

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,

**1<sup>st</sup> 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 9,293m<sup>2</sup>, including 123m<sup>2</sup> 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

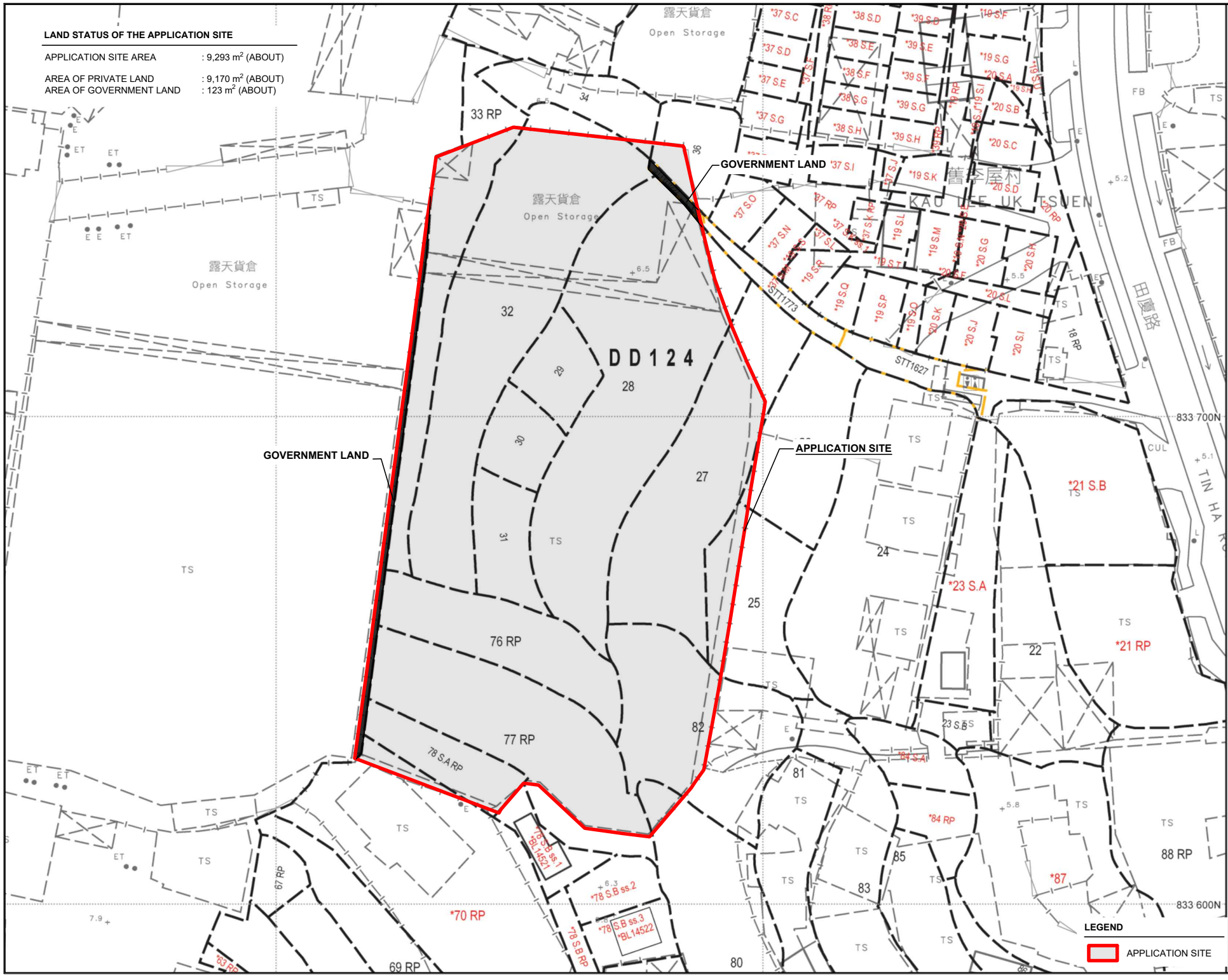
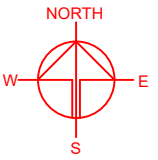
(Attn.: Ms. Charlotte LAM

email: ccylam@pland.gov.hk )



**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 9,293 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 9,170 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 123 m<sup>2</sup> (ABOUT)



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

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

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

SCALE  
 1 : 1000 @ A4

|                  |                   |
|------------------|-------------------|
| DRAWN BY<br>MN   | DATE<br>3.11.2022 |
| REVISED BY<br>LT | DATE<br>7.11.2024 |
| APPROVED BY      | DATE              |

**LEGEND**  
 APPLICATION SITE

|                                       |             |
|---------------------------------------|-------------|
| DWG. TITLE<br>LAND STATUS OF THE SITE |             |
| DWG NO.<br>PLAN 1                     | VER.<br>001 |

|                                 |                         |  |
|---------------------------------|-------------------------|--|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 |  |
|                                 | Date Received<br>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)<br>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<br>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<br><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)<br>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.<br>申請編號                | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location/address<br>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<br>地盤面積                      | 9,293 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約)                                                                                                                                                                                                                                                                                                                                          |
| Plan<br>圖則                             | Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No.: S/HSK/2                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Zoning<br>地帶                           | "Village Type Development" and "Open Space" Zones                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Type of Application<br>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<br><input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____<br><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<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>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 m<sup>2</sup> (about), including 123 m<sup>2</sup> (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 m<sup>2</sup> (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:

|                              |                                                                              |
|------------------------------|------------------------------------------------------------------------------|
| <b>Application Site Area</b> | 9,293 m <sup>2</sup> (about)<br>(including 123 m <sup>2</sup> (about) of GL) |
| <b>Covered Area</b>          | 7,615 m <sup>2</sup> (about)                                                 |
| <b>Uncovered Area</b>        | 1,678 m <sup>2</sup> (about)                                                 |
| <b>Plot Ratio</b>            | 1.1 (about)                                                                  |
| <b>Site Coverage</b>         | 82% (about)                                                                  |
| <b>Number of Structure</b>   | 5                                                                            |
| <b>Total GFA</b>             | 10,156 m <sup>2</sup> (about)                                                |
| - Domestic GFA               | Not applicable                                                               |
| - Non-Domestic GFA           | 10,156 m <sup>2</sup> (about)                                                |
| <b>Building Height</b>       | 5 m – 11 m (about)                                                           |
| <b>No. of Storey</b>         | 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)<br>(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 m<sup>2</sup> (about) of Old Schedule Agricultural Lots held under the Block Government Lease (**Plan 3**). The remaining area falls on GL, i.e. 123 m<sup>2</sup> (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 m<sup>2</sup> (about), including 22 m<sup>2</sup> (about) of GL. Details of development parameters are shown at **Table 2** below.

**Table 3:** Development Parameters of the Proposed Development

|                              |                                                                      |
|------------------------------|----------------------------------------------------------------------|
| <b>Application Site Area</b> | 9,293 m <sup>2</sup> (about)(incl. 123 m <sup>2</sup> (about) of GL) |
| <b>Covered Area</b>          | 7,615 m <sup>2</sup> (about)                                         |
| <b>Uncovered Area</b>        | 1,678 m <sup>2</sup> (about)                                         |
| <b>Plot Ratio</b>            |                                                                      |
|                              | 1.1 (about)                                                          |
| <b>Site Coverage</b>         |                                                                      |
|                              | 82% (about)                                                          |
| <b>Number of Structure</b>   |                                                                      |
|                              | 5                                                                    |
| <b>Total GFA</b>             |                                                                      |
| - Domestic GFA               | Not applicable                                                       |
| - Non-Domestic GFA           | 10,156 m <sup>2</sup> (about)                                        |
| <b>Building Height</b>       |                                                                      |
|                              | 5 m – 11 m (about)                                                   |
| <b>No. of Storey</b>         |                                                                      |
|                              | 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 m<sup>2</sup> (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 <sup>2</sup> (about)       | 9,570 m <sup>2</sup> (about)        | 11 m (2-storey) |
| B2           | Rain Shelter for L/UL                        | 203 m <sup>2</sup> (about)         | 203 m <sup>2</sup> (about)          | 7 m (1-storey)  |
| B3           | Site Office                                  | 134 m <sup>2</sup> (about)         | 268 m <sup>2</sup> (about)          | 8 m (2-storey)  |
| B4           | Caretaker Office and Washroom                | 71 m <sup>2</sup> (about)          | 71 m <sup>2</sup> (about)           | 5 m (1-storey)  |
| B5           | Pump Room                                    | 44 m <sup>2</sup> (about)          | 44 m <sup>2</sup> (about)           | 7 m (1-storey)  |
| <b>Total</b> |                                              | <b>7,615 m<sup>2</sup> (about)</b> | <b>10,156 m<sup>2</sup> (about)</b> | -               |