

此文件在 2024 年 10 月 15 日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

15 OCT 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

2402246

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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 / 537
	Date Received 收到日期	15 OCT 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.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)

Easy Growth Development (HK) Co., Limited 時進發展 (香港) 有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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)	Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, 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 9,293 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,156 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)	22 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	"Village Type Development" and "Open Space" zones
(f) Current use(s) 現時用途	Warehouse (excluding dangerous goods godown) (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
25/6/2024 - 9/7/2024 (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 12/7/2024 (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 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 (Excluding Dangerous Goods Godown) with Ancillary Facilities 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 1,678sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 7,615sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 /sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 10,156sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 10,156sq.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 (EXCL. D.G.G.*)	7,163 m ² (ABOUT)	9,570 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/U/L	203 m ² (ABOUT)	203 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	SITE OFFICE	134 m ² (ABOUT)	268 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B4	CARETAKER OFFICE AND WASHROOM	71 m ² (ABOUT)	71 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B5	PUMP ROOM	44 m ² (ABOUT)	44 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		7,615 m ² (ABOUT)	10,156 m ² (ABOUT)	

*D.G.G. - DANGEROUS GOODS GODOWN

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 5

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位 2 (medium goods vehicle)

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明) 1 (container vehicle)

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	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input 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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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

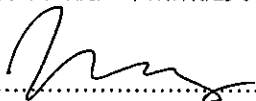
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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

Matthew NG

Planning and Development Manager

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

MRTPI, MPPIA, CMILT

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

13/9/2024

(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

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.

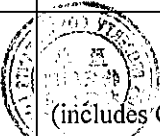
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories	
Site area 地盤面積	 9,293 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 22 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	"Village Type Development" and "Open Space" Zones	
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 (Excluding Dangerous Goods Godown) with Ancillary Facilities 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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	10,156 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.1 <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	5	
(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	5 - 11 (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	82 % <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) _____ _____		5 5 (PC)
	Total no. of vehicle loading/unloading bays/lays 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) Container Vehicle _____ _____		3 2 (MGV) 1 (CV)

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
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"/>
Plan showing the zoning of the applicaiton site. Plan showing the land status of the applicaiton site		
Location Plan, Swept path analysis, Aerial photos of the application site, HSK/HT NDA development schedule		
Reports 報告書		
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"/>
<hr/> <hr/>		
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。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Cc

Charlotte Cheuk Ying LAM/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2024年10月18日星期五 14:43
收件者: Charlotte Cheuk Ying LAM/PLAND
副本: Simon PH CHAN/PLAND; Moon Leong KOK/PLAND
主旨: 轉寄: S.16 Application in D.D. 124 Lot 25 & VL (Application No. A/HSK/537) - Replacement page
附件: DD124 Lot 25 & VL - Application Form (20241018)_Replacement Page.pdf

From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Friday, October 18, 2024 2:03 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: S.16 Application in D.D. 124 Lot 25 & VL (Application No. A/HSK/537) - Replacement page

From: [REDACTED]
Sent: Friday, October 18, 2024 12:15 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Cc: Moon Leong KOK/PLAND <mlkok@pland.gov.hk>; [REDACTED]
[REDACTED]
<riches.com.hk>
Subject: S.16 Application in D.D. 124 Lot 25 & VL (Application No. A/HSK/537) - Replacement page

Dear Sir,

Attached please find the replacement page of the application form for the subject application.

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

Kind Regards,

[REDACTED]
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited
[REDACTED]

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

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
<u>Plans and Drawings 圖則及繪圖</u>		
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 zoning of the applicaiton site, Plan showing the land status of the applicaiton site		
Location Plan, Swept path analysis, Aerial photos of the application site, HSK/HT NDA development schedule,		
<u>Drainage Proposals and Fire Service Installations Proposals</u>		
<u>Reports 報告書</u>		
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		

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盈卓物業
顧問有限公司

Our Ref.: DD124 Lot 25 & VL
Your Ref.: TPB/A/HSK/537

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

By Email

8 November 2024

Dear Sir,

1st Further Information

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years in “Village Type Development” and “Open Space” Zones,
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/537)

We write to submit further information to provide clarifications for the subject application, details are as follows:

- The area of the application site is 9,293m², including 123m² of Government land (**Plan 1**). Replacement pages of application form and planning statement are provided (**Annexes I to II**).

Should you require more information regarding the application, please contact our [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

[REDACTED]
Town Planner

cc DPO/TMYLW, PlanD

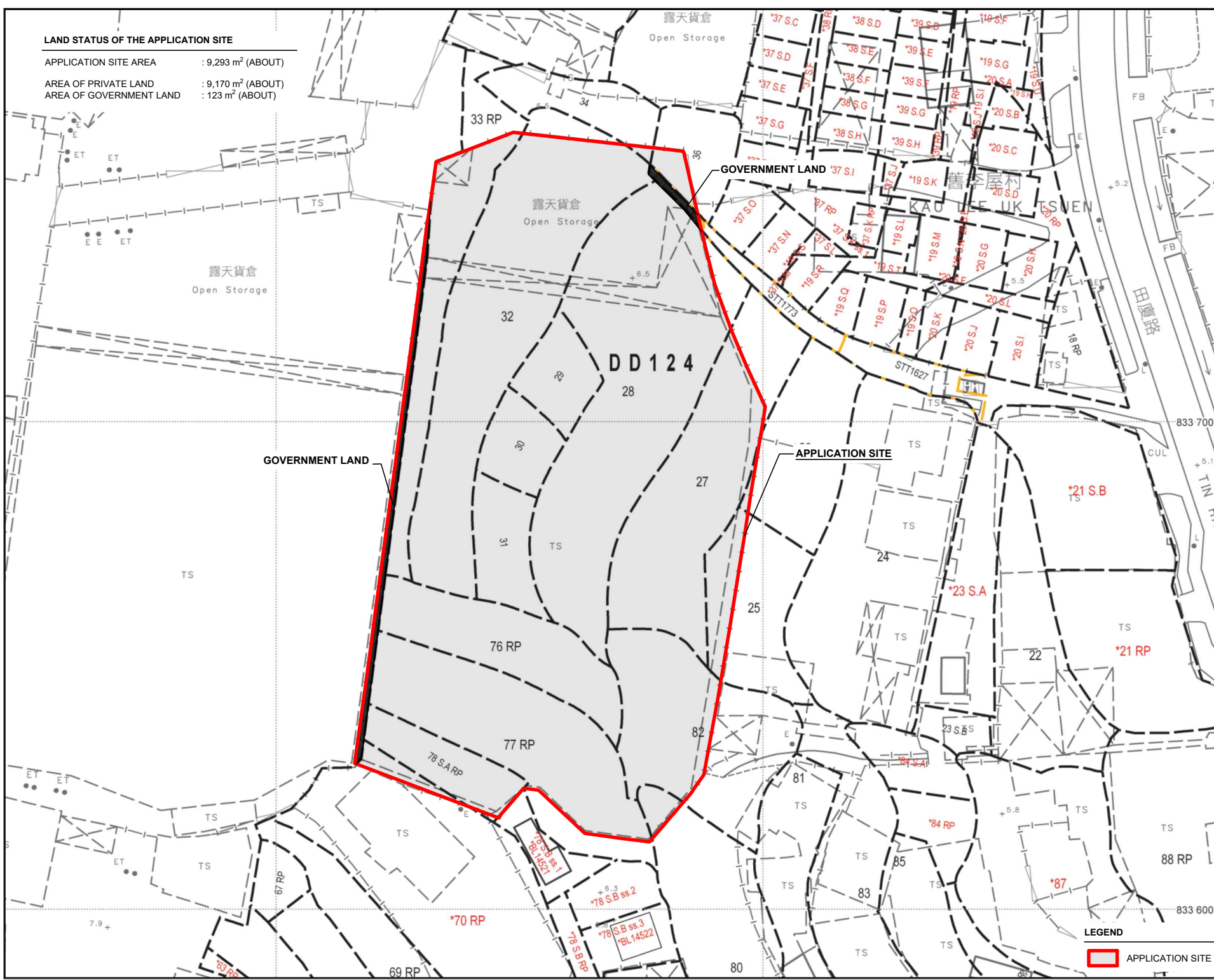
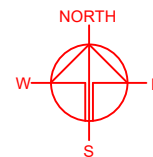
(Attn.: Ms. Charlotte LAM

email: ccylam@pland.gov.hk)



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,293 m² (ABOUT)
 AREA OF PRIVATE LAND : 9,170 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 123 m² (ABOUT)



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDE DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	3.11.2022
REVISED BY	DATE
LT	7.11.2024
APPROVED BY	DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 1	001

LEGEND

APPLICATION SITE

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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)

Easy Growth Development (HK) Co., Limited 時進發展（香港）有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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）	Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, 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 9,293 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,156 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） 123 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div> 9,293 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約) </div> </div>
Plan 圖則	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2
Zoning 地帶	"Village Type Development" and "Open Space" Zones
Type of Application 申請類別	<div> <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 <div style="display: flex; justify-content: space-around;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ </div> </div> <div style="margin-top: 10px;"> <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 <div style="display: flex; justify-content: space-around;"> <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ </div> </div>
Applied use/development 申請用途/發展	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use various lots in D.D. 124 and adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories (the Site) for **'Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years'**.
- The Site consists of an area of 9,293 m² (about), including 123 m² (about) of Government Land. The Site falls within an area zoned as "Village Type Development" and "Open Space" on the Approved Hung Shui Kiu and Ha Tsuen (HSK/HT) Outline Zoning Plan (OZP) No. S/HSK/2. 5 structures are proposed at the Site for warehouse (excluding dangerous goods godown), rain shelter for loading/unloading (L/UL), site office, caretaker office, washroom and pump room with total gross floor area (GFA) of 10,156 m² (about), the remaining area is reserved for parking, L/UL and circulation spaces.
- The Site is accessible from Tin Ha Road via a local access. The proposed development will operate on Monday to Saturday from 09:00 to 18:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The Site had been occupied by brownfield development since late-1980s. The applicant intends to mitigate adverse impacts generated by the brownfield activities through the implementation of the proposed development*
 - The proposed development is not incompatible with surrounding land use and no adverse impact is anticipated to the surrounding area*
 - The proposed development is only on a temporary basis, it will not frustrate the long-term planning intentions of the "V" and "O" zones*
 - Previous Application for the Same Use was Approved by the Board*
- Details of development parameters are as follows:

Application Site Area	9,293 m ² (about) (including 123 m ² (about) of GL)
Covered Area	7,615 m ² (about)
Uncovered Area	1,678 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	82% (about)
Number of Structure	5
Total GFA	10,156 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m ² (about)
Building Height	5 m – 11 m (about)
No. of Storey	1 - 2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗厦村丈量約份第 124 約多個地段及毗鄰政府土地之規劃申請，於上述地盤作「臨時貨倉(危險品倉庫除外)連附屬設施(為期 3 年)」。
- 申請地盤面積為 9,293 平方米(約)，當中包括 123 平方米(約)的政府土地。申請地點所在的地區在《洪水橋及厦村分區計劃大綱核准圖編號 S/HSK/2》上劃為「鄉村式發展」及「休憩用地」用途地帶。申請地點設有 5 座構築物作貨倉(危險品倉庫除外)、為上/落貨而設的避雨上蓋、場地辦公室、管理員辦公室、洗手間及泵房，構築物的總樓面面積合共為 10,156 平方米(約)，其餘地方將預留作停車位、上/落貨位及流轉空間。
- 申請地點可從田厦路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 9 時至下午 6 時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 棕地作業已早於 80 年代後期在申請地點營運，申請人望透過落實擬議發展，以緩解棕地作業對周邊地區所產生的負面影響
 - 擬議發展與周邊的用途並非不協調及不會對周邊地區帶來負面影響
 - 擬議發展只屬臨時性質，則不會影響「鄉村式發展」及「休憩用地」用途地帶的長遠規劃意向
 - 相同用途的申請先前已獲城規會批准
- 擬議發展的詳情發展參數如下：

申請地盤面積：	9,293 平方米(約) (包括 123 平方米(約)的政府土地)
上蓋總面積：	7,615 平方米(約)
露天地方面積：	1,678 平方米(約)
地積比率：	1.1 (約)
上蓋覆蓋率：	82% (約)
樓宇數目：	5 座
總樓面面積	10,156 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	10,156 平方米(約)
構築物高度：	5 米 - 11 米(約)
構築物層數：	1 - 2 層

- 4.6 As similar S.16 planning application for 'warehouse' use in close vicinity of the Site was approved by the Board previously, approval of the current application would not set undesirable precedent within the "V" zone.

Town Planning Board Guidelines No. (TPB PG-No.) 13G

- 4.7 The Site involves of storage of goods including the carrying out of bulk breaking and packaging of goods, it is considered as 'warehouse' according to the Definitions of Terms published by the Board. Therefore, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses is not applicable to the applied warehouse use.

Land Status

- 4.8 The Site consist 17 private lots, i.e. Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34 (Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 with total land area of 9,170 m² (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 3**). The remaining area falls on GL, i.e. 123 m² (about) (**Plan 3**). Majority of the land lots are currently owned by individuals and companies, while the remaining area are owned by Tso Tong. The ownership details are provided at **Table 1** below:

Table 2: Land Ownership of the Application Site

Private Lot in D.D. 124		Ownership
1	25	Individuals
2	26	Individuals
3	27	Individuals
4	28	Individuals
5	29	Tso Tong
6	30	Company
7	31	Individuals
8	32	Tso Tong
9	33	Individuals and Company
10	34	Individuals
11	36	Individuals
12	70	Tso Tong
13	76	Company
14	77	Tso Tong
15	78 S.A	Company
16	80	Individuals
17	82	Company

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 9,293 m² (about), including 22 m² (about) of GL. Details of development parameters are shown at **Table 2** below.

Table 3: Development Parameters of the Proposed Development

Application Site Area	9,293 m ² (about)(incl. 123 m ² (about) of GL)
Covered Area	7,615 m ² (about)
Uncovered Area	1,678 m ² (about)
Plot Ratio	1.1 (about)
Site Coverage	82% (about)
Number of Structure	5
Total GFA	10,156 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,156 m ² (about)
Building Height	5 m – 11 m (about)
No. of Storey	1 - 2

- 5.2 5 structures are proposed at the Site for warehouse (excluding dangerous goods godown), rain shelter for L/UL, site office, caretaker office, washroom and pump room with total GFA of 10,156 m² (about), the remaining area is reserved for parking, L/UL and circulation spaces (**Plan 7**). Details of structures are shown at **Table 3** below:

Table 4: Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (excluding dangerous goods godown)	7,163 m ² (about)	9,570 m ² (about)	11 m (2-storey)
B2	Rain Shelter for L/UL	203 m ² (about)	203 m ² (about)	7 m (1-storey)
B3	Site Office	134 m ² (about)	268 m ² (about)	8 m (2-storey)
B4	Caretaker Office and Washroom	71 m ² (about)	71 m ² (about)	5 m (1-storey)
B5	Pump Room	44 m ² (about)	44 m ² (about)	7 m (1-storey)
Total		7,615 m² (about)	10,156 m² (about)	-



Our Ref.: DD124 Lot 25 & VL
Your Ref.: TPB/A/HSK/537

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

By Email

15 November 2024

Dear Sir,

2nd Further Information

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years in “Village Type Development” and “Open Space” Zones,
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/537)

We write to submit further information to provide clarifications on the subject application
(Appendix I).

Should you require more information regarding the application, please contact the
undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited


Town Planner



Responses-to-Comments

**Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years in “Village Type Development” and “Open Space” Zones,
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/HSK/537)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) (Contact Person: Ms. Vicky SY; Tel: 2300 1347)		
(a)	We observed that the drainage proposal indicated in Appendix II of Appendix II is an old version submitted by the applicant in May 2024 and approved. Subsequently, the applicant submitted another revised drainage proposal dated 19.08.2024 and approved. Please clarify which drainage proposal will be implemented on site.	Please be clarified that the applicant will implement the revised drainage proposal (which is the same as the submission dated 19.08.2024 and was considered acceptable under planning application No. A/HSK/424) once the proposal is considered acceptable by CE/MN, DSD (Annex I).
2. Comments of the Project Manager (West), Civil Engineering and Development Department (Contact Person: Ms. Jessica FU; Tel: 2158 5670)		
(a)	Please note that the captioned site slightly encroaches upon the limit of works area of Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The site formation and engineering infrastructure works for Second Phase development had commenced progressively from mid-2024.	Noted. Since minor portions of the application site (the Site) encroaches the work area of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA), please be confirmed that no structure(s) or facilities will be erected on the works area fall within the scope of HSK/HT NDA. No works or activities will be carried out within the concerned parcel of land. Access, occupancy and usage of the concerned land within the Site will be allowed for Government works, if necessary.
(b)	The applicant is required to pay attention to the development programme mentioned above. The applicant should also liaise with this office if any structures or facilities would be erected within or in close vicinity to the limit of works area of HSK/HT NDA to ensure that the proposed development of the captioned application site would not affect the proposed works under HSK/HT NDA.	

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路1號
沙田政府合署14樓

**By Fax (2323 3662) and Post****Planning Department**

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
N.T. Hong Kong

3 October 2024

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/HSK/424
電話號碼 Tel. No. : 2158 6294
傳真機號碼 Fax No. : 2489 9711

R-riches Property Consultants Limited
208F, Kat Hing Wai
Kam Tin, New Territories

Dear Sir/ Madam,

Compliance with Approval Condition (a)
Planning Application No. A/HSK/424

I refer to your submission dated 19.8.2024 regarding the submission of a drainage proposal for compliance with captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition has been complied with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has not been complied with.

Should you have any queries, please contact Ms. Vicky SY (Tel: 2300 1347) of the Drainage Services Department direct.

Yours faithfully,

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

C.C

CE/MN, DSD

(Attn: Ms. Vicky SY)

Internal

CTP/TPB2

Our Ref. : DD124 Lot 25 & VL
Your Ref. : TPB/A/HSK/424

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

By Email

19 August 2024

Dear Sir,

Compliance with Approval Condition (a)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
for a Period of 3 Years in "Village Type Development" and "Open Space" Zones,
Various Lots in D.D. 124 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/424)

We are writing to submit a revised drainage proposal for compliance with approval condition (a) of the subject application, i.e. *the submission of a drainage proposal (Appendix I)*. This submission is intended to supersede our previous submission dated 3 May 2024.

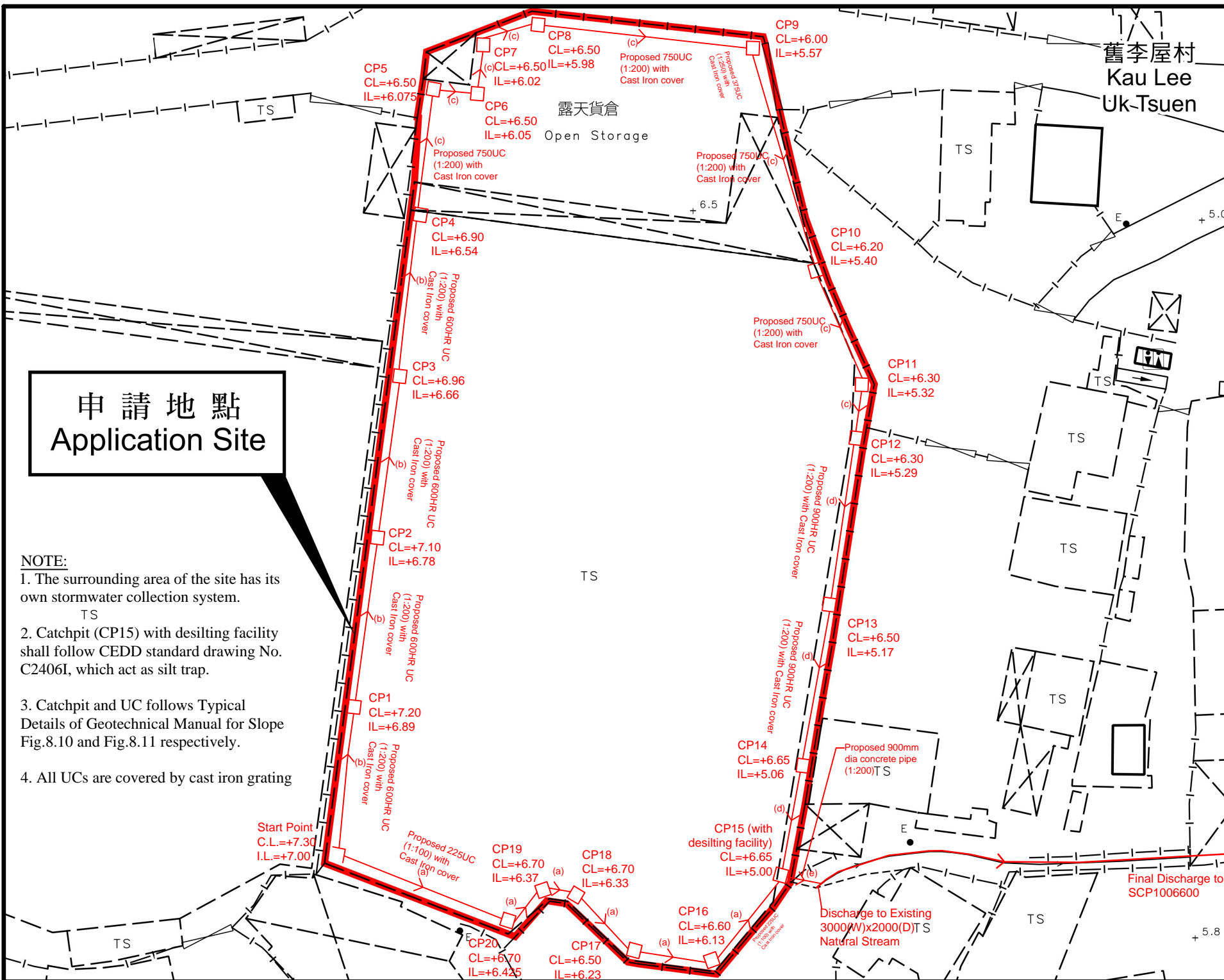
Should you require more information regarding the application, please contact our [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

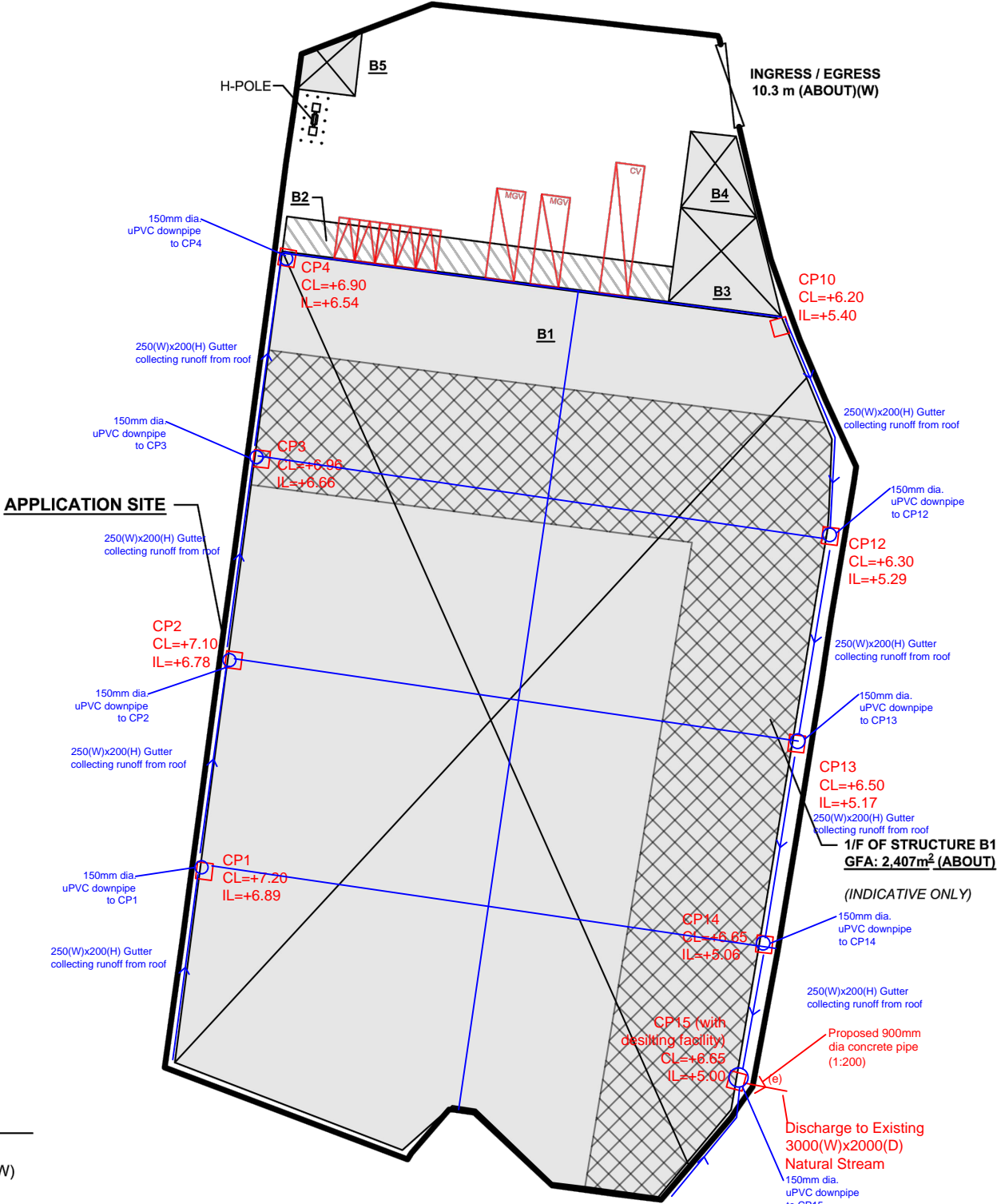
For and on behalf of
R-riches Property Consultants Limited



[REDACTED]
Town Planner



Site Area = 9293 sq.m
B1 Area = 7163 sq.m



Company:
正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
Proposed Temporary
Warehouse (Excluding
Dangerous Goods
Godown) with Ancillary
Facilities for a Period of
3 Years at Lots 25
(Part), 26 (Part), 27
(Part), 28 (Part), 29, 30,
31, 32 (Part), 33 (Part),
34 (Part), 36 (Part), 70
(Part), 76 (Part), 77
(Part), 78 S.A (Part), 80
(Part) and 82 (Part) in
D.D. 124 and Adjoining
Government Land, Ha
Tsuen, Yuen Long, New
Territories
(A/HSK/424)

TITLE:
Catchment Plan

File: DWG NO.

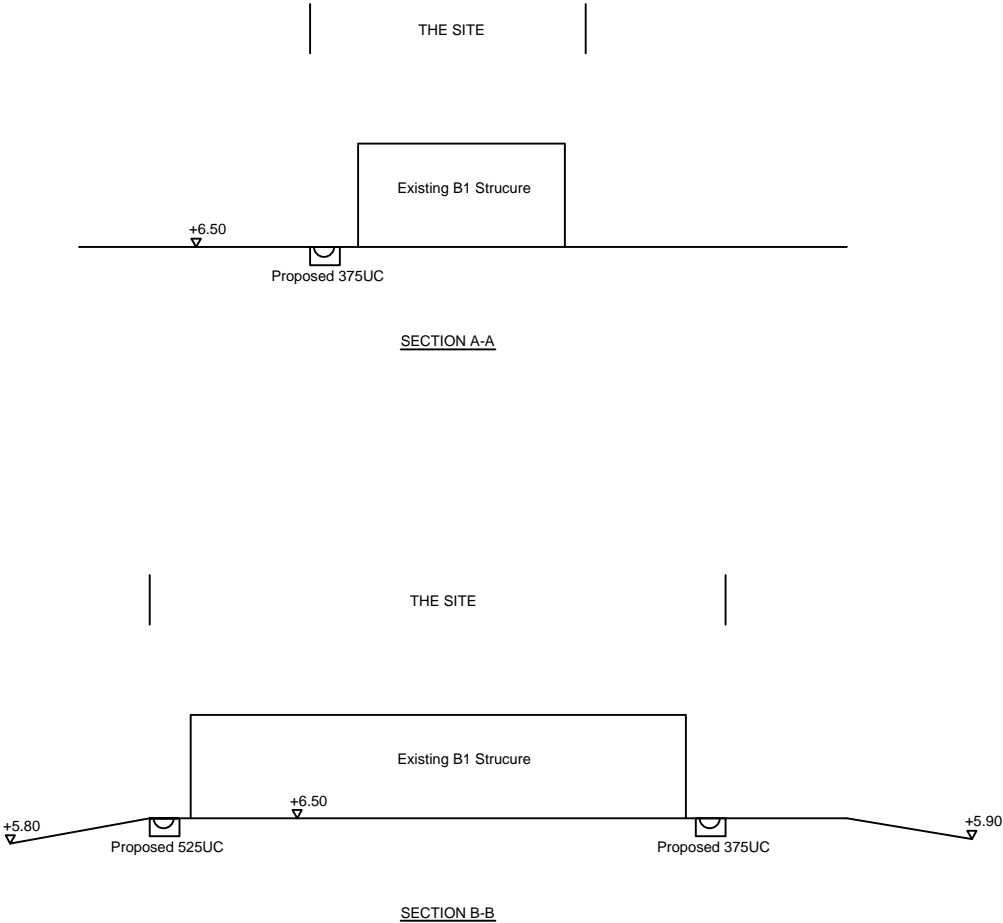
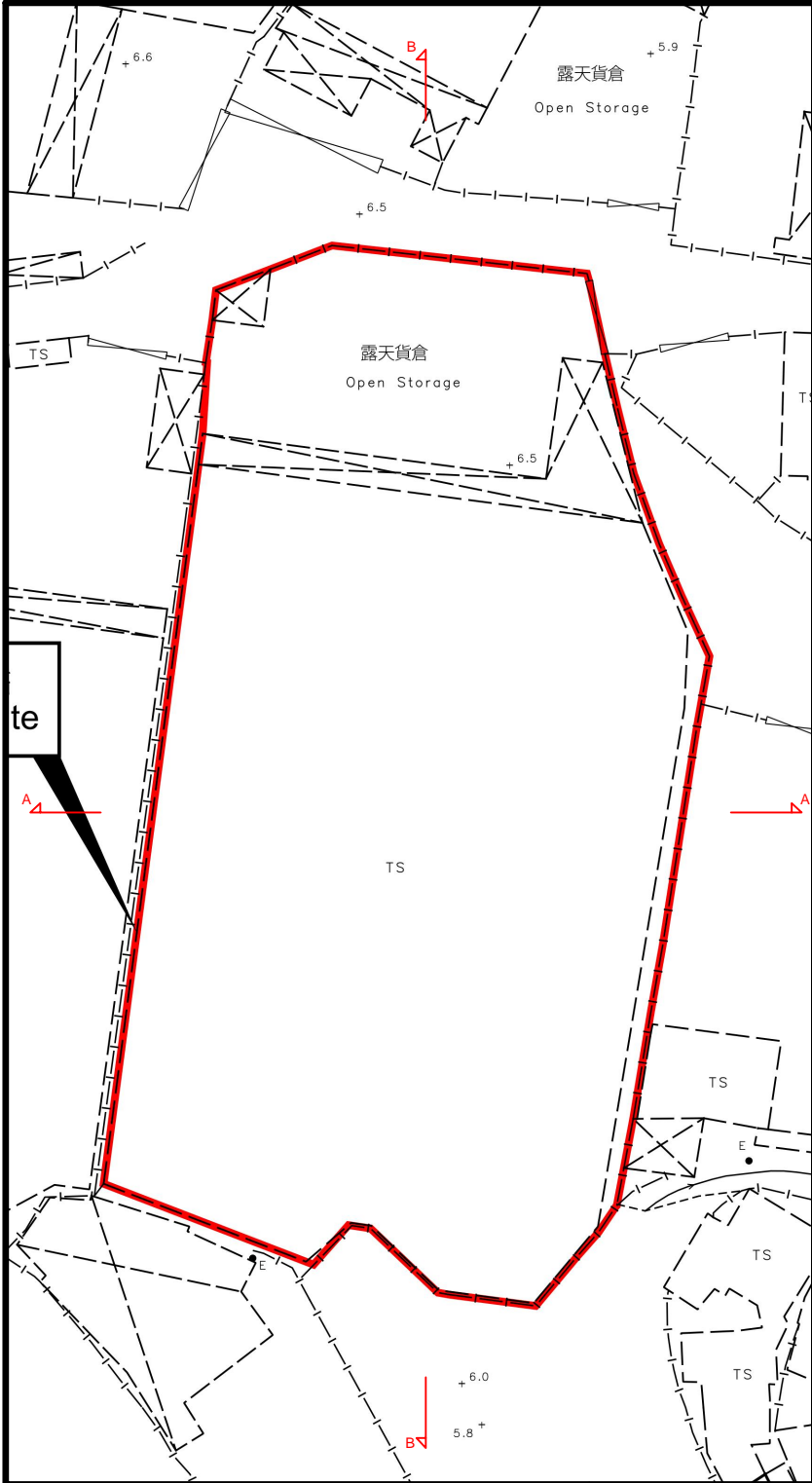
Scale: HSK424-D02

Date: 16-8-2024

PROVISIONS

: 5
: 5 m (L) X 2.5 m (W)

S VEHICLE : 2

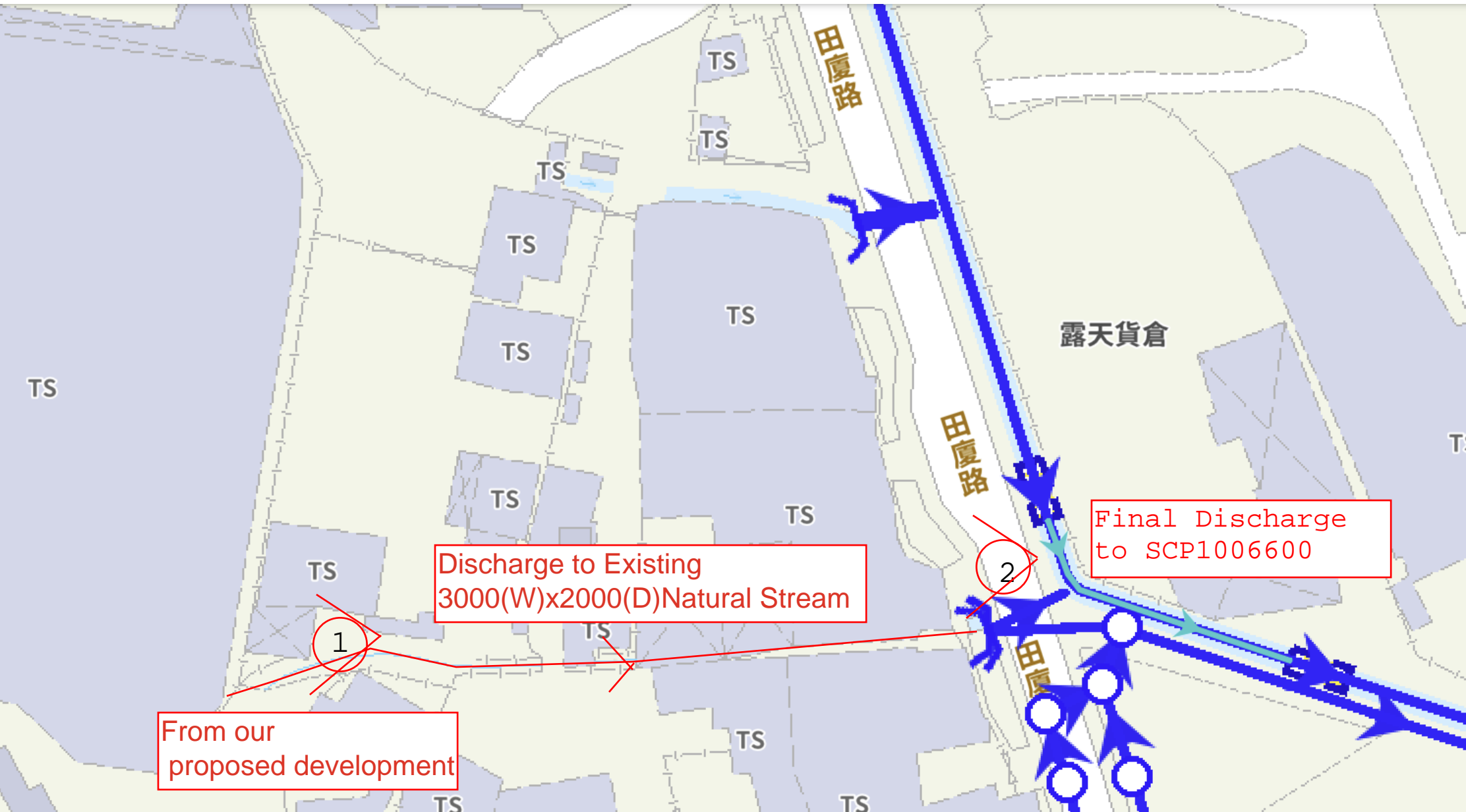


Company:
正宏工程顧問公司
Ching Wan Engineering
Consultants Company

PROJECT:
Proposed Temporary
Warehouse (Excluding
Dangerous Goods
Godown) with Ancillary
Facilities for a Period of
3 Years at Lots 25
(Part), 26 (Part), 27
(Part), 28 (Part), 29, 30,
31, 32 (Part), 33 (Part),
34 (Part), 36 (Part), 70
(Part), 76 (Part), 77
(Part), 78 S.A (Part), 80
(Part) and 82 (Part) in
D.D. 124 and Adjoining
Government Land, Ha
Tsuen, Yuen Long, New
Territories
(A/HSK/424)

TITLE:
SECTIONS

File:	DWG NO. HSK424-D03
Scale:	
Date: 16-8-2024	



Discharge to Existing
3000(W)x2000(D) Natural Stream

Final Discharge
to SCP1006600

From our
proposed development



VIEW 1: Existing 3000(W)x2000(D)Natural Stream



VIEW 2: FINAL DISCHARGE POINT SCP1006600

Site Area = 9293 m²
Warehouse Area = 7163 m²

From Start Point to CP15

Provide nominal 225UC (1:100) is Ok

From Start Point to CP4

Collect 3/8 warehouse catchment area

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 2686.125 \text{ m}^2 \\ &= 0.0026861 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0026861 \\ &= 0.177 \text{ m}^3/\text{sec} \\ &= \mathbf{10641} \text{ lit/min} \end{aligned}$$

Provide 600HR UC (1:200) is Ok

From CP4 to CP12

Collect 4/8 warehouse catchment area + vacant area (9293-7163)

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 5711.5 \text{ m}^2 \\ &= 0.0057115 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0057115 \\ &= 0.377 \text{ m}^3/\text{sec} \\ &= \mathbf{22626} \text{ lit/min} \end{aligned}$$

Provide 750 HRUC (1:200) is Ok

From CP12 to CP15

Collect 7/8 warehouse catchment area + vacant area (9293-7163)

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 8397.625 \text{ m}^2 \\ &= 0.0083976 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.0083976 \\ &= 0.554 \text{ m}^3/\text{sec} \\ &= \mathbf{33267} \text{ lit/min} \end{aligned}$$

Provide 900 HR UC (1:100) is Ok

Outfall

Catchment Area = Site Area

Calculation of Runoff from the Proposed Development

$$\begin{aligned} Q &= 0.278 C i A \\ C &= 0.95 && \text{(P.42 of Stormwater Drainage Manual)} \\ A &= 9293 \text{ m}^2 \\ &= 0.009293 \text{ km}^2 \\ \text{take } i &= 250 \text{ mm/hr} \\ \text{Therefore, } Q &= 0.278 * 0.95 * 250 * 0.009293 \\ &= 0.614 \text{ m}^3/\text{sec} \\ &= \mathbf{36814} \text{ lit/min} \end{aligned}$$

Calculation Maximum Capacity of Proposed 900mm dia. Underground pipe.

$$\begin{aligned} \text{Manning Equation } V &= R^{2/3} * S_f^{0.5} / n \\ \text{where } R &= \frac{\pi r^2}{2 \pi r} && \begin{array}{l} \text{dia} \quad 900 \text{ mm} \\ r = 0.45 \text{ m} \end{array} \\ &= r/2 \\ &= 0.225 \text{ m} \\ n &= 0.012 \text{ s/m}^{1/3} && \text{(Table 13 of Stormwater Drainage Manual)} \\ 1/200 \quad S_f &= 0.005 \\ \text{Therefore, } V &= 0.225^{2/3} * 0.005^{0.5} / 0.012 \\ &= 2.180 \text{ m/sec} \\ \text{Maximum Capacity (Q}_{\max}) &= V * A \\ &= 2.18 * \pi r^2 \\ &= 1.387 \text{ m}^3/\text{sec} \\ 1 \text{ nos of pipe} &= 1.387 \text{ m}^3/\text{sec} \\ &= 83205 \text{ lit/min} \\ &> 36814 \text{ lit/min} \end{aligned}$$

Provide 900mm dia underground pipe (1:100) is OK

Calculation Maximum Capacity of Proposed 250(W)x200(D) Gutter

$$\begin{aligned} \text{Manning Equation } V &= R^{2/3} * S_f^{0.5} / n \\ \text{where } R &= (W * D) / (2D + W) && \begin{array}{l} W = 0.25 \text{ m} \\ D = 0.2 \text{ m} \end{array} \\ &= 0.077 \\ n &= 0.012 \text{ s/m}^{1/3} && \text{(Table 13 of Stormwater Drainage Manual)} \\ 1/100 \quad S_f &= 0.0100 \\ \text{Therefore, } V &= 0.077^{2/3} * 0.01^{0.5} / 0.012 \\ &= 1.507 \text{ m/sec} \\ \text{Maximum Capacity (Q}_{\max}) &= V * A \\ &= 1.507 * 0.25 * 0.2 \\ &= 0.075 \text{ m}^3/\text{sec} \\ 1 \text{ nos of Gutter} &= 0.075 \text{ m}^3/\text{sec} \\ &= 4522 \text{ lit/min} \\ &> \#REF! \text{ lit/min} \end{aligned}$$

Provide 250(W)x200(D) Gutter (1:100) is OK

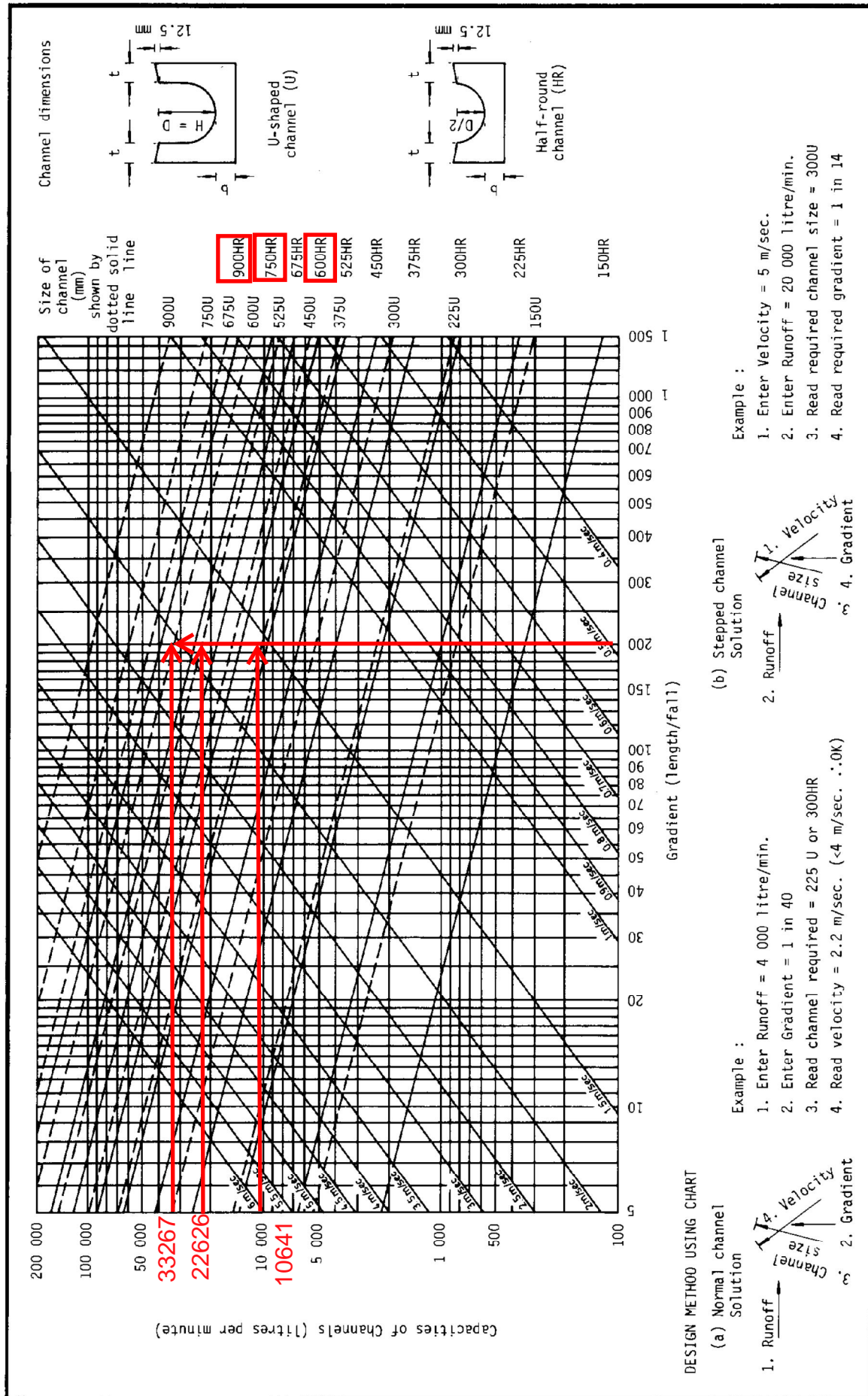
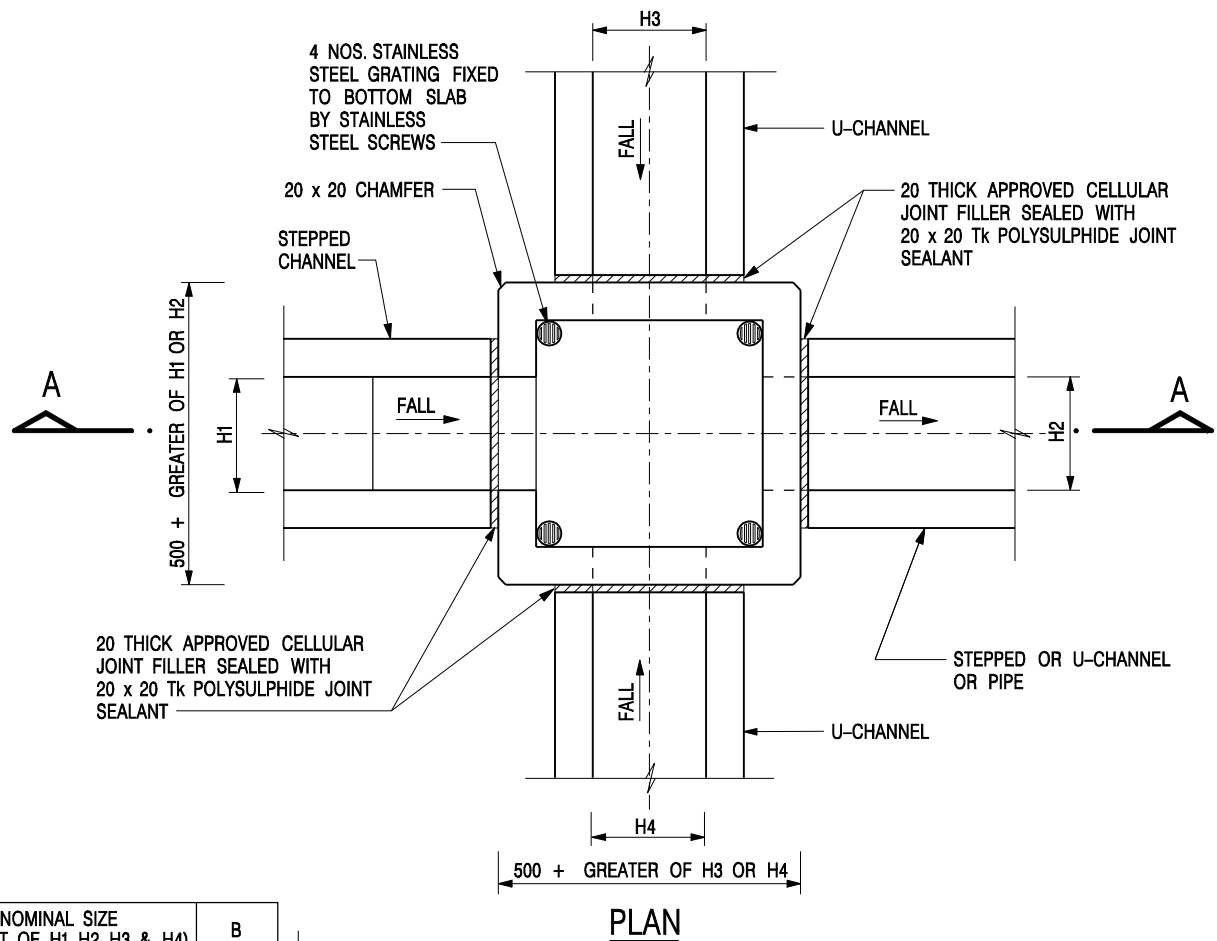
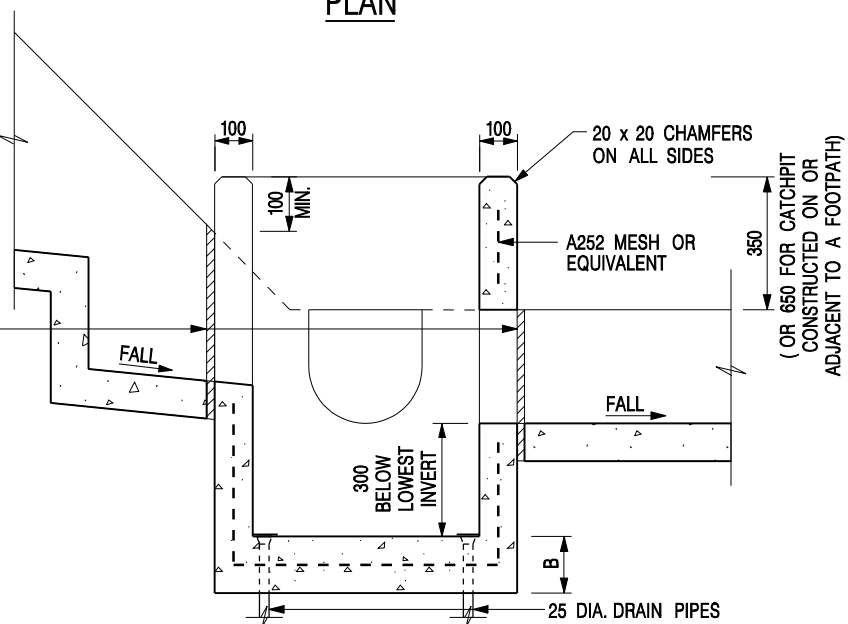


Figure 8.7 - Chart for the Rapid Design of Channels



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175


20 THICK APPROVED CELLULAR JOINT FILLER SEALED WITH 20 x 20 Tk POLYSULPHIDE JOINT SEALANT

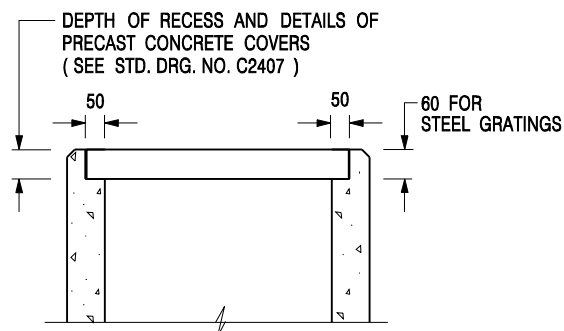


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE
 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT		SCALE 1 : 20 DATE JAN 1991	
		DRAWING NO. C2406 /1	



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

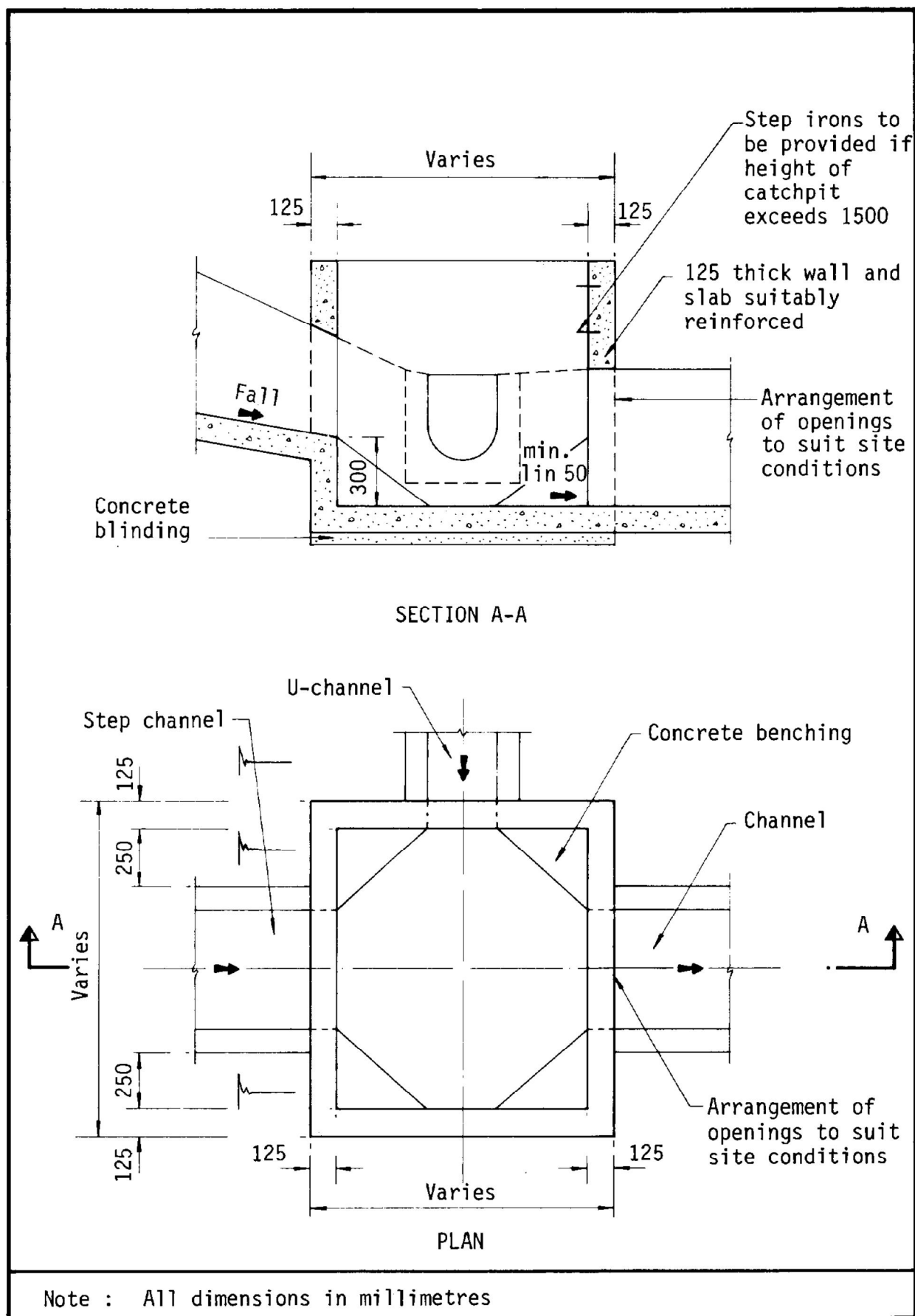
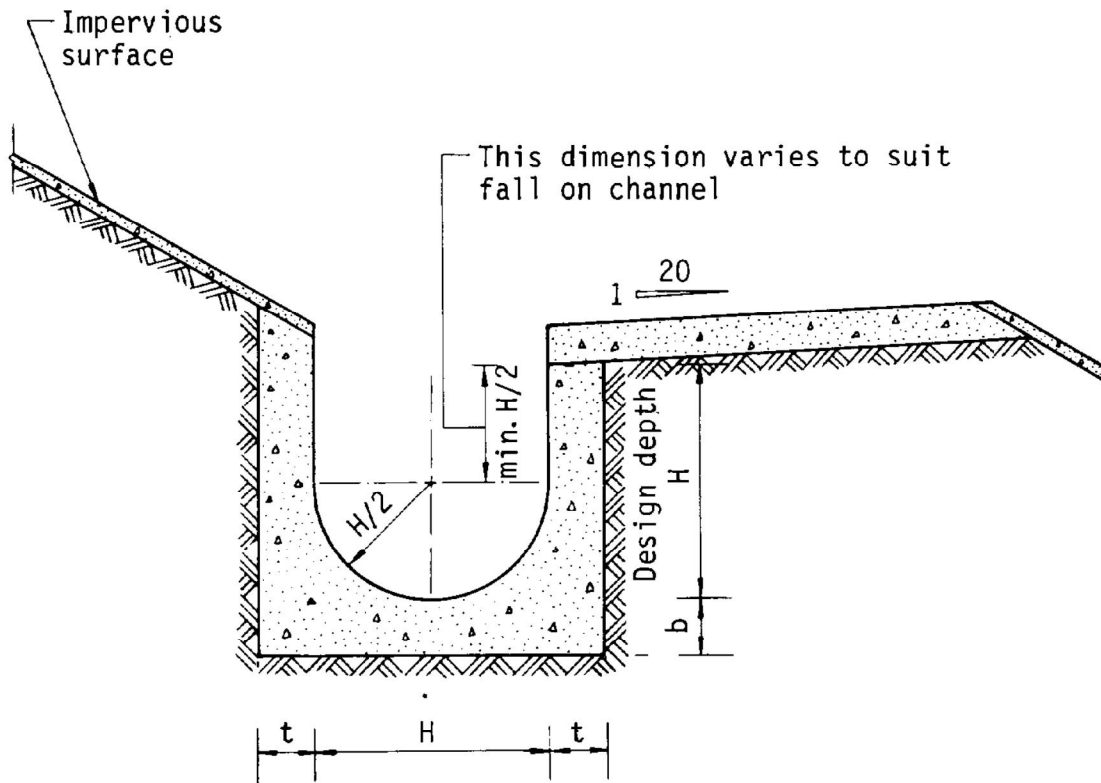


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

Previous S.16 Application covering the Application Site

Approved Application

Application No.	Uses/Development	Date of Consideration
A/HSK/424	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	13.1.2023 (revoked on 13.10.2024)

Similar S.16 Applications in the vicinity of the Site and straddling the same “Village Type Development” and / or “Open Space” Zones 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/351	Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	28.1.2022 (revoked on 28.7.2023)
A/HSK/467	Temporary Warehouse for Storage of Food Provision and Electronic Goods for a Period of 3 Years	11.8.2023 (revoked on 11.5.2024)

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.

2. Drainage

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

- no comment on the drainage proposal which has been approved under planning application No. A/HSK/424 subject to the proposed drain will not occupy the resumed land under Civil Engineering and Development Department (CEDD); and
- a condition should be stipulated requiring the applicant to implement and maintain the proposed drainage facilities to his satisfaction.

3. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of his department; and
- the submitted FSIs proposal is considered acceptable.

4. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application; and
- no building plan submission in relation to the development at the application site (the Site) was approved or under processing.

5. Water Supplies

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

No objection to the application.

6. Long-term Development

(a) Comments of the Director of Leisure and Cultural Services:

- no in-principle objection to the application; and
- he has no plan to develop the Site into public open space in the upcoming three years.

(b) Comments of the Project Manager (West), CEDD:

- the Site slightly encroaches upon the limit of works area of Second Phase development of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA). The site formation and engineering infrastructure works for Second Phase development had commenced progressively from mid-2024;
- he has no adverse comment on the application provided that the applied use would not affect the proposed works under the HSK/HT NDA; and
- the applicant is required to pay attention to the development programme mentioned above. The applicant should also liaise with his office if any structures or facilities would be erected within or in close vicinity to the limit of works area of HSK/HT NDA.

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 feedback from the locals on the application.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to cease and clear the existing operations which fall within the limit of works area before commencement of site formation and infrastructural works to be carried out by the Government;
- (c) 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 adjoining Government Land (GL);
 - The following private lots are covered by Short Term Waivers (STW) as below table:

<u>STW No.</u>	<u>Lot No. (in D.D. 124)</u>	<u>Purposes</u>
1957	32	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
5573	25	
5574	27 & 28	
5575	29	
5576	30 & 82	
5577	31 80	

the GL with 22m² within the application site is covered by Short Term Tenancy (STT) No. STTYL0227 for the purposes of “Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities”;

- the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. The application(s) for STW/STT 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 applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - according to LandsD’s record, there is no lease modification/land exchange application or building plan submission in relation to development at the Site approved/under processing;
- (d) to note the comments of the Commissioner for Transport that:
- sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - the local track leading to the Site is not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;

- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department 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 the Tin Ha Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site with Tin Ha Road;
- (f) to note the comments of the Director of Environmental Protection 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;
- (g) to note the comments of the Director of Fire Services that:
- 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
 - if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings 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;
 - 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;
 - 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 applied use under the subject application;
 - 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;
 - 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; and
 - detailed checking under the BO will be carried out at building plan submission stage.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-11-11 星期一 03:39:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/HSK/537 DD 124 Kau Lee Uk Tsuen

Dear TPB Members,

Conditions for 424 not fulfilled.

Members have a duty to look into this matter. There are frequent reports of deadly fires at these brownfield operations.

Rolling over application like this is part of the problem, the failure to address the issue that conditions are put in place to protect the community from adverse incidents.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 15 December 2022 2:34 AM HKT
Subject: A/HSK/424 DD 124 Kau Lee Uk Tsuen

A/HSK/424

Lots 25 (Part), 26 (Part), 27 (Part), 28 (Part), 29, 30, 31, 32 (Part), 33 (Part), 34

(Part), 36 (Part), 70 (Part), 76 (Part), 77 (Part), 78 S.A (Part), 80 (Part) and 82 (Part) in D.D. 124 and Adjoining Government Land, Kau Lee Uk Tsuen, Hung Shui Kiu

Site area : 9,292sq.m Includes Government Land of about 22sq.m

Zoning : "VTD" and 'Open Space'

Applied use : Furniture Warehouse / 8 Vehicle Parking

Dear TPB Members,

Application 384 withdrawn. Back with a slight modification in site area.

Previous comments applicable.

In addition as there appears to be a surplus of "V" zoning in this district, does the administration have any plans to resume the lots to accommodate PH development?

Mary Mulvihill

From:

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

Date: Monday, 18 July 2022 2:53 AM CST

Subject: A/HSK/384 DD 124 Kau Lee Uk Tsuen

A/HSK/384

Various Lots in D.D. 124 and Adjoining Government Land, Kau Lee Uk Tsuen, Hung Shui Kiu

Site area : 9,140sq.m Includes Government Land of about 21sq.m

Zoning : "VTD" and 'Open Space'

Applied use : Furniture Warehouse / 8 Vehicle Parking

Dear TPB Members,

This is an existing warehouse. Members must ensure that development of community facilities such as community gardens OS goes hand in hand with the construction of PH units.

The 'City of Sadness' launch of Tin Shui Wai where families moved in to a district with few recreational spaces must not be repeated.

Approving operations that should be moving out will delay the development of a livable community.

Mary Mulvihill