

Our Ref.: YL/TPN/2471B/L03

27 August 2024

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

By Post and Email

Dear Sir/Madam,

**Planning Application for
A Temporary Warehouse (excluding Dangerous Goods Godown),
Open Storage of Containers and Logistics Centre
for a Period of Three Years
at Lots 80(Part), 89(Part), 90(Part), 91(Part), 92(Part) and 93RP(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories
(Planning Application No. A/HSK/534)**

We refer to the captioned planning application.

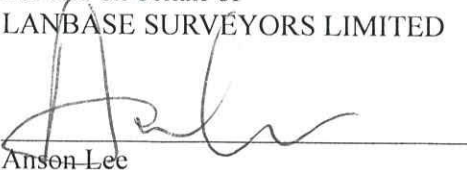
We would like to supersede our previous letter (Ref.: YL/TPN/2471B/L02) dated 27 August 2024 and provide herewith page 3 and page 4 of planning statement, revised proposed layout plan and a landscape proposal for submission.

Please also note the followings:

- (1) The proposed open storage area of container is about 170m²; and
- (2) The Applicant would maintain the proposed and existing trees on site by regular irrigation, inspection, pruning, removal of weeds and climbers, and replacement of tree shall be arranged in case there is any dead tree identified. There would be no storage or stacking of materials within 1m of the trees.

Should you have any queries, please feel free to contact our [REDACTED] Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson-Lec
Encl.
RK/AL

c.c.

DPO / TM & YLW (Attn.: Ms. Moon Kok By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
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3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Government, Institution or Community” (“G/IC”) and “Road” on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, the proposed use of “Temporary Open Storage of Containers and Logistics Centre” requires planning permission from the Board.
- 3.3 The Site was the subject of seven previous planning applications No.: A/YL-HT/480, A/YL-HT/569, A/YL-HT/761, A/YL-HT/935, A/YL-HT/994, A/HSK/135 and A/HSK/385, which were approved by the Board on 23.3.2007, 7.11.2008, 24.2.2012, 27.2.2015, 8.1.2016, 12.4.2019 and 12.8.2022 respectively for the similar uses. Please refer to the planning approval letter from the Board for Application No. A/HSK/385 dated 26.8.2022 at **Appendix 2**.
- 3.4 In accordance with the TPB PG No. 13G – Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses, , the Site falls within the Hung Shiu Kiu and Ha Tsuen New Development Area (NDA), within which for existing open storage and port back-up uses 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. As the Site is not required for implementation of NDA development at this stage, the proposed temporary use could be allowed.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 The proposed layout is similar to previous planning application No. A/HISK/385, which includes the followings:

(1) 2 nos. of metal structures for use of warehouse, office, toilets and pump room (Total GFA of 1,810.1m²) (as shown in the table below);

Structures		No. of Storey	Cover Area	GFA	Height	Use
1	Metal Structure	1	170m ²	170m ²	3.5m	Office, Toilet and Pump Room
2	Metal Structure	1	1,640.1m ²	1,640.1m ²	13m	Warehouse

(2) 3 nos. of private car parking spaces (2.5m x 5m);

(3) 3 nos. of heavy vehicle loading/unloading spaces (11m x 3.5m); and

(4) Works area of approval conditions for landscaping, drainage and fencing works.

4.2.2 Please refer to the Proposed Layout Plan at **Appendix 5**.

4.3 Site Area

The Site has an area of about 4,740m², which is identical to previous planning application No. A/HSK/385.

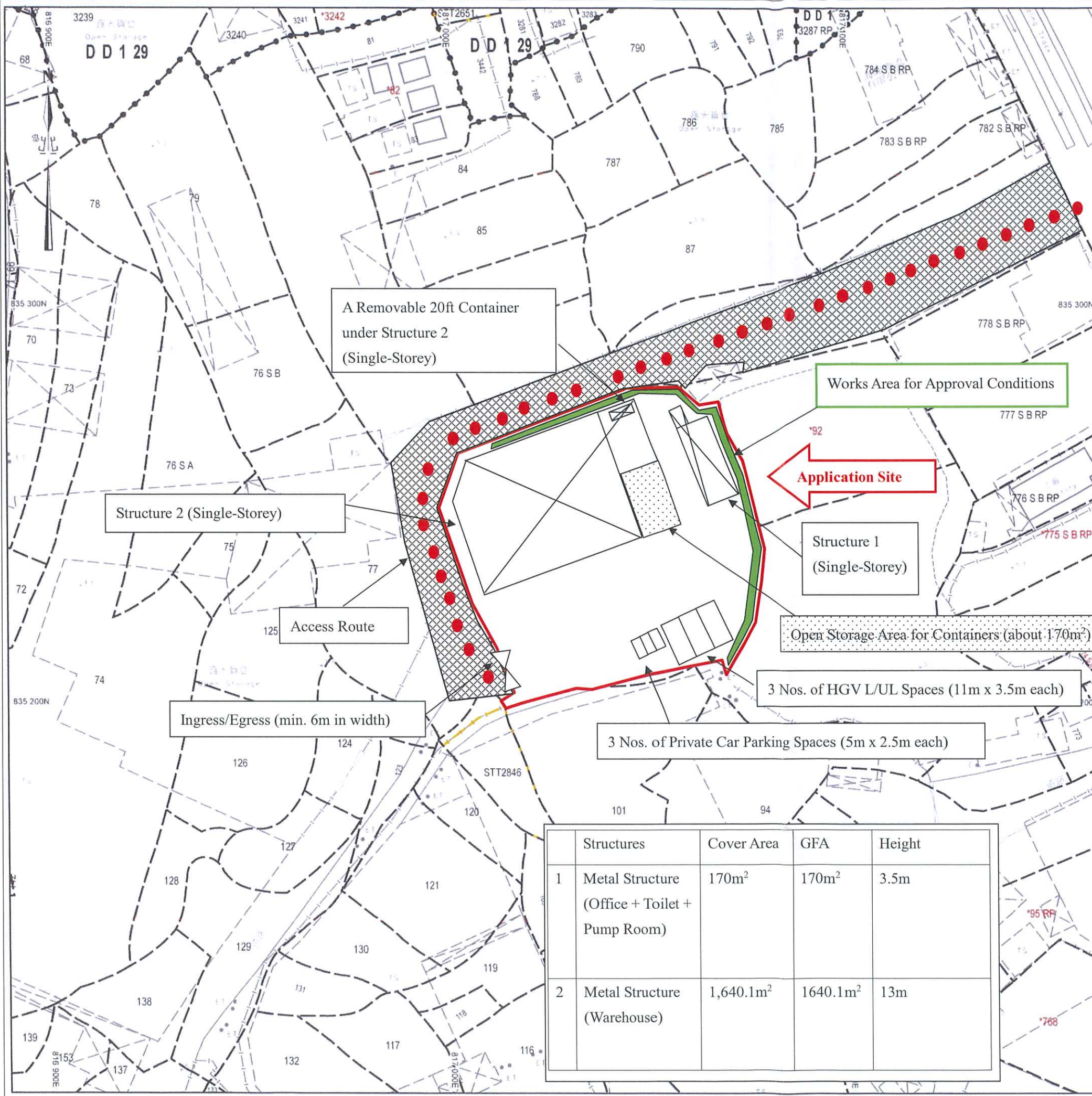
4.4 Operation Hours

The proposed “Temporary Warehouse (excluding Dangerous Goods Godown), Open Storage of Containers and Logistics Centre” would be operated from 8am to 8pm from Monday to Saturday and no operation on Sundays and Public Holidays, which is identical to previous planning application No. A/HSK/385.

地段索引圖 LOT INDEX PLAN

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification, (2) there may be time lag between an update and the related changes taken place, and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer: The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



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Lands Department

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For Identification Only Application Site

Locality :
Lot Index Plan No. : ags_S00000086615_0001
District Survey Office : Lands Information Center
Date : 17-Dec-2021
Reference No. : 6-NW-2C

Structures	Cover Area	GFA	Height
1 Metal Structure (Office + Toilet + Pump Room)	170m ²	170m ²	3.5m
2 Metal Structure (Warehouse)	1,640.1m ²	1640.1m ²	13m

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現有綠化樹木共 11 棵
○ 白千層 8 棵
● 細葉榕 3 棵

A Removable 20ft Container under Structure 2 (Single-Storey)

建議補種綠化樹木共 3 棵
● 細葉榕 3 棵

Works Area for Approval Conditions

現有綠化樹木共 10 棵
○ 白千層 6 棵
● 細葉榕 2 棵
● 對葉榕 1 棵
● 血桐 1 棵

Application Site

Structure 1 (Single-Storey)

Structure 2 (Single-Storey)

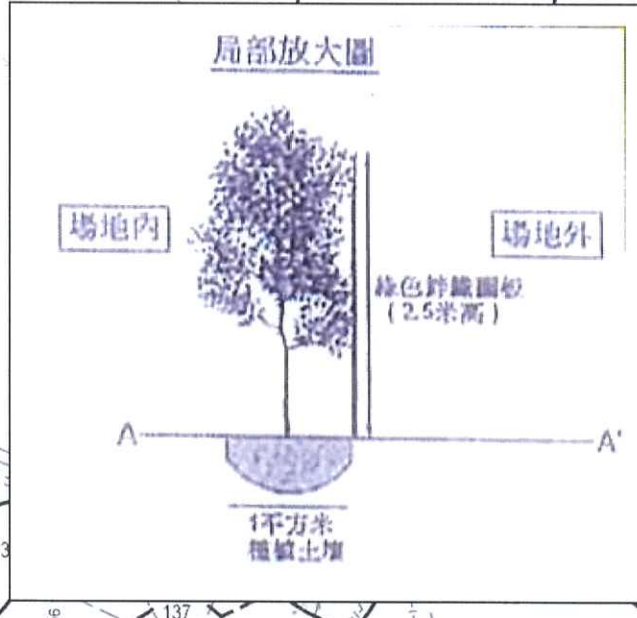
Access Route

Open Storage Area for Containers (about 170m²)

Ingress/Egress (min. 6m in width)

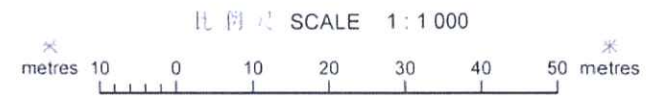
3 Nos. of HGV L/UL Spaces (11m x 3.5m each)

3 Nos. of Private Car Parking Spaces (5m x 2.5m each)



Structures	Cover Area	GFA	Height
1 Metal Structure (Office + Toilet + Pump Room)	170m ²	170m ²	3.5m
2 Metal Structure (Warehouse)	1,640.1m ²	1640.1m ²	13m

Landscape Proposal



For Identification Only

Application Site

Locality :
Lot Index Plan No. : ags_S00000086615_0001
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Date : 17-Dec-2021
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