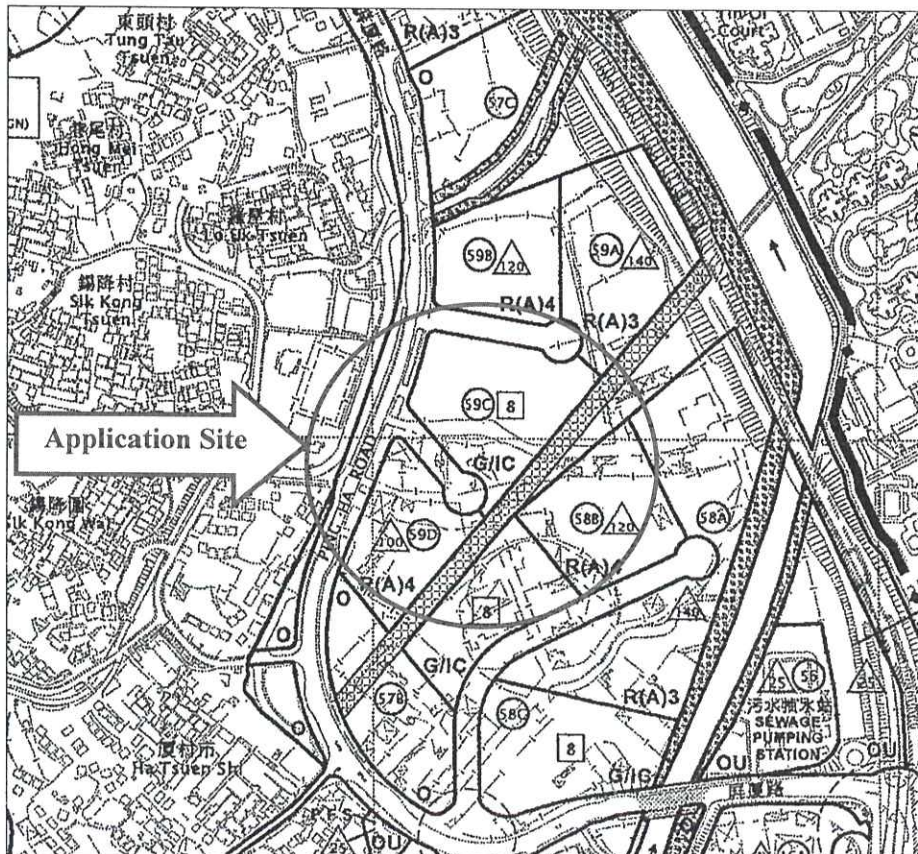


Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
A Temporary Storage of Construction Materials and Containers,
Logistics Centre and Ancillary Workshop
for a Period of Three Years
at Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part),
1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part),
1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838,
1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125
Ha Tsuen, Yuen Long, New Territories**



Prepared by

LANBASE Surveyors Limited

November 2024

EXECUTIVE SUMMARY

The Application Site (“the Site”) comprises Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It directly abuts Ping Ha Road at its west. The Site is applied for planning permission for “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” for a period of 3 years. The Site has an area of about 9,500m². In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and “Road” zones. According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as Category 1 area.

A planning permission is sought for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop”, which is identical to previous planning application No. A/HSK/356 approved on 10.6.2022.

Since the operation of the Site has been in existence for the many years, no additional traffic, drainage and landscape impacts would be newly generated. Existing landscape works and drainage facilities would be properly maintained and enhanced.

The subject application for planning permission is justified on the following grounds: 1) Previous Planning Permission for Same Use; 2) In Line with TPB PG No. 13G; 3) Maintenance of Existing Facilities on the Site; 4) Compliance with Previous Planning Approval Conditions; 5) Compatible with Surrounding Land Uses; 6) Existence of Planning Permissions for Similar Uses Near the Site; and 7) No Additional Traffic, Drainage and Environmental Impacts.

申請摘要

申請場地乃新界元朗厦村丈量約份第125約地段第1802號B分段餘段(部分)、第1807號(部分)、第1808號餘段(部分)、第1819號(部分)、第1825號(部分)、第1826號、第1827號A分段、第1827號B分段(部分)、第1828號(部分)、第1829號(部分)、第1830號(部分)、第1831號(部分)、第1835號(部分)、第1836號(部分)、第1837號、第1838號、第1839號(部分)、第1843號(部分)、第1844號(部分)及第1849號(部分)。申請場西面前臨屏厦路。現申請用作為期三年的「臨時存放建築物料及貨櫃、物流中心及附屬工場」用途。申請地段佔地共9,500平方米。是項申請地段位於洪水橋及厦村分區計劃大綱核准圖編號S/HSK/2(於2018年10月26日發表)內之「住宅(甲類)3」、「住宅(甲類)4」、「政府、機構或社區」、「休憩用地」及「道路」地帶。根據城市規劃委員會規劃指引編號13G「擬作露天貯物及港口後勤用途」，申請場地被列作第1類別。

是項臨時許可申請把場地申請用作「臨時存放建築物料及貨櫃、物流中心及附屬工場」，與早前於2022年6月10日獲城規會批准的申請編號A/HSK/356用途相同。

基於是項申請地段已營運多年，相信並不會引致新增的交通流量、不良的渠務及景觀影響。現有的已種樹木及渠務裝置會繼續保持維修及強化。

是項申請的理由如下：1) 跟以前獲批准的方案相同； 2) 與城規會指引號碼13G相一致； 3) 維持場內現有設施； 4) 履行之前的規劃條款； 5) 與附近的土地用途相容； 6) 在附近已有相類似用途的規劃許可；及7) 沒有新增的交通、渠務及環境影響。

CONTENTS		Page
1.	Introduction.....	1
2.	Site Context.....	2
3.	Town Planning.....	3
4.	Proposed Development.....	4
5.	Justifications.....	6
6.	Conclusion.....	10

Appendices

LIST OF APPENDICES

Appendix 1	Extract of Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018 and its Relevant Notes
Appendix 2	Copy of Town Planning Board's Approval Letter for Previous Planning Application No. A/HSK/356 dated 24.6.2022
Appendix 3	Location Plan
Appendix 4	Site Plan (Lot Index Plan)
Appendix 5	Proposed Layout Plan
Appendix 6	The Approved Drainage Proposal and the Relevant Compliance Letter for Submission of a Condition Record of the Existing Drainage Facilities on the Site under Previous Planning Application No. A/HSK/356
Appendix 7	The Accepted Fire Service Installations Proposal under Previous Planning Application No. A/HSK/105
Appendix 8	The Approved Tree Preservation and Landscape Proposal and the Relevant Compliance Letter for Implementation of the Accepted Tree Preservation and Landscape Proposal under Previous Planning Application No. A/YL-HT/961
Appendix 9	Site Photo

1. INTRODUCTION

- 1.1 The Application Site (“the Site”) comprises Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. It directly abuts Ping Ha Road at its west. In accordance with the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018, the Site falls within “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and “Road” zones. Please refer to an extract of the OZP and its relevant notes at **Appendix 1**, Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.
- 1.2 The current application is applied for planning permission for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” for a period of 3 years. The current application is identical to its previous planning application in terms of the proposed use, site area and site boundary. According to the Notes of the OZP, planning permission is required by the Town Planning Board (the ‘Board’) for the subject temporary use.
- 1.3 The Site was the subject of three previous planning applications No.: A/YL-HT/961, A/HSK/105 and A/HSK/356, which were approved by the Board on 4.9.2015, 16.11.2018 and 10.6.2022 respectively for the same use. Please refer to the planning approval letter from the Board for Application No. A/HSK/356 dated 24.6.2022 at **Appendix 2**.
- 1.4 The Applicant has commissioned Lanbase Surveyors Limited on its behalf to submit a planning application for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” for a period of 3 years, or a period as considered appropriate by the Board under Section 16 of the Town Planning Ordinance (Cap. 131).
- 1.5 The Planning Statement serves to describe the existing condition of the Site and its surrounding land uses, to give details of the proposed development, and to provide justifications for the Board’s consideration.

2. SITE CONTEXT

2.1 Application Site

The Application Site ('the Site') comprises Lots 1802BRP(Part), 1807(Part), 1808RP(Part), 1819(Part), 1825(Part), 1826, 1827A, 1827B(Part), 1828(Part), 1829(Part), 1830(Part), 1831(Part), 1835(Part), 1836(Part), 1837, 1838, 1839(Part), 1843(Part), 1844(Part) and 1849(Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories. The Site has an area of about 9,500m². Please refer to Location Plan at **Appendix 3** and Site Plan (Lot Index Plan) at **Appendix 4**.

2.2 Lease Particulars

The subject lots are held under Block Government Lease for D.D. 125 and are demised as agricultural land. The lease is virtually unrestricted, apart from offensive trade clause and will expire on 30 June 2047.

2.3 Surrounding Land Uses

2.3.1 The Site directly abuts Ping Ha Road at its west.

2.3.2 The surrounding is predominantly occupied by port back-up uses including public vehicle parks, container tractor/trailer parks, vehicle repair workshops and open storages.

2.3.3 Some local residential developments are located at the west of the Site across Ping Ha Road.

2.4 Accessibility

2.4.1 The Site is accessible from Ping Ha Road.

2.4.2 The subject area is served by various modes of public transport, including buses, minibuses and taxis along the Ping Ha Road.

3. TOWN PLANNING

- 3.1 The Site falls within an area zoned “Residential (Group A)3” (“R(A)3”), “Residential (Group A)4” (“R(A)4”), “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) 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 Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” requires planning permission from the Board.
- 3.3 The Site was the subject of three previous planning applications No.: A/YL-HT/961, A/HSK/105 and A/HSK/356, which were approved by the Board on 4.9.2015, 16.11.2018 and 10.6.2022 respectively for the same use. Please refer to the planning approval letter from the Board for Application No. A/HSK/356 dated 22.6.2022 at **Appendix 2**.
- 3.4 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as ‘Category 1’ area, which is considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and location objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.

4. PROPOSED DEVELOPMENT

4.1 Applied Use

The subject application is to provide the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” on the Site.

4.2 Proposed Use and Site Layout

4.2.1 The proposed layout is identical to previous planning application No. A/HSK/356, which includes the followings:

(1) 8 nos. of metal structures for use of storage, office, workshop, toilets and security room (Total GFA of 7,817.4m²) (as shown in the table below);

Structures	No. of Storey	Cover Area	GFA	Height	Use
1 Metal Structure with Canopy	1	6,588.1m ²	6,628.1m ²	9m	Storage (Main Logistic Centre)
2 Metal Structure with Canopy	2	401.5m ²	792.5m ²	6m	Storage
3 2-Sided Open Shed Cover	1	140.4m ²	140.4m ²	5m	Ancillary Workshop (Metal Cutting)
4 Container Structure	2	107.7m ²	215.4m ²	5m	Office, Water Tank and Meter Room
5 Container Structure	1	11.2m ²	11.2m ²	2.6m	Toilet
6 Metal Structure	1	5.1m ²	5.1m ²	2.6m	Meter Room
7 Container Structure	1	3.7m ²	3.7m ²	2.6m	Toilet
8 Metal Structure	1	21m ²	21m ²	2.6m	Security Room

(2) 8 nos. of heavy vehicle loading/unloading spaces (12m x 5m); and

(3) 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 9,500m², which is identical to previous planning application No. A/HSK/356.

4.4 Operation Hours

The proposed “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” 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/356.

4.5 Drainage

The existing drainage facilities approved under previous planning applications are properly maintained. The Applicant will continue to provide proper maintenance on the drainage facilities. Also, please refer to the relevant compliance letter for the approval condition under previous planning application No. A/HSK/356 at **Appendix 6**.

4.6 Fire Precaution Measures

There was an accepted fire service installations proposal under previous planning application No. A/HSK/105, as shown at **Appendix 7**. Although the fire service installation works have not yet been fully completed as the water supply has not yet been approved by Water Supplies Department, the Applicant has provided most of fire service installations on site. Therefore, the planning application should be tolerated for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” continuously.

4.7 Landscape

The existing landscape and tree plantings would be properly maintained. Should there be any reinforcement/maintenance works, the Applicant is willing to plant further trees of species similar to those in the accepted landscaping proposal. Also, please refer to the approved tree preservation and landscape proposal and the relevant compliance letter for the approval condition under previous planning application No. A/YL-HT/961 at **Appendix 8**.

4.8 Traffic

Identical to previous planning application No. A/HSK/356, it is estimated that there would be about 24 HGV trips generation and 24 HGV trips attraction per day.

5. JUSTIFICATIONS

5.1 Previous Planning Permission for Same Use

The Site was the subject of three previous planning applications No.: A/YL-HT/961, A/HSK/105 and A/HSK/356, which were approved by the Board on 4.9.2015, 16.11.2018 and 10.6.2022 respectively. The proposed “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” is identical to previous planning application No. A/HSK/356. Therefore, it is considered that the Site should be allowed for the applied use.

5.2 In Line with TPB PG No.13G

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.

5.3 Maintenance of Existing Facilities on Site

The Site is being operated as “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop”, which is identical to previous planning application No. A/HSK/356. The existing facilities such as drainage facilities would remain unchanged and be well maintained.

5.4 Compliance with Previous Planning Conditions

Most of the approval conditions imposed on previous planning application No. A/HSK/356 were satisfactorily complied with. Please refer to the compliance letter for submission of a condition record of existing drainage facilities at **Appendix 6**. Although the fire service installation works have not been fully completed as the water supply has not yet been approved by Water Supplies Department, the Applicant has provided most of fire service installations on site Therefore, the planning application should be tolerated for the use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” continuously.

5.5 Compatible with Surrounding Land Uses

The proposed “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” is considered compatible with the neighbouring similar uses of open storages and port back-up uses. In fact, the locality of the Site has been generally occupied by public vehicle parks, open storages and other port back-up uses. The applied use is therefore commensurate with the general demand for providing open storages in the area. It is compatible with the surrounding uses in the area.

5.6 Existence of Planning Permissions for Similar Use Near the Site

5.6.1 There are planning applications for similar temporary port back-up uses approved in the surroundings in 2024 as follows.

Application No.	Proposed Use/Development	Approval Date
A/HSK/450	Temporary Logistics Centre for a Period of 3 Years	9.6.2023
A/HSK/454	Temporary Warehouse, Open Storage of Construction Materials, Containers with Container Vehicles Park, Container Tractors Park and Logistics Yard with Ancillary Workshop (Including Compacting and Unpacking Workshop) for a Period of 3 Years	23.6.2023
A/HSK/457	Proposed Temporary Warehouse for Storage of Exhibition Materials for a Period of 3 Years	14.7.2023
A/HSK/467	Proposed Temporary Warehouse for Storage of Food Provision and Electronic Goods and Shop and Services (Selling of Food Provisions) for a Period of 3 Years	11.8.2023
A/HSK/468	Temporary Logistics Centre with Storage of Exhibition Materials and Recyclable Materials (Plastics, Metal and Paper) with Ancillary Workshop for a Period of 3 Years	11.8.2023
A/HSK/485	Temporary Open Storage of Construction Machinery and Construction Material and Ancillary Site Office for a Period of 3 Years	27.10.2023
A/HSK/456	Temporary Logistics Centre with Ancillary Site Office for a Period of 3 Years	12.1.2024
A/HSK/500	Temporary Open Storage of Construction Materials and Public Vehicle Park (Private Cars, Light Goods Vehicles and Medium/Heavy Goods Vehicles) for a Period of 3 Years	1.3.2024

A/HSK/507	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	15.3.2024
A/HSK/509	Temporary Warehouse for Storage of Food Provision for a Period of 3 Years	19.4.2024
A/HSK/512	Temporary Open Storage of Construction Materials with Ancillary Office for a Period of 3 Years	10.5.2024
A/HSK/516	Temporary Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials for a Period of 3 Years	7.6.2024
A/HSK/493	Temporary Warehouse for a Period of 3 Years	7.6.2024
A/HSK/521	Temporary Open Storage of Private Car and Ancillary Inspection Centre for a Period of 3 Years	5.7.2024
A/HSK/518	Temporary Open Storage of Scrap Metal and Plastic for a Period of 3 Years	7.6.2024
A/HSK/520	Temporary Logistics Centre and Ancillary Tyre Repair Workshop for a Period of 3 Years	21.6.2024

5.6.2 Given that the similar planning applications were approved in the surrounding area in the same district, the existing use should be allowed on the Site.

5.7 No Additional Traffic, Drainage and Environmental Impacts

The Site has been operated as the similar use of “Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop” under the previous Planning Applications. Most of the planning approval conditions imposed on the previous Planning Application No. A/HSK/356 have been complied with and the existing site condition remains unchanged. Therefore, it is considered that the proposed temporary development generally reflects the existing site condition. In this respect, no additional drainage, environmental and traffic impacts are anticipated.

6. CONCLUSION

6.1 The Site has been operated to provide port back-up uses for many years. The Applicant seeks the Board's permission for the existing use of "Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop" on the Site under S.16 of the Town Planning Ordinance.

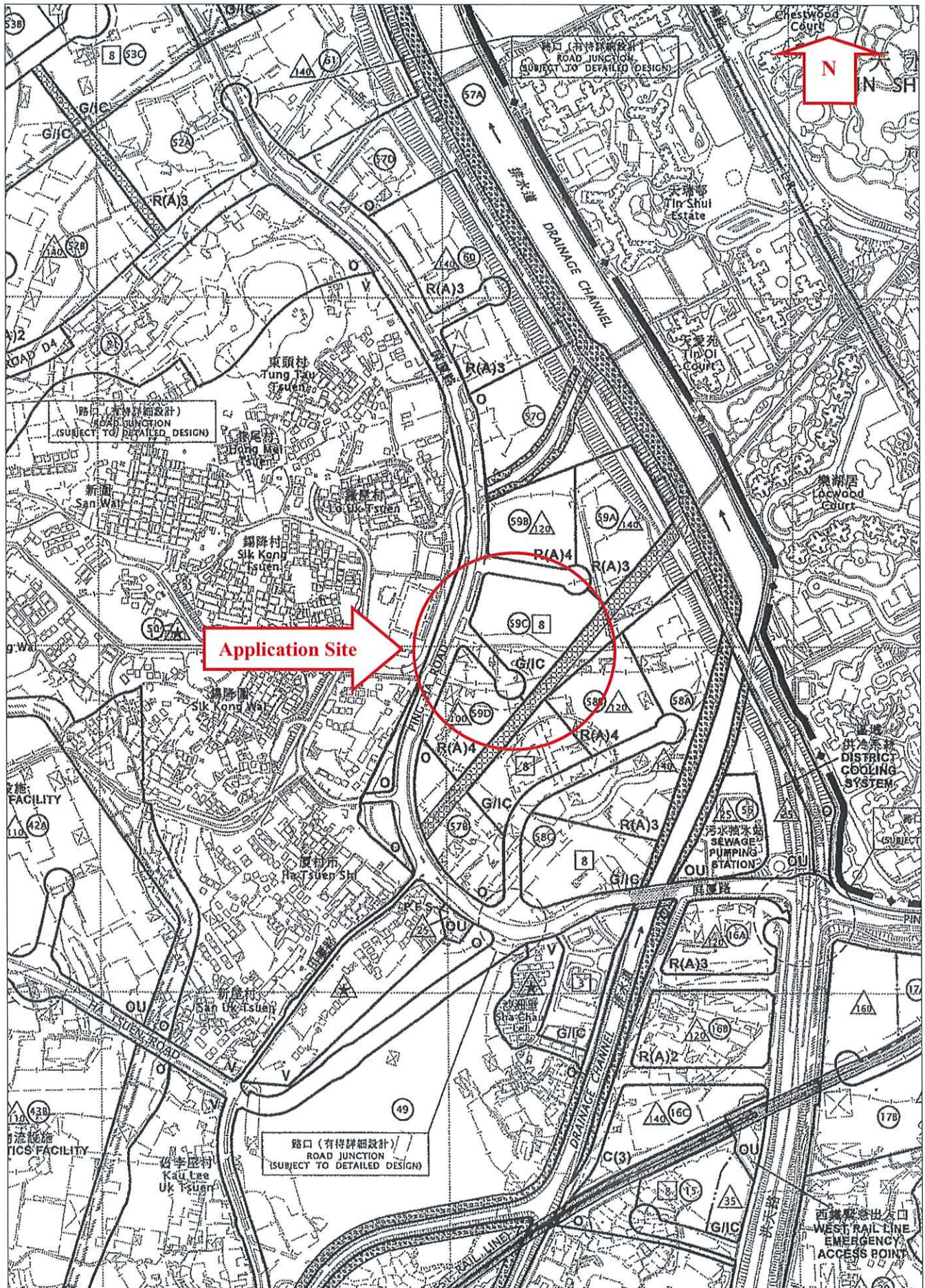
6.2 With regard to the followings:

- previous planning permission for the similar uses;
- in line with TPB PG No. 13G;
- maintenance of existing facilities on the Site
- compliance with planning approval conditions;
- compatible with surrounding land uses;
- existence of planning permissions for similar uses near the Site; and
- no additional traffic, drainage and environmental impacts,

the Board is requested to approve the planning application for the use of "Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop" on the Site for 3 years or a period considered appropriate.

APPENDIX 1

**Extract of Approved Hung Shui Kiu and Ha Tsuen Outline
Zoning Plan (OZP) No. S/HSK/2 dated 26.10.2018
and its Relevant Notes**



For Identification Only

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/ Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Training Centre

In addition, the following uses are always permitted (a) on the lowest two floors of a building excluding basements, or (b) in a free-standing purpose-designed non-domestic building up to five storeys :

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest two floors of a building excluding basements, or in a free-standing purpose-designed non-domestic building up to five storeys.

Remarks

- (a) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio specified below, or the plot ratio of the existing building, whichever is the greater:

<u>Sub-area</u>	<u>Maximum Plot Ratio</u>
R(A)1	6.5
R(A)2	6
R(A)3	5.5
R(A)4	5
R(A)5	3.8

- (b) Except otherwise specified, on land designated “Residential (Group A)1” to “Residential (Group A)5”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (c) On land designated “Residential (Group A)4” in Planning Areas 1 and 2, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 5, a maximum site coverage of 42%, and a maximum building height of 12 storeys including car park, or the plot ratio, site coverage and height of the existing building, whichever is the greater. The lowest two floors could be used for commercial and car parking purposes which could have maximum site coverage of 100%.
- (d) In determining the maximum plot ratio and site coverage for the purposes of paragraphs (a) and (c) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, or caretaker’s quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities as required by the Government may also be disregarded.
- (e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and/or building height restrictions stated in paragraphs (a) to (c) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Flat (Government Staff Quarters on land designated "G/IC(1)" only) Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Bus Depot Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Firing Range Flat (not elsewhere specified) Funeral Facility Helicopter Landing Pad Helicopter Fuelling Station Holiday Camp Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organisations providing social services to meet community needs, and other institutional establishments.

(Please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

OPEN SPACE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Field Study/Education/Visitor Centre Park and Garden Pavilion Public Utility Installation (Flood Retention Facilities only) Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area Zoo	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation (not elsewhere specified) Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

On land designated "Open Space (1)", the open space area is provided in the form of a Regional Plaza. To serve the community and enhance the vibrancy of the Regional Plaza, it is intended that commercial uses such as shop and services and eating places would be provided in the area adjacent to the railway station subject to the approval of the Town Planning Board by way of a planning application under section 16 of the Ordinance.

Remarks

- (a) Development within area designated "O(1)" is subject to a maximum non-domestic gross floor area of 2,350m² and the maximum building height in terms of metres above Principal Datum as stipulated on the Plan .
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the gross floor area and/or building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

- (8) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

- (9) (a) Temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in subparagraph (a), temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (11) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

APPENDIX 2

**Copy of Town Planning Board's Approval Letter for
Previous Planning Application No. A/HSK/356
dated 24.6.2022**

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

RECEIVED 27 JUN 2022

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

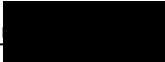
傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/HSK/356

By Post & Fax 

24 June 2022

Dear Sir/Madam,

Temporary Storage of Construction Materials and Containers, Logistics Centre and Ancillary Workshop for a Period of 3 Years in "Residential (Group A) 3", "Residential (Group A) 4", "Government, Institution or Community", "Open Space" Zones and area shown as 'Road', Various Lots in D.D. 125, Ha Tsuen, Yuen Long

I refer to my letter to you dated 25.4.2022.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years until 10.6.2025 and is subject to the following conditions :

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the submission of a condition record of the existing drainage facilities on the site within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 10.12.2022;
- (c) the implementation of the accepted fire service installations proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 10.3.2023;
- (d) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (e) if any of the above planning condition (b) or (c) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix V of the TPB Paper.

You are reminded to strictly adhere to the time limit for complying with the above planning conditions. If any of the above planning conditions are not complied with by the specified time limit, the permission given shall be revoked without further notice and the development will be subject to enforcement action. If you wish to apply for extension of time for compliance with planning conditions, you should submit a section 16A application to the TPB no less than six weeks before the expiry of the specified time limit. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for extension of time if the time limit specified in the permission has already expired at the time of consideration by the TPB. For details, including the total time period for compliance that might be granted, please refer to the TPB Guidelines No. 34D and 36B. The Guidelines, application form (Form No. S16A) and the Guidance Notes for applications are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

This temporary permission will lapse on 11.6.2025. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-III). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

The TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) is available at this link (https://www.info.gov.hk/tpb/en/meetings/RNTPC/Agenda/697_rnt_agenda.html) and the relevant extract of minutes of the TPB meeting held on 10.6.2022 is enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 15.7.2022). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Simon Chan of Tuen Mun & Yuen Long West District Planning Office at 2158 6373. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

LL/CC/cl

List of Government Department Contacts

(Application No. A/HSK/356)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
渠務署 Drainage Services Department	新界北渠務部 Mainland North Division	施穎琦女士 Ms. SY Wing Kei, Vicky	2300 1347	2770 4761
消防處 Fire Services Department	策劃組 Planning Group (PG)	黃浩然先生 Mr. WONG Ho Yin	2733 7737	2739 8775