

- 8 APR 2024

This document is received on
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

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

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

2400759

21/3

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/576
	Date Received 收到日期	- 8 APR 2024

- 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)

TANG Sheung Chai (鄧相齊)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.
(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 7,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 724 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input 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	'Government, Institution or Community' ('G/IC'), 'Open Space' ('O') and 'Road'
(f) Current use(s) 現時用途	open storage of construction material and recyclable materials (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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
6.3.2024 (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 21.3.2024 (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
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials 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 6,296sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 704sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 4

Proposed domestic floor area 擬議住用樓面面積 NAsq.m ☒ About 約

Proposed non-domestic floor area 擬議非住用樓面面積 Not more than 724sq.m ☐ About 約

Proposed gross floor area 擬議總樓面面積 Not more than 724sq.m ☐ About 約

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

Structure 1: Site office (Not exceeding 6m, 2 storeys), Structure 2 to 4: Warehouse (Not exceeding 8m, 1 storey)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 Nil

Motorcycle Parking Spaces 電單車車位 Nil

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Nil

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Nil

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Nil

Others (Please Specify) 其他 (請列明) NA

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

Taxi Spaces 的士車位 Nil

Coach Spaces 旅遊巴車位 Nil

Light Goods Vehicle Spaces 輕型貨車車位 Nil

Medium Goods Vehicle Spaces 中型貨車車位 1 space of 11m x 3.5m

Heavy Goods Vehicle Spaces 重型貨車車位 Nil

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)) Vehicular access leading from Kai Pak Ling Road	
	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)	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<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"/>		

	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/ _____ / _____
(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	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <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： <div>.....</div> <div>.....</div> <div>.....</div> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： <div>.....</div> <div>.....</div> <div>.....</div> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input type="checkbox"/> year(s) 年 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

Part 6 (Cont'd) 第 6 部分(續)

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。

1. The application site is subject to a previous planning permission No. A/HSK/311 for exactly the same use as the applied use of the current application.
2. The application site is adjoining two sites with two planning permissions for similar use (TPB Ref.: A/HSK/402 & 423) so that it is found compatible with the surrounding environment.
3. No workshop activities are proposed in the current application.
4. The application site is subject to a previous planning permission for open storage use. In view of the TPB PG-No. 13G, planning permission should be granted to the current application because land resumption is yet to commence.
5. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
6. The proposed development is not incompatible with the surrounding environment including open storage use and warehouse activities.
7. Similar warehouse and open storage use have been approved within the same "O", "Road" and "G/IC" zoning. Preferential consideration should be given to the current application.
8. Three warehouses are proposed at the southeastern part of the site to shield the potential noise and visual impacts from the village houses to the southeast of the application site.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because the applied use is closed in sensitive hours.
12. Insignificant drainage impact because surface U-channel will be provided at the application site.
13. Only medium goods vehicle will access the site. No heavy goods vehicle exceeding 24 tonnes including container trailer/tractor will access the application site.
14. The construction materials to be stored at the application site includes pipes and metal. The recyclable materials being stored at the application site includes metal and plastic only such as cans, scrap metal and scrap plastic.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

21/3/2024

(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。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.
Site area 地盤面積	7,000 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2
Zoning 地帶	'Government, Institution or Community' ("G/IC"), 'Open Space' ("O") and 'Road'
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input 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 type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials 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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	724 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	10.06 % <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		0
	Private Car Parking Spaces 私家車車位		0
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車車位		1
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
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"/>
As-built drainage plan, site plan and location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
Estimated traffic generation		
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。

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years

at

Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

Annex 1 Estimated Traffic Generation

- 1.1 The application site is abutting a vehicular access leading from Kai Pak Ling Road. Sufficient manoeuvring space is proposed for the manoeuvring of medium goods vehicle within the application site. No queueing of traffic outside the application site will occur.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

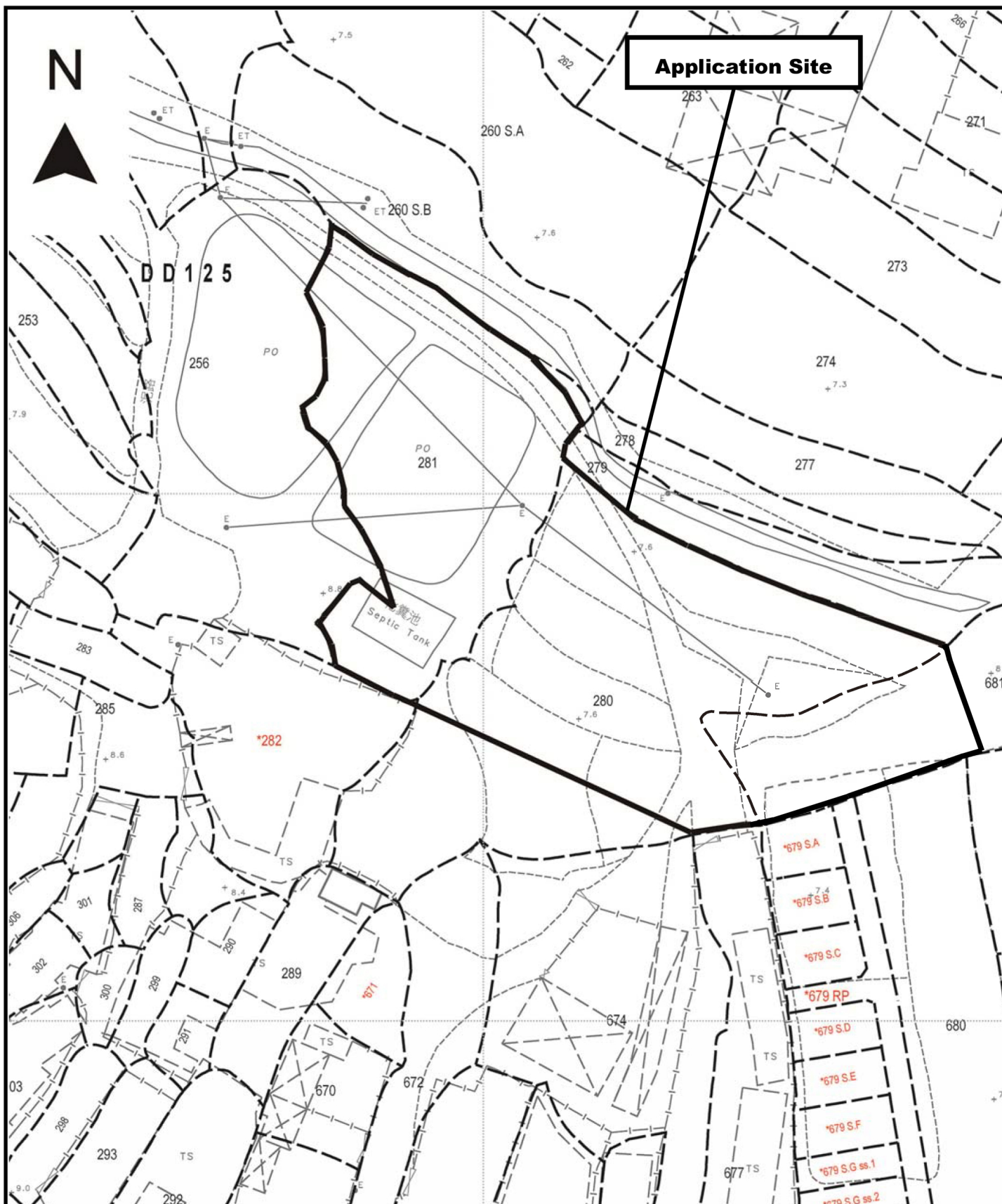
Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Medium goods vehicle	0.6	0.6	2	0

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of medium goods vehicle is taken as 2.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.3 As shown in the above estimation, traffic generation and attraction in both peak hours and in average are not significant.



Project 項目名稱:

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Site Plan

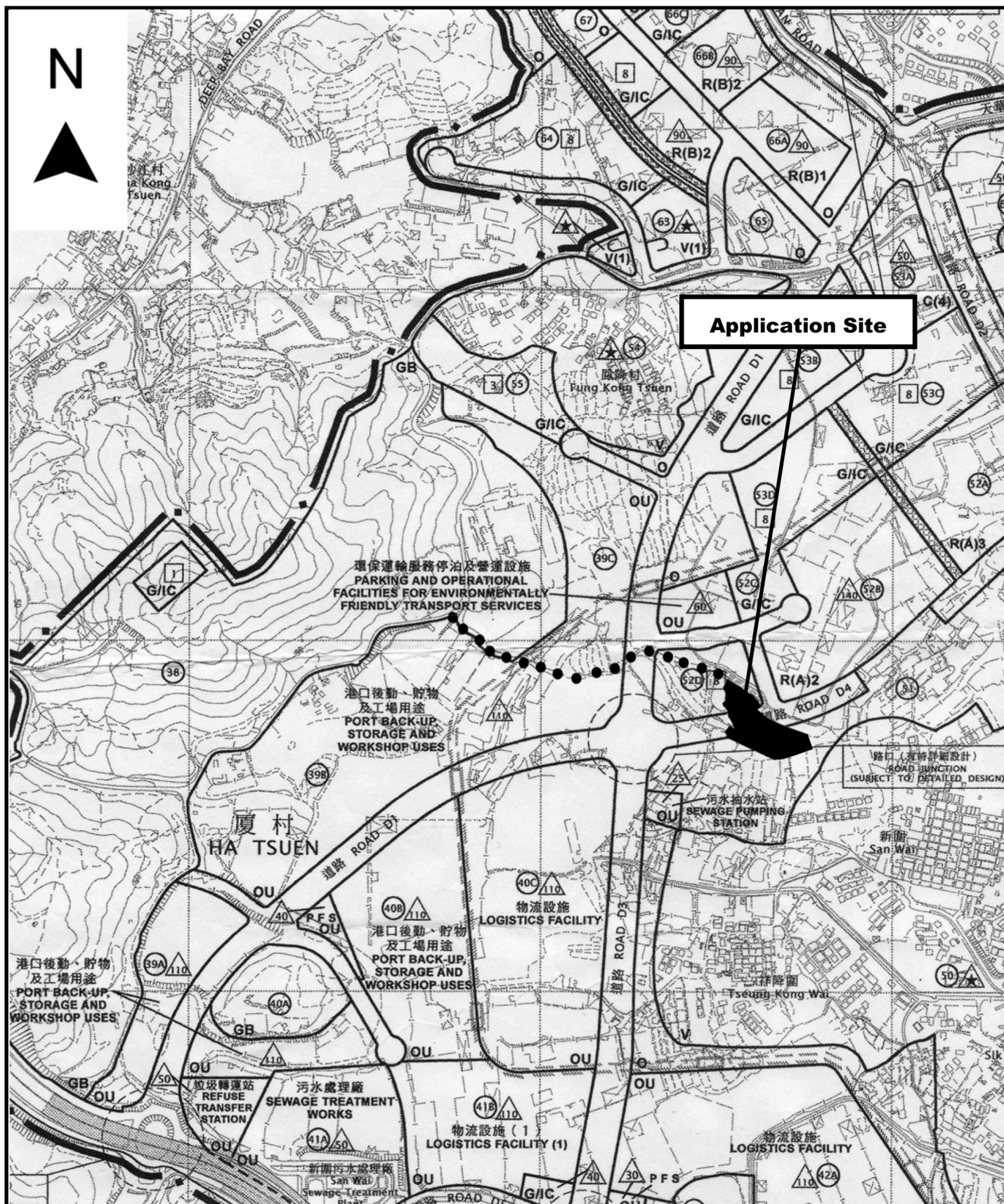
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

- • • Vehicular access leading from Kai Pak Ling Road

Scale 比例:

1:7500

N



Structure 1

Site office

GFA: Not exceeding 40m²

Height: Not exceeding 6m

No. of storey: 2

7m Ingress/
Egress

7m Ingress/
Egress

Open storage of
recyclable materials
(metal and plastic)

20m diameter
manoeuvring
circle

Open storage of
construction materials

One 11m x 3.5m loading/
unloading bay for medium
goods vehicle

Structure 2

Warehouse for storage
of construction materials

GFA: Not exceeding 228m²

Height: Not exceeding 8m

No. of storey: 1

Structure 3

Warehouse for storage
of construction materials

GFA: Not exceeding 228m²

Height: Not exceeding 8m

No. of storey: 1

Structure 4

Warehouse for storage
of construction materials

GFA: Not exceeding 228m²

Height: Not exceeding 8m

No. of storey: 1

Project 項目名稱:

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

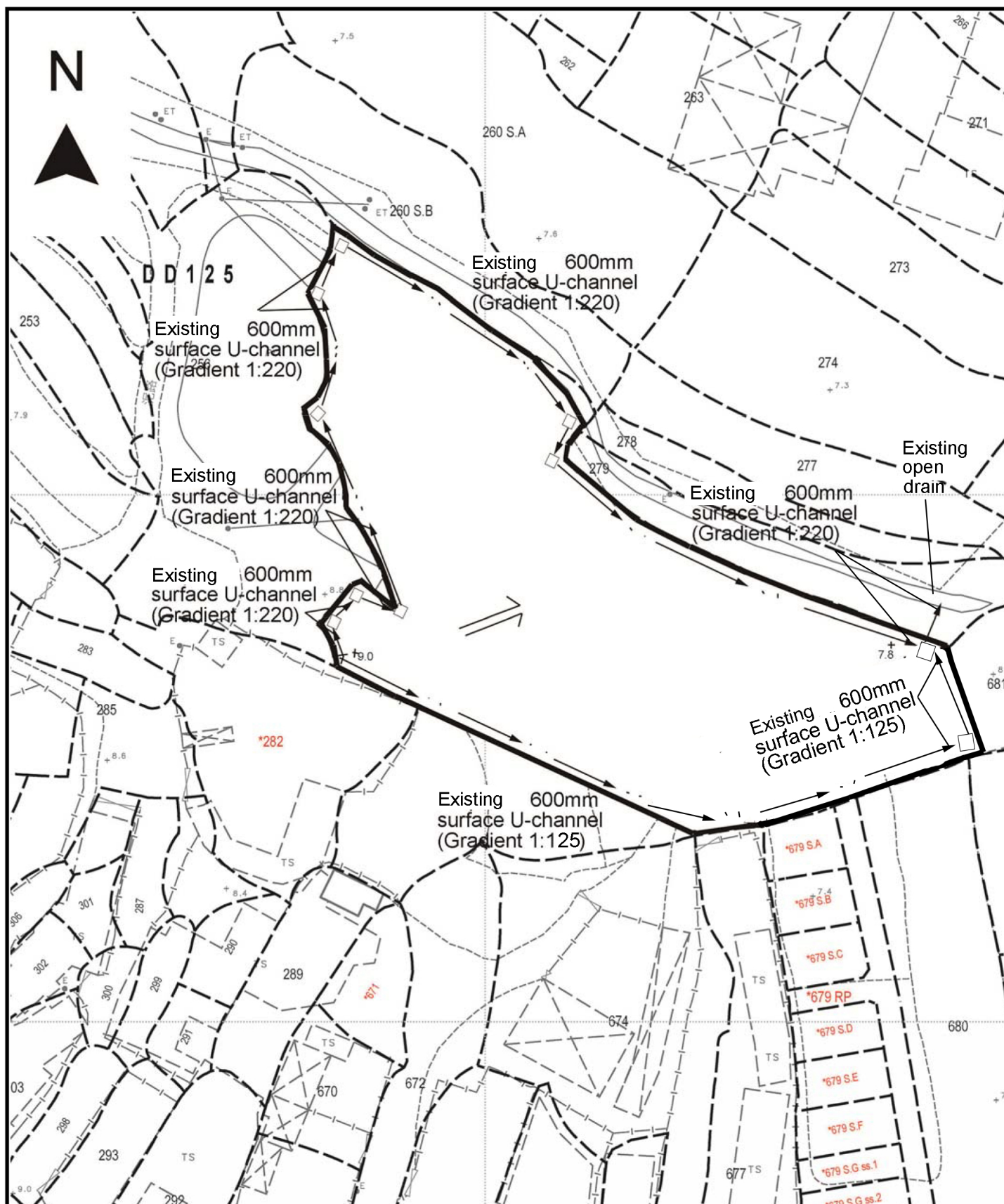
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

□ Existing catchpit

+7.8 Level (in mPD)

⇐ Flow of surface runoff

Scale 比例:

1:1000

Date: 9 April 2024

TPB Ref.: A/HSK/516

By Email

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

Dear Sir,

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

The updated layout plan with size of area for open storage use is attached herewith.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a circular purple ink stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

N



Structure 1

Site office

GFA: Not exceeding 40m²

Height: Not exceeding 6m

No. of storey: 2

7m Ingress/
Egress

7m Ingress/
Egress

Open storage of
recyclable materials
(metal and plastic)
(About 2,560m²)

20m diameter
manoeuvring
circle

Open storage of
construction materials
(About 2,150m²)

One 11m x 3.5m loading/
unloading bay for medium
goods vehicle

Structure 2

Warehouse for storage
of construction materials

GFA: Not exceeding 228m²

Height: Not exceeding 8m

No. of storey: 1

Structure 3

Warehouse for storage
of construction materials

GFA: Not exceeding 228m²

Height: Not exceeding 8m

No. of storey: 1

Structure 4

Warehouse for storage
of construction materials

GFA: Not exceeding 228m²

Height: Not exceeding 8m

No. of storey: 1

Project 項目名稱:

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000

Moon Leong KOK/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年05月07日星期二 11:00
收件者: Sherry Man Wa KONG/PLAND
副本: Simon PH CHAN/PLAND; Moon Leong KOK/PLAND
主旨: 轉寄: A/HSK/516
附件: HSK516-ltr-02.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Tuesday, May 7, 2024 10:08 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyyiu@pland.gov.hk>
Subject: Fw: A/HSK/516

From: [REDACTED]
Sent: Monday, May 6, 2024 9:30 PM
To: Moon Leong KOK/PLAND <mlkok@pland.gov.hk>
Cc: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/516

Dear Moon,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 3 pages

Date: 6 May 2024

TPB Ref.: A/HSK/516

By Email

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

Dear Sir,

Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouses for Storage of Construction Materials for a Period of 3 Years at Lots 280 (Part), 281 (Part) & 681 (Part) in D.D.125, San Wai, Ha Tsuen, Yuen Long, N.T.

The proposed FSI proposal is attached for your consideration.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Moon KOK) – By Email

FIRE SERVICES NOTES:

1. EMERGENCY LIGHTING

1.1 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838 AND FSD CIRCULAR LETTER 4/2021.

2. EXIT SIGN

2.1 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

3. MISCELLANEOUS F.S. INSTALLATION

3.1 PORTABLE FIRE EXTINGUISHERS WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATION AS INDICATED ON PLANS.

3.2 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.

3.2 WHEN A VENTILATION / AIR CONDITIONING CONTROL SYSTEM TO A BUILDING IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.

3.3 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE 1, 2, 3 & 4 NOT EXCEEDING 7000 CUBIC METERS.

3.4 NO AUDIO/VISUAL ADVISORY SYSTEM SHALL BE PROVIDED SINCE FIRE COMPARTMENT OF STRUCTURE 1, 2, 3 & 4 NOT EXCEEDING 2000 CUBIC METERS.

3.5 NO DANGEROUS GOODS WILL BE STORED AT ALL STRUCTURES.

4. HOSE REEL SYSTEM

4.1 HR SYSTEM TO BE PROVIDED AND INSTALLED FOR THE STRUCTURE A IN ACCORDANCE WITH THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATIONS AND EQUIPMENT.

4.2 HOSE REELS SHALL BE PROVIDED AT THE POSITIONS INDICATED ON PLAN.

4.3 SUFFICIENT HOSE REELS TO BE PROVIDED TO ENSURE THAT EVERY PART OF THE AREA CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30m OF HOSE REEL TUBING.

4.4 AN MODIFIED HOSE REEL SYSTEM WITH 2000L F.S. WATER TANK TO BE PROVIDED AND TO BE SINGLE END FEED FROM TOWN MAIN. THE LOCATION OF THE FS WATER TANK AND FS PUMP ROOM ARE CLEARLY MARKED ON PLANS.

4.5 TWO FIXED FIRE PUMPS (DUTY & STANDBY) TO BE PROVIDED IN THE PUMP ROOM.

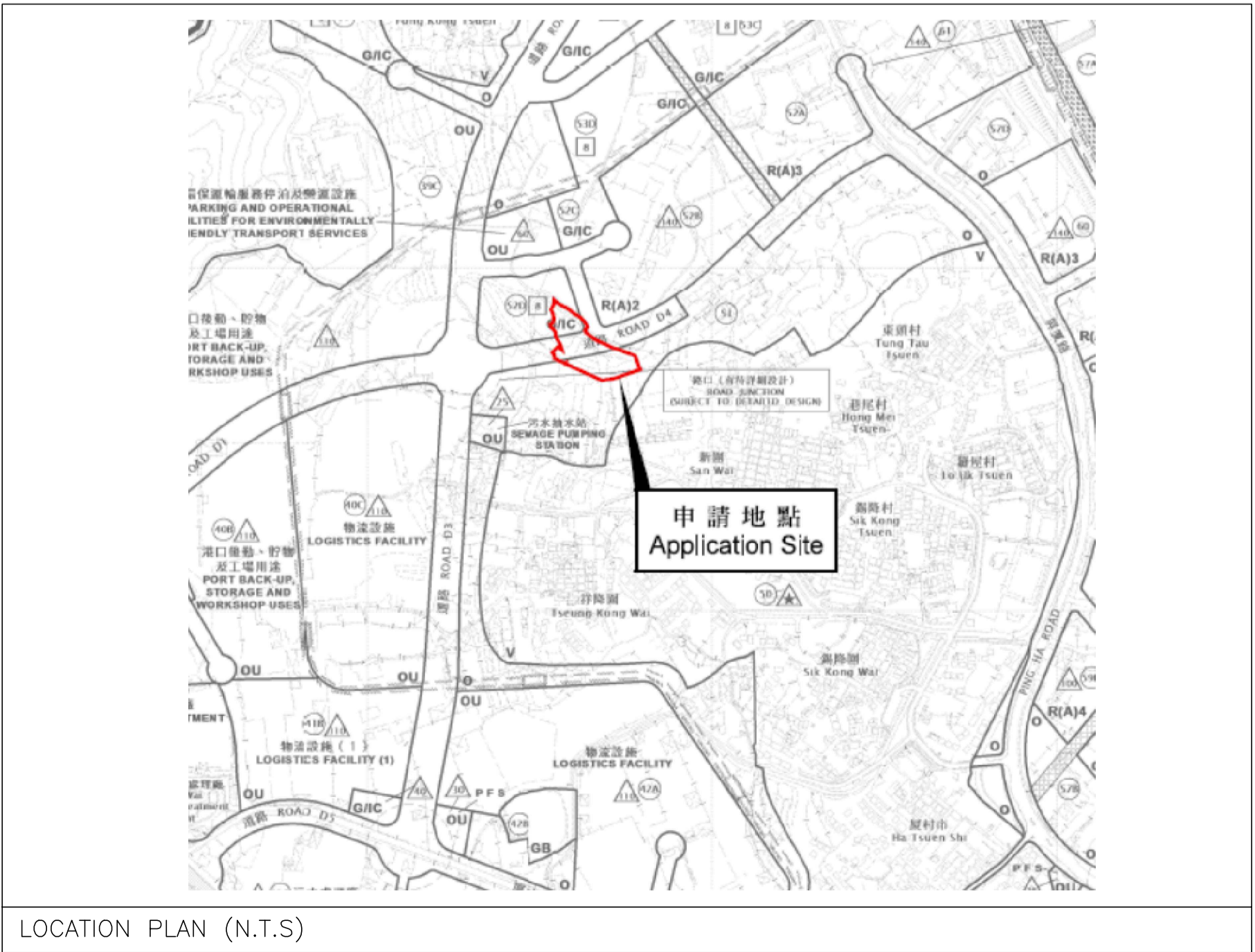
4.6 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.

4.7 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL

5. FIRE ALARM SYSTEM

5.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE STRUCTURE A IN ACCORDANCE WITH BS 5839-1 : 2017 AND FSD CIRCULAR LETTER NO.6/2021. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION. MANUAL CALL POINT SHOULD BE PROVIDED ADJACENT TO ALL EXITS TO OPEN AIR ON G/F.

5.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE PUMP ROOM.



LEGEND (FOR LAYOUT PLAN)

	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	EMERGENCY LIGHT
	EXIT SIGN
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL
	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	GATE VALVE
	NON RETURN VALVE

DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
FS-01	A	F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST
FS-02	A	FIRE SERVICES INSTALLATION LAYOUT PLAN

ABBREVIATION

SPR.	SPRINKLER
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
L.P.C.	LOSS PREVENTION COUNCIL
F.S.I.	FIRE SERVICES INSTALLATION
H/L	HIGH LEVEL
M/L	MID LEVEL
L/L	LOW LEVEL
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW
U/G	UNDERGROUND
F.S.	FIRE SERVICES

A	P.D SUBMISSION	5-5-2024	WC
REV	DESRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



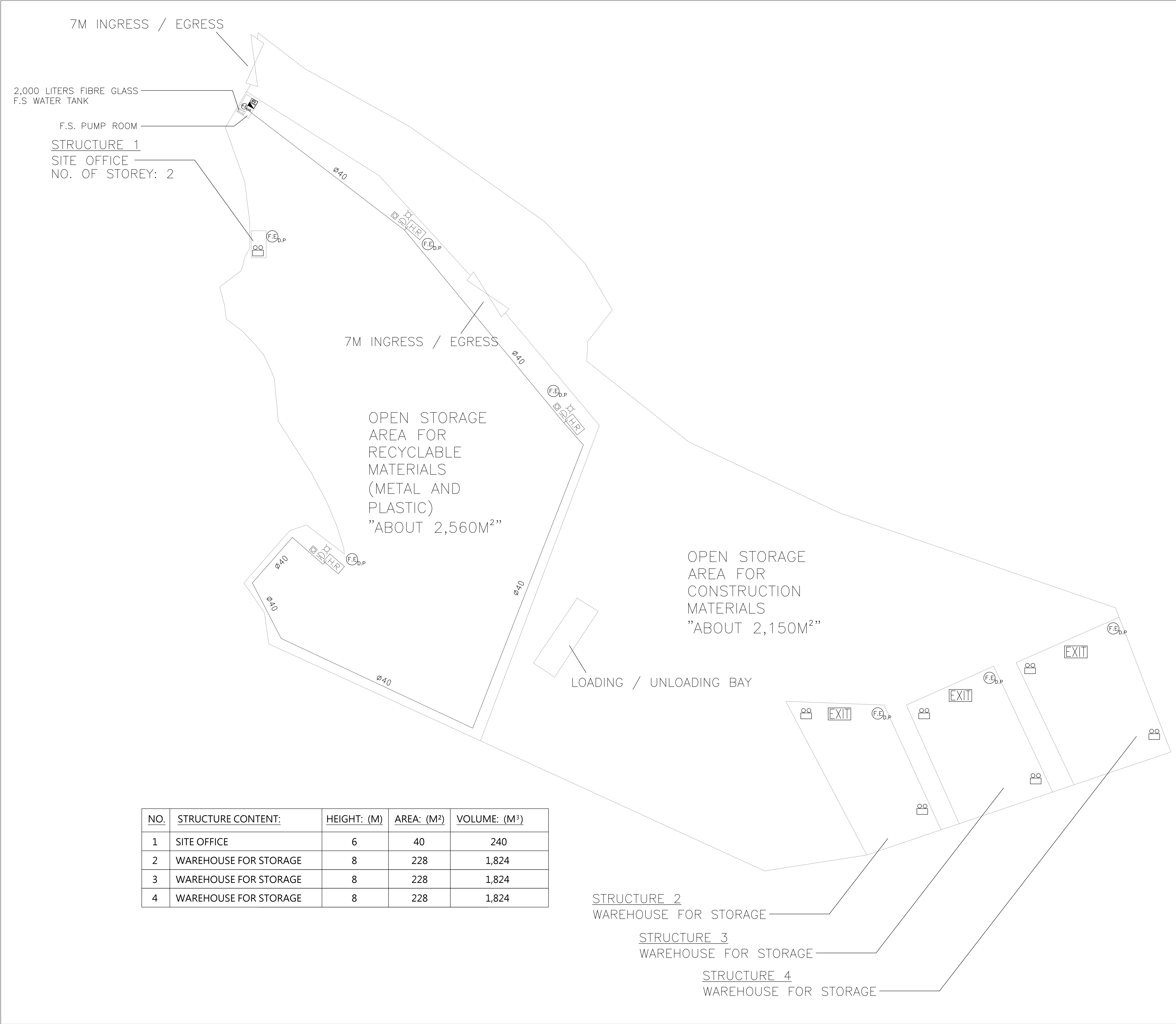
PROJECT

FIRE SERVICES INSTALLATION WORK AT LOTS 280(PART), 281(PART) AND 681(PART) IN DD125, SAN WAI, HA TSUEN, YUEN LONG, N.T.

DRAWING TITLE

F.S. NOTES., BLOCK PLAN, LEGEND, ABBREVIATION, DRAWING LIST

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	27-2-2024
DESIGN BY	WINKLE	S.ENG	27-2-2024
CHECK BY	CM	PM	27-2-2024
APPROVED BY	-	-	-
PROJECT NO.	10446 - HSK 743		
PAPER SIZE	A1	PLOT SCALE	1 : 1
DRAWING NO. EP-21001-FS01			
SCALE	N. T. S.	REVISION	C



NO.	STRUCTURE CONTENT:	HEIGHT: (M)	AREA: (M²)	VOLUME: (M³)
1	SITE OFFICE	6	40	240
2	WAREHOUSE FOR STORAGE	8	228	1,824
3	WAREHOUSE FOR STORAGE	8	228	1,824
4	WAREHOUSE FOR STORAGE	8	228	1,824

A	P.D SUBMISSION	5-5-2024	WC
REV	DESCRIPTION	DATE	BY
FSI CONTRACTOR East Power Engineering Limited			
PROJECT FIRE SERVICES INSTALLATION WORK AT LOTS 280(PART), 281(PART) AND 681(PART) IN DD125, SAN WAI, HA TSUEN, YUEN LONG, N.T.			
DRAWING TITLE FIRE SERVICE INSTALLATION LAYOUT PLAN			
	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-12-2023
DESIGNED BY	JACKIE	S.ENG	07-12-2023
CHECKED BY	CM	PM	08-12-2023
APPROVED BY	-	-	-
PROJECT NO.	10446-HSK743		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-21001-FS02			
SCALE	1 : 500	REVISION	C

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.

Previous S.16 Applications Covering the Application Site

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/132	Proposed Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) and Filling of Pond for a Period of 3 Years	12.4.2019 (revoked on 12.9.2021)
A/HSK/311	Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) and Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	9.7.2021 (revoked on 9.10.2023)

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/YL-HT/949	Proposed Filling of Pond (by 1m) for Permitted Agricultural Use	3.7.2015 (Rejected on Review on 30.10.2015)	(1) and (2)

Rejection Reason(s)

- (1) fails to demonstrate that the proposed development would not have adverse ecological and landscape impacts on the surrounding areas
- (2) set an undesirable precedent for similar applications within the "Green Belt" zone

**Similar S.16 Applications Within/Straddling the Subject “Open Space” and “Government, Institution or Community” zones and area shown as ‘Road’
on the Hung Shui Kiu & Ha Tsuen Outline Zoning Plan in the Past Five Years**

Approved Applications

Application No.	Uses/Development	Date of Consideration
A/HSK/166	Proposed Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) for a Period of 3 Years and Filling of Pond	2.8.2019 (revoked on 2.5.2021)
A/HSK/223	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	12.6.2020
A/HSK/239	Temporary Open Storage of Recyclable Materials (Including Metal and Plastic) for a Period of 3 Years	21.8.2020
A/HSK/258	Temporary Open Storage and Godown (for Ceramic Tableware) for a Period of 3 Years	20.11.2020 (revoked on 20.4.2023)
A/HSK/272	Temporary Recyclable Collection Centre and Open Storage (Metal and Plastic) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years	8.1.2021 (revoked on 8.7.2022)
A/HSK/282	Renewal of Planning Approval for Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	22.1.2021
A/HSK/296	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	26.3.2021 (revoked on 26.8.2023)
A/HSK/313	Temporary Warehouse for Storage of Spare Parts and Recyclable Materials (Metal) for a Period of 3 Years	9.7.2021 (revoked on 9.10.2023)
A/HSK/315	Temporary Open Storage of Construction Materials with Site Offices for a Period of 3 Years	23.7.2021
A/HSK/360	Proposed Temporary Open Storage of Construction Materials and Logistics Centre for a Period of 3 Years	1.6.2022
A/HSK/402	Proposed Temporary Open Storage of Recyclable Materials (Metal) with Ancillary Workshop and Office for a Period of 3 Years	14.10.2022 (revoked on 14.1.2024)
A/HSK/415	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	25.11.2022 (revoked on 25.2.2024)
A/HSK/417	Temporary Open Storage of Recyclable Materials (Including Metal and Plastics)	25.11.2022 (revoked on 25.2.2024)
A/HSK/423	Proposed Temporary Recyclable Collection Centre and Open Storage (Metal and Plastic) with Ancillary Office and Plastic Crushing Workshop for a Period of 3 Years	13.1.2023

Application No.	Uses/Development	Date of Consideration
A/HSK/472	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	25.8.2023
A/HSK/496	Temporary Open Storage of Containers with Ancillary Logistics Uses, Vehicle Repair Workshop, Container Repair Workshop and Parking of Tractors for a Period of 3 Years	22.12.2023
A/HSK/507	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	15.3.2024
A/HSK/509	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	19.4.2024

Rejected Application

Application No.	Uses/Development	Date of Consideration	Rejection Reason
A/HSK/303	Temporary Open Storage of Metals and Plastics with Ancillary Office and Plastic Processing Workshop for a Period of 3 Years	10.9.2021	(1)

Rejection Reason

(1) Insufficient information to demonstrate no environmental impacts on the surrounding areas.

Government Departments' General Comments

1. 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.

2. 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 and submit condition record of the existing drainage facilities to his satisfaction.

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to the 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 required to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- in considering the nature of open storage, the following approval condition shall be added:

the provision of fire extinguisher(s) within 6 weeks from the date of planning approval.

4. Building Matters

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

- no objection to the application under the Buildings Ordinance; and
- no building plan submission in relation to the development at the application site was approved or under processing.

5. Long-term Development

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

No adverse comment on the application.

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

No adverse comment on the application.

6. Water Supplies

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

No objection to the application.

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.

**Appendix V of RNTPC
Paper No. A/HSK/516**

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note that the Site may 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 ~~may~~ **would** not be given to any further applications;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the Site comprises Old Schedule Agricultural Lot 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 lot owner(s) of the lot should apply to his office to permit the structures to be erected or regularize any irregularities on site, if any. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department 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 Kai Pak Ling 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 Kai Pak Ling Road;
- (g) 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;

- (h) 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 nuisance on the surrounding areas;
- (i) to note the comments of the Director of Fire Services 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 marked on the layout plans;
 - good practice guidelines (**Appendix VI** of this RNTPC Paper) for open storage should be adhered to; and
 - if the proposed structure(s) is 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:
- 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;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - 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; and
 - 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 the sites under Second Phase development and Remaining Phase development of HSK/HT NDA. It is envisaged that the site formation and engineering infrastructure works for Second Phase development will commence in 2024 and the implementation programme of Remaining Phase development is subject to review. In this regard and subject to the necessary approvals as required, the Government plans to commence the resumption of these relevant sites under the Second Phase development in 2024 progressively. The applicant is required to pay attention to the development programme

and should liaise with his office if any structures would be erected to ensure that their 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 ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2024-05-06 星期一 02:46:03
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; Enquiry CEO/CEO
<ceo@ceo.gov.hk>
Subject: A/HSK/516 DD 125, Ha Tsuen GIC/OS

Dear TPB Members.

And again conditions were not fulfilled and approval was revoked on 9 October 2023 FOR FAILURE TO FULFILL FIRE CONDITIONS. This when we have frequent media reports with images of toxic black smoke generated by fires at recycling operations.

If PlanD streamlines this application and recommends further approval, if Fire Services does not object to roll over and if members of the board rubber stamp then one has to question what is the point of the planning process and imposing conditions.

An essential element of National Security is that citizens are guaranteed that protection of their health and property is a priority for the government.

It is unacceptable that facilities that pose a hazard to the community are encouraged to disregard the regulations because of the lax attitude demonstrated towards the approval process.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 6 June 2021 4:03 AM HKT
Subject: A/HSK/311 DD 125, Ha Tsuen GIC/OS

A/HSK/311

Lots 280 (Part), 281 (Part) and (681) Part in D.D.125, San Wai, Ha Tsuen

Site area : About 7,000m²

Zoning : "GIC", "Open Space" and "Road"

Applied Use : Open Storage of Recyclable Materials / Filling of Pond / 1 Vehicle Parking

Dear TPB Members,

Despite a record TEN Extensions of Time, applicant has failed to comply with conditions, but knows how the system works, lodge a fresh application, for an even bigger site.

A few days ago residents of Kowloon were subject to acrid smoke due to a fire on a barge carrying recyclable metals. I was about to call the fire services but then caught the news report and realized that there was not a local problem. I would point out that TST is quite a way from Sham Shui Po, so the impact on residents there must have been quite disturbing.

Members have a duty to inquire into the failure to fulfill conditions. These lots are destined to provide recreational and community facilities for a new town. It is unacceptable if the applicant is operating in a manner that will cause irreversible damage to the soil and environment and if there is a fire or incident that residents of the numerous villages nearby be impacted.

Implementation of the HSK development timeline should not be the only consideration.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, February 12, 2019 3:03:55 AM
Subject: A/HSK/132 Lots 280 and 281 in DD 125, Ha Tsuen GIC/OS

A/HSK/132

Lots 280 (Part) and 281 (Part) in D.D.125, San Wai, Ha Tsuen

Site area : About 6,112m²

Zoning : "GIC", "Open Space" and "Road"

Applied Use : Open Storage of Recyclable Materials / Filling of Pond

Dear TPB Members,

The dimensions of the site keeps changing. 132 is not the same as A/YL-HT/949 and then there was an application for 2,450sqmts A/HSK/89 that appears to have lapsed.

Review of 949 20 Oct 2015 included the following:

(i) PlanD's view – PlanD did not support the review application based on the planning considerations and assessments set out in paragraph 6 of the Paper, which were summarised below: (i) the proposed pond filling would involve extensive clearance of existing vegetation. Both DAFC and CTP/UD&L, PlanD objected to and had reservation on the application from the ecological and landscape planning points of view respectively; and (ii) as there was no previous planning approval for filling of ponds for agricultural use at the site and in the same "GB" zone on the OZP, approval of the application would set an undesirable precedent.

Under the Recommended Outline Development Plan of the HSK NDA Planning and Engineering Study as shown on Plan R-5 of the Paper, the site was partly proposed for educational use and partly for road. Nevertheless, the future use and development of the site should be subject to the results of the community engagement exercise and technical assessments. As such, the subject application should be assessed based on the planning intention of the prevailing OZP.

In view of the intended use of the site storage of toxics items is totally inappropriate as this would result in contamination of the soil and impact the health of future students.

Facilities for recycling must be confined to custom built facilities complete with the latest technology and support services.

Members must do their bit by rejecting applications that perpetuate brownfield uses and delay the long overdue clean up and redevelopment of NT.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, September 1, 2015 12:01:04 AM
Subject: Fwd: A/YL-HT/949 Lots 256 and 281 in D.D. 125, Ha Tsuen, Yuen Long

Dear TPB Members,

Uphold previous objections and decision of board 3 July 2015.

"(a) the applicant fails to demonstrate that the proposed development would not have adverse ecological and landscape impacts on the surrounding areas; and

(b) the approval of the application will set an undesirable precedent for similar applications within the "Green Belt" zone. The cumulative effect of approving such similar applications would result in general degradation of the environment of the area.

Mary Mulvihill

[REDACTED]

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, June 5, 2015 11:53:37 PM
Subject: Re: A/YL-HT/949 Lots 256 and 281 in D.D. 125, Ha Tsuen, Yuen Long

Dear TPB Members,

Members of the public are none the wiser as the information provided in the new Gist gives no detail.

Previous objections upheld.

Mary

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Cc: "complaints" [REDACTED]
Sent: Tuesday, March 31, 2015 12:23:20 AM
Subject: A/YL-HT/949 Lots 256 and 281 in D.D. 125, Ha Tsuen, Yuen Long

A/YL-HT/949

Lots 256 and 281 in D.D. 125, Ha Tsuen, Yuen Long

Site Area: 6,630.00m²

Dear TPB Members,

Once again I must strongly protest the lack of essential information shown on the Gist. This effectively prevents members of the public who cannot take time off work to travel to PD offices during office hours to make an intelligent and informed comment on the application.

The only details provided are:

Zoning "Green Belt" and "Recreation"

The applicant seeks planning permission for pond filling (by 1m) for permitted agricultural use at the application site. The application site is located in San Wai. The site area is 6,630m².

- who is the applicant, is he/she an actual farmer?

- ponds usually serve the purpose of attracting wild birds, wholly compatible with the zoning. There are no images of its current function.

- is this government or private land? We are talking about 70,000sq.ft, enough land to build 100 village houses

- there is a track and a septic tank. Is the application intended to despoil the land in order to open up the area for village housing?

It is absolutely appalling that such critical background information be withheld from members of the public who enjoy a statutory right to participate in the town planning process.

Mary Mulvihill

[REDACTED]