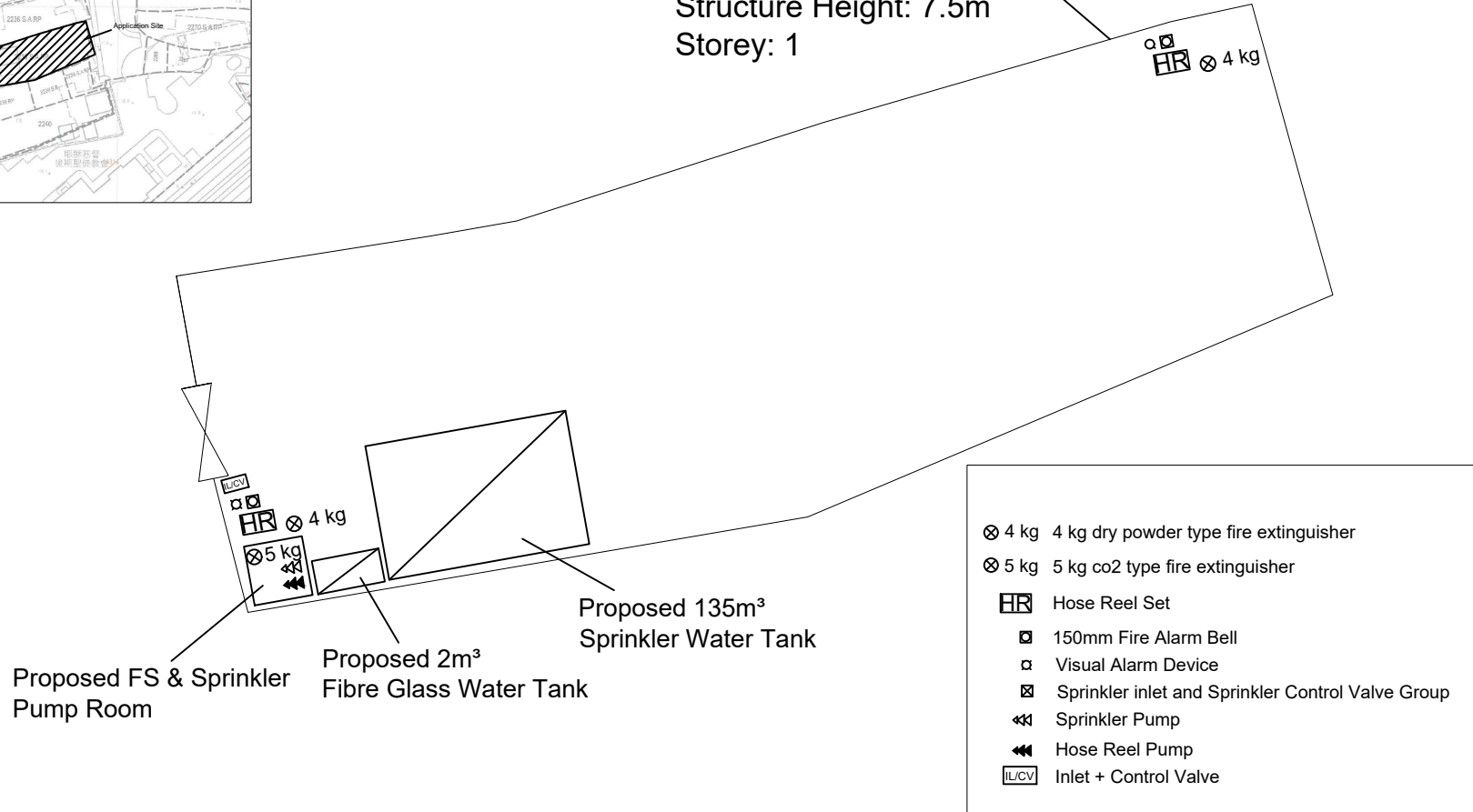
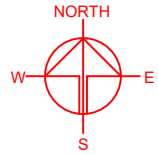
**(Application No. A/HSK/493)**

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
<b>1. Comments of Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)</b>		
(a)	The standards and specifications of the proposed emergency lighting shall be revised as 'BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021'.	Noted and revised accordingly. Please refer to the revised fire service installations proposal ( <b>Annex I</b> ).
(b)	The standards and specifications of the proposed automatic sprinkler system shall be revised as 'LPC BS EN 12845:2015 and the FSD Circular Letter No. 5/2020'.	
(c)	Item 8 in FS Notes shall be deleted.	
(d)	The maximum storage area of a single block shall be specified in the FS Notes.	
(e)	The minimum clearance around each single storage block (i.e. 2.4 m) shall be specified in the FS Notes; and	
(f)	The standards and specification of the proposed fire alarm system shall be revised as 'BS 5839-1:2017 and the FSD Circular Letter No. 6/2021'.	



**Structure A**  
Use: Warehouse(Furniture Storage)  
Covered Area: 752m<sup>2</sup>  
Structure Height: 7.5m  
Storey: 1



#### FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1: 2016, BS EN 1838: 2013 and the FSD Circular Letter No. 4/2021.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
- An Automatic Sprinkler System Supplied by 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with LPC BS EN 12845: 2015 and FSD Circular Letter No. 5/2020.  
The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
- An hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank.  
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2017 and FSD Circular Letter No.6/2021.  
One actuation point and one audio warning device to be located at each hose reel point.  
The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- One No.5.0 kg CO<sub>2</sub> F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
- Sprinkler pump(SP1,SP2,JP) & Hose Reel pump (HR-1,HR-2,JP) shall be provided at F.S pump Room.
- A Secondary power supply shall be provided to electrical fire services installations.
- Type of storage method for the building is as follows:  
(A) Type of Storage method for the building is as follows: Storage Category: Category (I)  
(B) Storage Height: Not less than 2.4m  
(C) Storage: ST1

#### Pump Schedule

Designation	Flow Rate (Litre/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP1, SP2	2250/1350/1100	140/290/320	18.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2

#### Annex I

Drawing No. P02	Ver. 02
Project PROPOSED TEMPORARY WAREHOUSE FOR A PERIOD OF 3 YEARS  LOT 2238 S.A RP (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND	
Drawing Title FSIs Proposal	
Scale of A4 1 : 300	
Drawn	Date 17.11.2023
Revised	Date

Our Ref.: DD124 Lot 2238 S.A RP  
Your Ref.: TPB/A/HSK/493

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

5 February 2024

Dear Sir,

**1<sup>st</sup> Further Information**

**Temporary Warehouse for a Period of 3 Years in "Residential (Group B) 3" Zone, Lot 2238 S.A RP  
(Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/493)**

We are writing to submit further information to address departmental comments for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM  
(Attn.: Ms. Moon KOK

email: ccylam@pland.gov.hk )  
email: mlkok@pland.gov.hk )



香港新界錦田吉慶圍 236 號盈匯坊 D 座  
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK

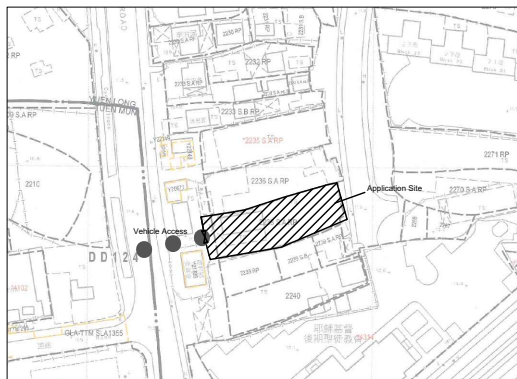
**Responses-to-Comments**

**Temporary Warehouse for a Period of 3 Years in “Residential (Group B) 3” Zone, Lot 2238 S.A RP  
(Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/493)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)</b>		
(a)	The maximum storage area of a single block and the minimum clearance around the block shall be specified in the FS Notes; and	Noted. A revised fire service installations proposal is submitted by the applicant for your consideration please ( <b>Annex I</b> ).
(b)	The maximum storage heights for ST1 shall not be exceeded 4m.	



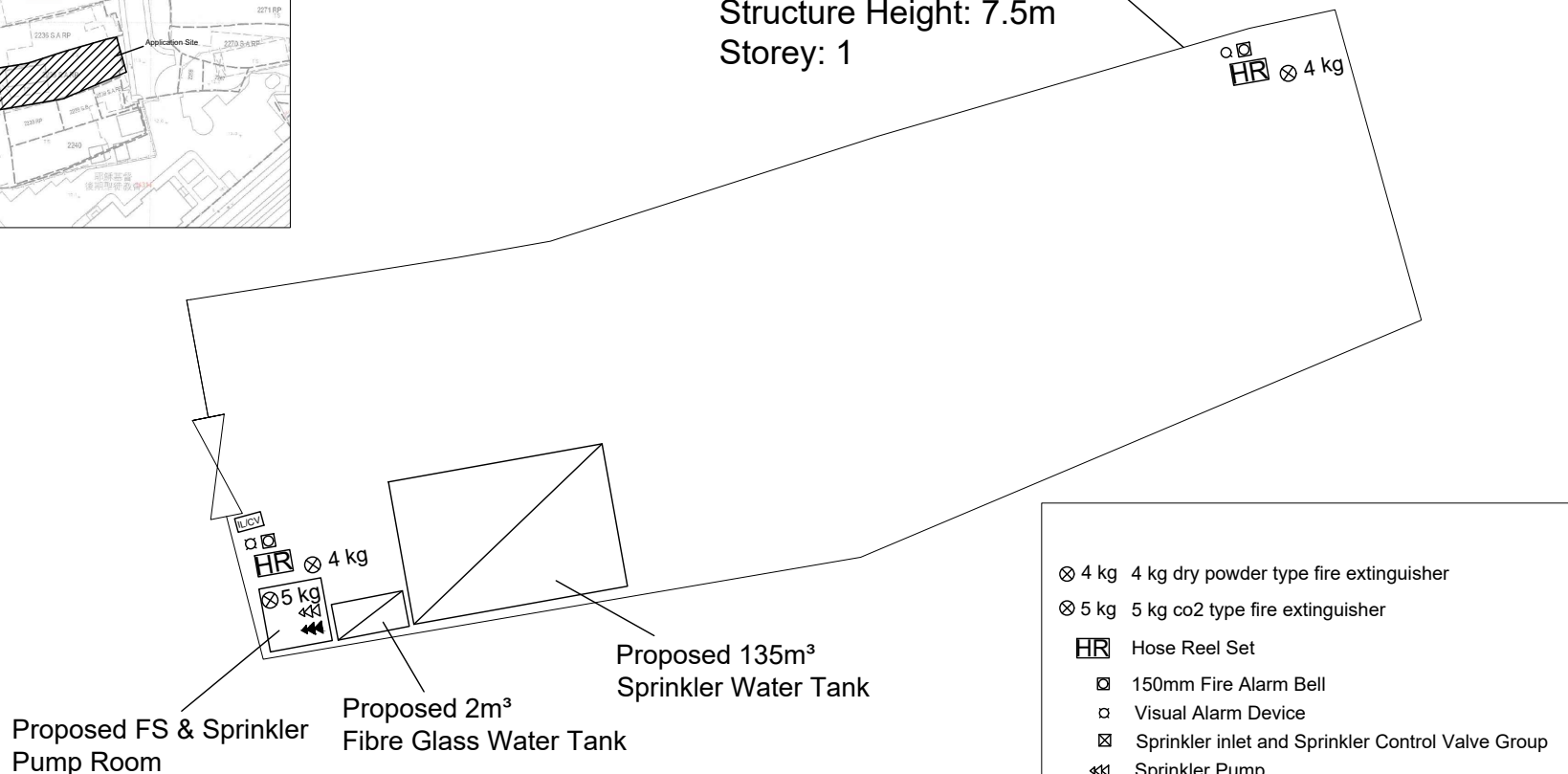
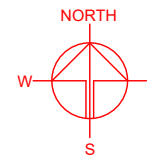
## Structure A

Use: Warehouse(excl. Dangerous Goods Godown)

Covered Area: 752m<sup>2</sup>

Structure Height: 7.5m

Storey: 1



- ⊗ 4 kg 4 kg dry powder type fire extinguisher
- ⊗ 5 kg 5 kg co2 type fire extinguisher
- HR** Hose Reel Set
  - ⊠ 150mm Fire Alarm Bell
  - Visual Alarm Device
  - ⊠ Sprinkler inlet and Sprinkler Control Valve Group
- ⚡ Sprinkler Pump
- ⚡ Hose Reel Pump
- IL/CV** Inlet + Control Valve

### FS Notes:

- Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1: 2016, BS EN 1838: 2013 and the FSD Circular Letter No. 4/2021.
- Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
- Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans.
- An Automatic Sprinkler System Supplied by 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with LPC BS EN 12845: 2015 and FSD Circular Letter No. 5/2020. The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
- An hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank. There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
- Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2017 and FSD Circular Letter No.6/2021. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- One No.5.0 kg CO2 F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
- Sprinkler pump(SP1,SP2,JP) & Hose Reel pump (HR-1,HR-2,JP) shall be provided at F.S pump Room.
- A Secondary power supply shall be provided to electrical fire services installations.
- Type of storage method for the building is as follows:
  - Type of Storage method for the building is as follows: Storage Category: Category (I)
  - Storage Height: Not exceeding 4m
  - Storage: ST1
  - The maximum storage area of a single block: 50m<sup>2</sup>
  - The minimum clearance around each single storage block: 2.4m

### Pump Schedule

Designation	Flow Rate (Litre/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP1 , SP2	2250/1350/1100	140/290/320	18.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2

Drawing No.	Ver.
ANNEX I	01

Project  
PROPOSED TEMPORARY  
WAREHOUSE (FURNITURE  
STORAGE) FOR A PERIOD OF 3  
YEARS

LOT 2238 S.A RP (PART) IN D.D.  
124 AND ADJOINING  
GOVERNMENT LAND

Drawing Title FSIs PROPOSAL	
Scale of All 1 : 300	
Drawn MN	Date 2.2.2024
Revised	Date



Our Ref.: DD124 Lot 2238 S.A RP  
Your Ref.: TPB/A/HSK/493

The Secretary  
Town Planning Board  
15/F, North Point Government office  
333 Java Road  
North Point, Hong Kong

**By Email**

10 April 2024

Dear Sir,

**3<sup>rd</sup> Further Information**

**Temporary Warehouse for a Period of 3 Years in "Residential (Group B) 3" Zone, Lot 2238 S.A RP  
(Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

**(S.16 Planning Application No. A/HSK/493)**

We are writing to submit further information to address departmental comments for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM  
(Attn.: Ms. Moon KOK

email: ccylam@pland.gov.hk )  
email: mlkok@pland.gov.hk )

[REDACTED]

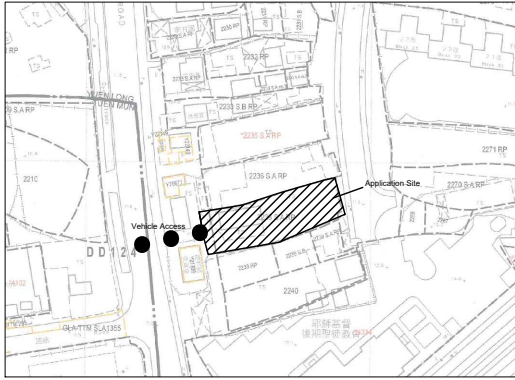
**Responses-to-Comments**

**Temporary Warehouse for a Period of 3 Years in “Residential (Group B) 3” Zone, Lot 2238 S.A RP (Part) in D.D.124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

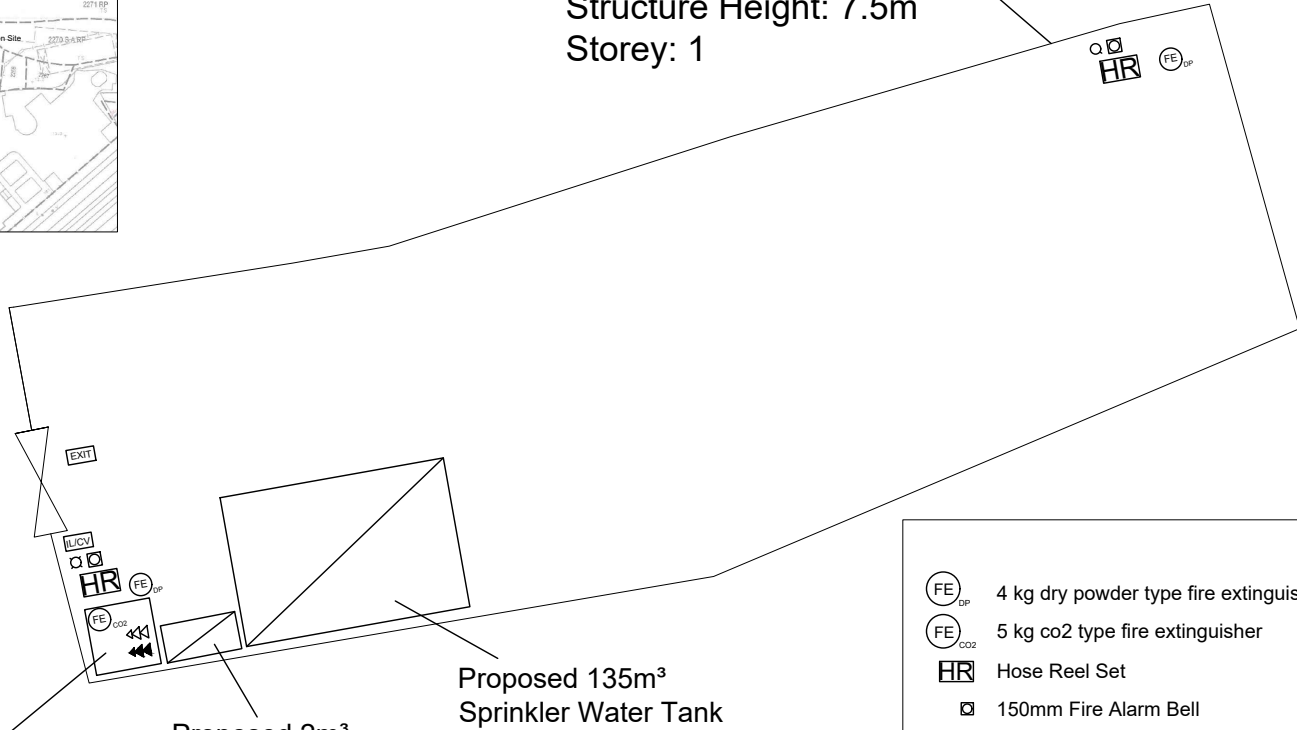
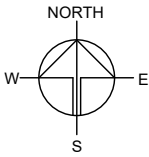
**(Application No. A/HSK/493)**

(i) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Director of Fire Services (D of FS)</b> <b>(Contact Person: Mr. CHAU Nai-yin; Tel: 2733 7781)</b>		
(i)	The provision of 4 kg dry powder type fire extinguisher shall be specified in the FS Notes;	Noted. A revised fire service installations proposal is submitted by the applicant for your consideration please ( <b>Annex I</b> ).
(ii)	Exit signs as mentioned in FS Notes item 2 shall be clearly marked on the plan; and	
(iii)	'F.S Pump Room' as mentioned in FS Notes item 8 shall be revised to 'FS & Sprinkler Pump Room' to tally with the information on the plan.	



Structure A  
Use: Warehouse(excl. Dangerous Goods Godown)  
Covered Area: 752m<sup>2</sup>  
Structure Height: 7.5m  
Storey: 1



Proposed FS & Sprinkler  
Pump Room

Proposed 2m<sup>3</sup>  
Fibre Glass Water Tank

Proposed 135m<sup>3</sup>  
Sprinkler Water Tank

**FS Notes:**

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266-1: 2016, BS EN 1838: 2013 and the FSD Circular Letter No. 4/2021.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance as required by occupancy and as marked on plans. Portable fire extinguishers with specified type and capacity to be provided at location as indicated on plans.
4. An Automatic Sprinkler System Supplied by 135 m<sup>3</sup> Sprinkler Water Tank and Hazard Class OH 3 shall be provided to all Structure in accordance with LPC BS EN 12845: 2015 and FSD Circular Letter No. 5/2020.  
The Sprinkler Water Tank, Sprinkler Pump Room, Sprinkler Inlet and Sprinkler Control Valve Group shall be clearly marked on plans.
5. An hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank.  
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
6. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1: 2017 and FSD Circular Letter No.6/2021.  
One actuation point and one audio warning device to be located at each hose reel point.  
The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
7. One No.5.0 kg CO2 F.E shall be provided for F.S Pump Room & Sprinkler Pump Room.
8. Sprinkler pump (SP1, SP2, JP) & Hose Reel pump (HR-1, HR-2, JP) shall be provided at FS & sprinkler pump room.
9. A Secondary power supply shall be provided to electrical fire services installations.
10. Type of storage method for the building is as follows:  
(A) Type of Storage method for the building is as follows: Storage Category: Category (I)  
(B) Storage Height: Not exceeding 4m  
(C) Storage: ST1  
(D) The maximum storage area of a single block: 50m<sup>2</sup>  
(E) The minimum clearance around each single storage block: 2.4m

- FE<sub>DP</sub> 4 kg dry powder type fire extinguisher
- FE<sub>CO2</sub> 5 kg co2 type fire extinguisher
- HR Hose Reel Set
  - 150mm Fire Alarm Bell
  - Visual Alarm Device
  - Sprinkler inlet and Sprinkler Control Valve Group
- Sprinkler Pump
- Hose Reel Pump
- IL/CV Inlet + Control Valve

**Pump Schedule**

Designation	Flow Rate (Litre/min)	Discharge Head (Kpa)	Motor Rating (Kw)
SP1 , SP2	2250/1350/1100	140/290/320	18.5
SP-JP	60	450	2.2
HR-1,HR-2	100	600	2.2
HR-JP	60	400	2.2

Drawing No.	Ver.
ANNEX I	01
Project	
PROPOSED TEMPORARY WAREHOUSE (FURNITURE STORAGE) FOR A PERIOD OF 3 YEARS	
LOT 2238 S.A RP (PART) IN D.D. 124 AND ADJOINING GOVERNMENT LAND	
Drawing Title	
FSIs PROPOSAL	
Scale of All	
1 : 300	
Drawn	Date
MN	27.2.2024
Revised	Date

**Previous S.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses/Development</b>	<b>Date of Consideration</b>
A/HSK/128	Proposed Temporary Warehouse (Furniture Storage) for a Period of 3 Years	22.2.2019 (revoked on 22.7.2021)
A/HSK/336	Temporary Warehouse for a Period of 3 Years	10.12.2021 (revoked on 10.9.2023)



**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 adverse 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 maintain the existing drainage facilities according to the accepted drainage proposal under an approved application no. A/HSK/336 and submit a condition record of the existing drainage facilities to his satisfaction.

**4. Environment**

Comments of the Director of Environmental Protection:

- no adverse comment on the application; and
- there was no environmental complaint pertaining to the Site received in the past three years.

**5. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of his department; and

- the submitted FSIs proposal is considered acceptable to his department.

**6. Building Matters**

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

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

**7. District Officer's Comments**

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

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

**8. Long-term Development**

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

- no objection to the application.

**9. Water Supplies**

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

- no objection to the application.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (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) should the applicant fail to comply with any of the approval conditions again resulting in the revocation of planning permission, sympathetic consideration **would** ~~may~~ not be given to any further application;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 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 the Government Land;
  - (ii) Lot No. 2238 S.A RP was covered by Short Tern Waiver (STW) No. 5094 for the purpose of Temporary Warehouse (Furniture Storage);
  - (iii) the Government land in the Site is covered by Short Term Tenancies (STT) No. 3244 for the purpose of Temporary Warehouse (Furniture Storage); and
  - (iv) the STW/STT holder(s) should apply to his office for modification of the STW/STT conditions where appropriate. Besides, given the applied 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(s) 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;
- (e) to note the comments of the Assistant Commissioner for Transport that:
  - (i) sufficient manoeuvring space shall be provided within the Site. No vehicle is allowed to queue back to public roads or reverse onto/from public roads; and
  - (ii) the local track leading to the Site is not under his 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;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that:
  - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
  - (ii) the access road connecting the Site with Tin Ha Road is not and will not be maintained by his office;
- (g) to note the comments of the Director of Environmental Protection 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 area;

- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (i) to note the comments of the Director of Fire Services that:
  - (i) the installation/ maintenance/ modification/ repair work of fire service installations 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 (F.S. 251) and forward a copy of the certificate to him; and
  - (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) 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;
  - (ii) if the Site does not abut on a specified street of not less than 4.5 m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - (iii) if the existing structure is erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the captioned application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (v) 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 UBW under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager(West), Civil Engineering and Development

Department 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 sites under 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 Remaining Phase development will commence in 2030. The applicant is required to pay attention to the development programme and ensure that the applied use would not affect or impose constraints on the proposed works under HSK/HT NDA.

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



A/HSK/493 DD 124 Hung Shiu Kiu  
12/11/2023 04:22

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Cc: dfs <dfs@hkfsd.gov.hk>, enquiry <enquiry@aud.gov.hk>, imkchung <imkchung@pland.gov.hk>  
File Ref:

Dear TPB Members,

Again conditions have not been fulfilled. This is presumably related again to **FIRE SERVICES**

(g) the submission of a fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by **10.3.2022**;

(h) in relation to (g) above, the implementation of the 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 10.6.2022;

In view of the frequent fires at brownfield sites that significantly impact both the safety and environment of workers and residents in the district **FIRE SERVICES IS ABROGATING ITS DUTY TO STRINGENTLY ENSURE THAT FIRE CONDITIONS ARE OBSERVED AND WITHIN THE STIPULATED TIME FRAME.**

It is high time that TPB members request that the Director of Fire Services explain why his department is not fulfilling its duty as failure to fulfill fire conditions is one of the most prevalent issues related to extensions.

In addition members should also question **TPB member Director of Planning** as to why his department continues to grant numerous extensions of time to operations that have failed for years to fulfill basic conditions.

Mary Mulvihill

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Tuesday, 16 November 2021 3:52 AM HKT  
Subject: A/HSK/336 DD 124 Hung Shiu Kiu

Dear TPB Members,

Approval was revoked for failure to comply with fire conditions. The warehouse is close to a playground and a number of residential developments so this is a serious matter.

Members must ask questions.

Mary Mulvihill

**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, January 31, 2019 2:15:35 AM  
**Subject:** A/HSK/128 DD 124 Hung Shui Kiu

A/HSK/128

Lot 2238 S.A RP (Part) in D.D. 124 and adjoining Government Land, Hung Shui Kiu

Site area : About 752m<sup>2</sup> Includes Government Land of about 61m<sup>2</sup>

Zoning : "Res (Group B) 3"

Applied Use : Warehouse

Dear TPB Members,

Like Application 124, Google Maps shows existing metal roof facility so the application is to legitimize an existing brownfield use.

Approval of applications like this delays the need to find solutions via the development of appropriate commercial and industrial parks to accommodate various industries.

The site is encircled by residential developments, there is a playground, church and other facilities close by. This is a site crying out for permanent development compatible with the Res zoning.

TPB should reject this application to encourage appropriate upgrading of the district.

Mary Mulvihill